



Buckingham County Planning Commission Agenda  
Monday, July 25, 2022 7:00PM  
County Administration Building  
Peter Francisco Meeting Room  
[www.buckinghamcountyva.org](http://www.buckinghamcountyva.org)

**You may view the meeting by logging on to <https://youtu.be/o4-u3MZ2ZPI>**

1. Call to Order by Chairman

Invocation  
Pledge of Allegiance  
Establishment of Quorums

2. Adoption of Agenda

3. Approval of Minutes

A. June 27, 2022 Regular Meeting

4. Public Comment

5. Old Business

- A. Case 22-SUP304 John Yoder
- B. Case 22-SUP313 Dominion Energy
- C. Case 22-ZMA315 Atlantic Investment Corporation  
Withdrawn
- D. Public Hearing Case 22-ZTASUP312 Angela Winslow
- E. Public Hearing Case 22-SUP313 Joel King

6. New Business

- A. Introduction Case 22-SUP316 David Whyko
- B. Introduction Case 22-SUP317 Rodney & Terri Banks
- C. Introduction Case 22-SUP318 Atlantic Investment  
Corporation

7. Reports

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



8. Commission Matters and Concerns

9. Adjournment



**Buckingham County  
Planning Commission  
June 27, 2022**

At a regular scheduled meeting of the Buckingham County Planning Commission held on Monday, June 27, 2022 at 7:00 p.m. in the Peter Francisco meeting room, located within the Buckingham County Administration Complex, the following members were present: John Bickford; James D. Crews III; Stephen Taylor; Steve Dorrier; Ashley Shumaker; Joyce Gooden, Pete Kapuscinski, and Board of Supervisors' representative Danny Allen. Also present were Nicci Edmondston, Zoning Administrator, and E.M. Wright, Jr., County Attorney.

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

Chairman Bickford called the meeting to order. Steve Dorrier gave the invocation, James D Crews III led the Pledge of Allegiance and it was said by all who were in attendance. Chairman Bickford certified there was a quorum- eight of eight members were present. The meeting could continue.

**Bickford:** Nicci are there any changes to the agenda?

**Edmondston:** No Sir.

**Bickford:** Do I have a motion to approve as presented?

**Allen:** So moved

**Dorrier:** Second.

**Bickford:** All right, have a motion and second, any discussion? All in favor? Raise your right approved. That brings us to approval of minutes. We have the May 23 regular meeting. Do I have a motion to approve as presented?

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

**Allen:** So moved.

**Gooden:** Second.

**Bickford:** All right, motion and a second. Any further discussion? All in favor? Raise your right hand. Approved. All right. Before we start to public comment, do we have any?

**Edmondston:** Yes sir we do.



**Supervisor Allen moved, Commissioner Gooden seconded, and was unanimously carried by the Commission to approve minutes with changes.**

**Bickford:** Would ask if everybody... just a reminder, please silence your phone. We have a lot to go over tonight on the docket I think its 5 public hearing, so if you would make sure that's done. Public comment period you have three minutes, please come forward to the podium state your full name address. And your speaking on anything or matter you want other than the public hearings we have. They have their own designated time. Okay, I will start it off Nicci who's first?

**Edmondston:** Yes sir. Mr. Chairman, first, we have David Ball, followed by Ivan Davis.

**David Ball:** Good evening, David Ball district three. I just got to be brief here. I haven't been to one of these meetings in probably a few months. And just wanted to let everybody know that at Curdsville Community Center, we're going to be having our Fourth of July potluck dinner. And that's going to have a pulled pork entree that's provided by Peter Kapuscinski and his son so they're doing they're going to do a great job. And we're looking to have as many people come and visit us at 630 Curdsville Community Center. Thank you.

**Edmondston:** Ivan Davis.

**Ivan David:** I would like to comment on the new business case from the Atlantic Investment Corporation about the housing development in Dillwyn. If this development proceeds, I would like it taken into consideration by the Planning Commission, a buffer zone or privacy fence of some type between the housing development and the adjoining property owners. One side you've got Lesueur street, you have many homeowners, this will be right in their backyards. Part of the housing development there's been talks of building possible walking trails. And of course, you'll have new roads and lights. And all this will invade people's privacy. Nobody wants to sit in their backyard and have random people come walking through the woods. But along with that also, I'm a adjoining property owner. And I have a working farm next to this possible development and I don't want people straying onto my land causing possible harm to my property or themselves. Example, somebody walking along this trail wanders off the trail and pops over the fence and I get chased by a cow and next thing you know, they want to sue me. So Buckingham is a fence out County. So it's the adjoining landowner's responsibility to keep my cattle off of their land. So I think this is just something that might be in everybody's best interest if something could be done about this. Another point that I have is this development is not in keeping with the county's comprehensive plan. And the plan it states that we should keep Buckingham a rural county. This development is meant to urbanize Dillwyn, not to bring homes for Buckingham citizens are those wanting a rural lifestyle but for people who prefer urban life, and I just don't want to live in the middle of a big city. Also, I've heard of a possible combined Planning Commission Board of Supervisors public hearing for this project. I hope that's not the case. But I hardly see how that's fair to give this project and advantage over anyone else. All the people back



here that go through this process. And it's a three step process. I've gone through it myself. And last board meeting, I told the Board of Supervisors that they were picking a path a direction by allowing this project to proceed. It's bad business in the current economy and it's not what the citizens of Buckingham want. So let's not let the one a direction of a few be the path that we take. Thank you for your time.

**Edmondston:** Next signed up is Donald Dorrier

**Donald Dorrier:** Donald Dorrier 14546 South Constitution Route Scottsville district one. I'm here today to talk about what's going to be coming up in a little bit later on as far as on the agenda, which will be under a new business about the solar panels. It's coming up. A solar company will come in here in a few minutes and talk about another 2276 acres of agriculture and farm land that they want to put solar panels on, a place where we don't have a solar panel policy or solar power ordinance. We don't have any guidelines of our own that we've made up that they can be adhered to. This project will end up affecting in 99 adjoining property owners these property owner's properties then will be changed from what they are now to what it can be if this is proposed. Values will go down for one thing. I don't know what else to do with the land but it will affect 99 At least 99 property owners this 2276 Acres is going to be if approved will be also added to the 2000 acres that was already approved that's six square miles. It's hard to believe that its six square miles' land of agricultural and farmland taken up with solar panels in the northern part of this county. They will be pile driving that they say this on this new one pile driving from eight o'clock in the well sunrise, they say from sunrise to sunset, Monday through Friday. Other constructions will be done, major constructions can be done. Sunday through Saturday, day light to sunset. Um, I guess the big thing we got here is we got two big jobs going on at same time. Two major jobs and the problem we have now is safety. Got school buses, we got people going back and forth to work. And now we've got two big projects that could be working simultaneously. Hundreds and hundreds of trucks hundreds and hundreds of tractor trailers hundreds of dump trucks, vehicles on a road with buses and pedestrians trying to have a way I just think it's reckless for the planning commission to approve something like this. I know that the solar people will give you a good speech, that's their job, that's their job to sell this to you. But they can't guarantee all this stuff. They can't guarantee the air quality from the burning they can't guarantee anything else they can't guarantee erosion. And they can't definitely can't guarantee the safety. Thank you for your time.

**Edmondston:** Last speaker we have signed up is Brian Davis.

**Brian Davis:** Brian Davis 10035 West James Anderson Highway. I'm speaking on the case coming up for Atlantic Investment Corporation. The proposed subdivision. I would just ask that the planning commission take their time and really think about the safety of that area. As a resident I'm concerned, I have children that go to the school. I frequent those ball fields and I know what it looks like when there's soccer games going on to the entrances to this work traffic that not only goes by it'll get by those ball fields and it's game day, so I just asked you to really take your time and think about the safety of kids and that intersection. There's plenty of accidents that happen to that intersection. I don't know if anybody's talked vdot about their thoughts on



traffic in that area. But there is we all live here, we know what happens that that intersection with 20. Then also, I don't know, you know, comprehensive plan has been mentioned a couple of times that comprehensive plan is very dated. We have some Amish gentlemen in the room there weren't Amish here, there wasn't COVID here when that comprehensive plan was written, the county looks a lot different. The challenges that are before you as a Planning Commission are very different from what they were 10 15 years ago, I would ask that you be fair with the process. I know that I didn't know until Ivan spoke about a joint meeting. It's not fair to everyone else that comes before you to streamline things. So I would ask you to just to be fair to all involved. And if you move forward with public hearing, you know, let this development take the same steps that everyone else has to take. Lastly, I would just say, you know, as you think about the direction that you move forward with the county, think about the demands on our first responders, the Board of Supervisors talked at length about the need for more revenue because of demands, put on emergency services and having to pay for that adding more people brings in more demands to put on the county It doesn't it doesn't work where you bring in more people and you spend less money. So I would just ask you to think about that demands potential demands on schools think about, you know, what, all this could touch and how it could impact the county. And I look forward to your wisdom and just hope that you do take your time and work through these challenges. Thank you.

**Bickford:** Thank you Mr. Davis. Nicci that's all?

**Edmondston:** Yes, sir. That's all public comment.

**Bickford:** I will close the public comment period and move to our old business. Public hearing case for John Yoder.

**Edmondston:** Yes, sir. The first public hearing tonight is for case 22 SUP304 our landowner and applicant is John Yoder and the property is at 2750 Ranson Road, Dillwyn Virginia tax map 65 parcel 13. This parcel does contain approximately 154 acres. The applicant, of course, is requesting to obtain a special use permit for the purpose of operating a sawmill. We do have four individuals lined up to speak and I believe Mr. Yoder he wasn't here at first but yes, Mr. Yoder is here our applicant to address questions comments concerns as well.

**Bickford:** Before I open public hearing on his case does the committee have anything that they would like to ask the applicant before we start. Okay. We'll go ahead and open a public hearing for this. I will give Mr. Yoder an opportunity to answer your questions at the end. So let's start with the people that want to speak.

**Edmondston:** Yes, sir. First individual signed up is Deborah Jones followed by Carson Warner.

**Bickford:** All right, very good. It's the same please come forward to the podium, state your full name address the same criteria as before you have three minutes we have a lot to do so we'll keep you right on time.



**Deborah Jones:** Hello, my name is Deborah Jones. And I live on 2759 Ranson road across from the sawmill operation that wants to be built. And I'm speaking out today on my behalf of the saw mill I think it's too close to my residents because I'm right across the road from them. And for the safety of my children and grandchildren, noise, and just dust and you know, all of that. So we I've been there for 59 years. And for the first reason, the road is too small. It's got like two you can pass you know like two people, but it's too small. You barely can drive through with two car, so if tractor trailers, dump trucks and all that is allowed to come through there its too much. I think it's very dangerous. But I came out today to speak out today for it, I mean, it's been a quiet neighborhood. No problem. We don't have no domestic stuff going on. It's just quiet. It's mostly it's in a family area. Yep. So and I just I just, I am against it against this matter for safety of the people in the community and especially for me my residence, I'm right across the road from them and I have to work and I don't want to be up all hours of the night trying to go to sleep because with a operation like that it's probably going to run about six days a week and you know, early in the morning and probably 6 7 or whatever at night I got this letter from the zoning department and the lady told me to come up here and sign the paper and speak out if I'm against it and I am strongly against it. Thank you.

**Bickford:** Thank you, madam.

**Kapuscinski:** Chairman, are we allowed to make comment or can I ask your question?

**Bickford:** Normally we don't. The criteria would be to save it for the applicant. Have you signed up? Oh, yes ma'am. What is your name?

\*Inaudible\*

**Barbara Warner:** My name is Barbara Warner. And I live next door, my yard next door to the road I live close to the road. The tractor trailers and the dust and the noise will be too much. We live in a big community houses on both sides of the road close together all down the road on both sides from 659 all the way to 705. I'm against it.

**Bickford:** Are you through ma'am? Okay, thank you.

**Carson Warner:** Evening, my name is Carson Warner. And I'm at 30 Warner place just off Ranson road. It's in my neighborhood as well that I'm here to talk against the saw mill. In recent years we've had a mega church right up the road from a which brings tremendous traffic, trucks traveling all the time along with our pulp wood trucks, which has always been here. And as alluded to before our road is narrow, very narrow. And you have to get over nearly in the ditch sometimes just to pass a car let alone these big trucks and the adjacent to where this thing will be that noise is going to be unbearable, along with the traffic and they have all these acres of land but I can assure you I'm quite sure that if they build their home on it so I understand it's supposed to be it's going to be way away from the sawmill not on top of us like it is if they intend to put it there. As my cousin alluded to her home is right in front of the driveway, it's immediately across from her home. She got to deal with that kind of traffic and noises I don't want to hear it either



because I'm immediately right across a small group of trees from where this thing is going to be all so my entire family neighborhood is adjacent to it. And I just don't see where it's fair. If they have all this money and all this land why do you have to bring it right adjacent to where all of us live. Been living there for all of our lives. I was born on that place and they have a lot of alternatives different than where they trying to put it. Their are resources which they obviously have, they can find a plot of land far away from where we are to put this sawmill in. Thank you. Thank you sir.

**Edmondston:** Greg Bingman.

**Greg Bingman:** My name is Greg Bingman and I own a piece of land behind them on Spencer road and I'm kind of concerned with what the other people are talking about because those roads are about as narrow as they can be and I almost get run over almost every time and I just visit the place I own land in Powhatan and it's hard for me to get down Ranson road now halftime and Spencer roads almost just as bad. I don't know that I'd want to have to hear that noise either because I'm right behind them so I don't think it's the right place for a saw mill. Maybe do something different with it or I'm not sure how much noise we're talking about but I would say there's too many people there's houses all the way around.

**Edmondston:** That's all we have signed up for public hearing.

**Bickford:** Okay. All right. I will close the public hearing on that. Mr. Yoder would you come to the podium and we'll give you a chance to comment on some of the things that people have said.

**John Yoder:** Good evening everybody. Guess what I heard most was noise. Noise is very minimal. Hardly. I have a hard time believing any of those houses will be hearing much noise for one thing there's buffers there. There's pine, pine trees all around it. Few places on the west side more will be added. As far as trucks that will be very minimal too its a family operation. Don't have much more to say.

**Bickford:** You know approximately how far the sawmill will be from the people across the road. The distances.

**Yoder:** The proposed site is about 800 feet.

**Bickford:** Okay. As far as your sawmill what? You're going to have a generator correct?

**Yoder:** No. The sawmill has a diesel on it.

**Bickford:** Okay. Is that going to be enclosed to a certain degree?

**Yoder:** Yes.

**Bickford:** That would be your main noise not to saw mill itself with the diesel?



**Yoder:** Edger and your diesel or even the edger will probably be the most. Which that will still be enclosed.

**Bickford:** Okay. And I don't have it right here in front of me. But would you tell us again, you think the number of tractor trailers that you have weekly? Now this is coming and going those trips, please.

**Yoder:** You're asking a truck coming in and driving coming out?

**Bickford:** You might as well figure in and out because they're still going to be on the road. And that's a concern for safety.

**Yoder:** I really don't know. I mean...

**Bickford:** I can't recall what the estimate was,

**Yoder:** Now when we're talking about trucks are we talking about...?

**Bickford:** Tractor trailers, what I'm more concerned with not tandems.

**Yoder:** Three a day or less, it really won't be more than three per day.

**Bickford:** So somewhere in the neighborhood of a week, probably 15 to 20 Coming and going correct?

**Yoder:** It would be a pretty comfortable number.

**Bickford:** As far as I know, you have the young pine on the property because it was timberland it's cut and replanted. Would you be opposed to putting some buffering say in front of your sawmill to...

**Yoder:** I can. I'm willing to work whatever.

**Bickford:** Okay. I think even something as simple which would go up quickly would be you have a saw mill if it goes forward. You could put privacy fence you know leave it open where trucks can come in and out but that would serve two purposes it would block the view from the neighbors but it also would cut down on the sound and that would certainly be a compromise to help them. I've said all I need what about some of the other Commissioners here?

**Allen:** Did you put your saw mill on lot number one?

**Yoder:** Yes.



**Allen:** Were talking about all these people and the noise? I don't know if it's possible or not but if he were back on a lot three which is backend to me you got more trees around the lots and it's further away from all homes if there was a noise problem and if that wasn't a big problem to you maybe you could put it back further. That's up to you im just talking.

**Yoder:** The house is already built on lot one.

**Allen:** The building for your saw mill.

**Yoder:** No my house.

**Allen:** Oh your house. So wait a minute. Where you going to put the saw mill at then?

**Yoder:** On the same one. On the same lot.

**Allen:** So the rest is family subdivision.

**Yoder:** It's all family but you know the subdivision doesn't really have anything to do with the sawmill.

**Allen:** No I'm just trying to get a location and then look wherever to know as you get farther away you could come back to the back end but since you already started on it or you just go to the far back on number one as you can and put your saw mill. I hadn't looked at it so I don't know.

**Yoder:** I mean the engineering is already done but it could be changed and we can... we can change those...

**Allen:** Like he said your biggest noise is going to be your generator. Diesel generator that saw mill wont make that much noise.

**Yoder:** No noise is very minimal I mean...

**Allen:** Let's see so you still have to do something about a driveway coming in? Vdot hadn't signed off on it.

**Yoder:** Yeah VDOT has signed off. Steve signed off.

**Allen:** Okay existing entrance meets vdot requirements he has it no. He has a no on it.

**Yoder:** The existing entrance does not, that one will be changed.

**Allen:** Okay. That's all I'm asking you that you understand.



**Bickford:** When you say the entrance will be changed have they already showed you an appropriate place to put it in?

**Yoder:** Yeah, you have that in your packet.

**Bickford:** Okay. Well, would you be willing to put the privacy fence in front of your sawmill? I know you need to leave opening but that will help some. We will have to make that as a condition if agrees to do that. It would just be six foot board fence.

**Yoder:** I can do that.

**Bickford:** Keep as much of the other vegetation the pines that are coming up at all as they grow they'll serve to cut off the dust and also the sound as they get taller each year. Any other Commissioner have anything at this time?

**Dorrier:** Yes, has VDOT signed off on an impact of the road. I'm hearing about a road problem with the narrow roads and things like that So that's a safety issue and im just concerned you know if VDOT was okay with that. Do you know Nicci?

**Edmondston:** VDOT Steve Snell the assistant resident engineer actually did sign on page nine the application for traffic impact determination for Mr. Yoder. It does state that he'll need a new commercial entrance with proper sight distance and showing it meets truck term movements that will be necessary to address the safety of ingress and egress on his property. Mr. Snell is with us again the questions raised would probably be answered most in their best terms by Steve Snell but of course this roadway Ranson road is vdot maintained it is open. It is not restricted to any type of vehicles with numbers of axles and those type of things. If there's any other update to those roadways. I'm going to ask Mr. Snell to come forward and address any further traffic safety conditions for Ranson road. Mr. Snell.

**Bickford:** Mr. Yoder you can go back and sit down if we need you we will call you back.

**Steve Snell:** Hello, I'm Steve Snell from v dot. You have questions for me?

**Dorrier:** I just wondered this road. The citizens live there now are worried about the, you know, the road itself? And how safe is it with tractor trailers? I know you have trucks and log trucks and things going up down this road all the time, but he's going to add 15 or 20 a week now. How do you consider that? Would that be your safe environment for the people to live where they live?

**Snell:** Yeah, it would be as safe as it is now. I mean, currently, you already have logging trucks and tractor trailers using the road. And this for us is such a minimal amount, it doesn't actually have an impact on the function of the road, it would function just as it functions now.

**Kapuscinski:** You have any idea how much traffic does go down the road right now?



**Snell:** Off the top my head, I do not

**Kapuscinski:** You have no idea how much more traffic this represents?

\*Comment from Crowd\*

**Bickford:** Not at this time, sir.

**Snell:** I would say it'd be less than 1%. I mean, you know, you're only talking a couple of tractors a day.

**Allen:** Normally, they take a road count.

**Snell:** Yeah, there is a road count.

**Allen:** Do you have it? With you? That's more or less what he's asking?

**Snell:** Yeah, the count would be in the 1000s. So a few vehicles will not make a difference.

**Bickford:** Any other questions for Mr. Snell?

**Allen:** I guess the answer to his question is anyway, before our next meeting, you could get that answer to us.

**Snell:** Yes I could.

**Allen:** We can say both road the road in front and road beside it.

**Bickford:** Any other? Thank you Mr. Snell. What is the pleasure of the Commission, we do have one issue and that's that VDOT has not signed off on the entrance. We can delay or we can move it forward with the understanding that that highway count would be presented to the board of supervisors as well as the vdot sign off on it or deny. So what would be pleasure of the commission?

**Gooden:** I would move that we delay until we get all the information. It's no need of us passing something on to the board of supervisors that is incomplete from us. And as far as I'm concerned, this is incomplete.

**Bickford:** It is let me ask you, Nicci the hold up has been not getting the information back from VDOT or?

**Edmondston:** Well, no, Steve Snell did complete this forum. I think it's important to understand too that Mr. Yoder our applicant, he's working very closely with an engineering firm hurt and



profit. I don't know that his engineers available with him this evening. But certainly I've been in conversation with Andy Clepak the engineer so he is addressing the design standards for this particular sawmill. Of course at this time, once again, we don't require an engineered plan. If we did all of that would be formally included with this packet at this time Mr. Yoder's application, it is complete.

**Shumaker:** And that is predicated on condition one that all federal, state and local regulations that includes VDOT. So if they were to avoid their compliance with the Vdot that would also void their planning commission approval.

**Edmondston:** That is correct. So if this is to move forward, then we know that Mr. Yoder has not taken any steps to develop a building our sawmill itself, if this application would move forward and be approved, it would be like any other development project, it will go through the necessary steps, I believe he's over one acre. So that has to be turned into DEQ for review, and the necessary storm water and come back to the county and Peter Francisco for ens. He'd be issued an ens permit if all of those things fall in. And at that time, the Vdot entranceway would be reviewed as part of the engineering plan and the requirements with vdot it does fall under the first condition. But at this time, Mr. Yoders application, it is complete at the county standards.

**Gooden:** Thank you.

**Bickford:** Do you want to make that a motion? Yes.

**Kapuscinski:** I have to tell you. I mean, I think. I think it's concerning to me that the people are concerned about this, obviously, the safety I mean, I've heard two, three people now stand up. And I have to respect that. And listening to vdot that we still don't know what the traffic count on that road is. And I think that makes for incomplete information. All due respect, Mr. Yoder, I don't want to have him hold up much longer than he has to but I think the people that live in that community have to be treated with some degree of fairness as well. But I think that information ought to be brought forward so that there could be a valid argument made either in favor of what they're saying, or, you know, something that we could tell them to assure them that they would be safe. And I just don't think there's enough information here at this point in time to do that. So I would like it delayed as well.

**Bickford:** Okay. That is an option. As I spoke at the beginning, it's up to the commission. If that's the pleasure of the commission, we'll have to vote on that to delay to getting that information from the highway department. That's what you choose to do. It needs to be put in a formal motion.

**Allen:** I make a motion on whatever you want to do.

**Kapuscinski:** I move we delay this until we get more information on the road a second.

**Taylor:** I second.



**Bickford:** Okay, we have a motion and second to put this on hold until when we get the hopefully get the information from the highway department on the count. Is that the only concern?

**Edmondston:** Would it be helpful to bring Steve Snell back from vdot this application could be very similar to one that we just passed to the Board of Supervisors on Crump town road those two roads are very similar their secondary roads vdot maintained in the county of Buckingham and if my memory serves me correct, the number of traffic vehicles that could be increased on Crump town road was well above 2400, I believe, including the increased traffic impact with the proposed sawmill you know, in an effort to maintains as much fairness as possible to the applicant. The Vdot representative is here to possibly address more of what happens on Ranson road. But that's up to the commission. I just wanted to provide as much information as possible.

**Bickford:** Well, Mr. Snell has already indicated that he thought the additional 15 or 20 tractor trailer loads was not going to be an issue at all.

**Kapuscinski:** I think the issue here, Mr. Chairman, is that we asked specifically how much more traffic is going to be, are these people faced with I mean, there's obviously some concerns with these people here. And I mean, without either we're going to have something that we can hand these people in terms of a statistic, or we're going to give them an opinion. If I were sitting in their chair, I I'd probably tell you to keep your opinion, and give me some statistics. So I would, that's why I'm recommending that we delay this thing, until we have something that's statistical that we can offer these people who are concerned to give them some reason to be more secure in their particular. I mean, they've lived here for a long time. I think they deserve that.

**Bickford:** Yeah, I understand your concern. And that's why I put it the way I did it initially, when Miss Nicci is indicating that the actual application is complete. That information will be given to the Board of Supervisors when they do the public hearing from the highway department and they can choose you know; they'll act on it at that point. But again, if that's what the pleasure of the commission is, that's what we do. We have more motion in a second, if I understand correct. Okay. Any further discussion before we vote? All right, all in favor to the delay of 30 days to get the information from the highway department. Raise your right hand. Okay, all in favor? It passes. It is a stay on till next month, July. Now there will not be another public hearing that is that's been completed. It'll just be a decision made once we get the information from the highway department. And then it'll either be going forward or move back. Thank you Mr. Yoder. That brings us to public hearing case for Jonathan King.

**Supervisor Allen moved, Commissioner Shumaker seconded, and was unanimously carried by the Commission to table Case SUP22-304.**

**Edmondston:** Yes, sir. Mr. Chairman, the case is 22 SUP305. Our landowner is Jonas Fisher at 1039 Banton shop road Dillwyn. The applicant is Jonathan king and he resides at 328 Johnson



station road Dillwyn. The property in request tonight is tax about 95 parcel 39 Lot a it's approximately 108 acres. It is currently zoned a one and of course our applicant submitted an application and wants to obtain a special use permit for the purpose of operating a private school a one room schoolhouse. I've attached conditions similar to the four other private schools that have been through the special use permit case here. Mr. King and Mr. Fisher are both present to address questions or concerns regarding their request this evening. And we do have one individual signed up for the public hearing.

**Bickford:** Thank you Nicci. Do any commissioners have any questions anything they would like to ask prior to the public hearing? All right, seeing none we'll go ahead and move open this public hearing. Our first please.

**Edmondston:** Ivan Petershiem.

**Bickford:** Would you come forward sir and state your full name and address as before we got three minutes.

**Ivan Petershiem:** Good evening Board. I wont take three minutes. I'm just here to support the school my two kids can go to school such as this and I'm just here to support that and I don't really have anything but as we know the project or the application has been pushed back several times. So there was some talk about joint hearings and all I don't know what I think about that. But is there something that can be done for special use permits because there'll be more coming up and can it be made easier? I guess put that out there that's all I have. Ivan Petersheim district two. Sorry.

**Bickford:** Okay, thank you sir. That was the only speaker?

**Edmondston:** Yes sir.

**Bickford:** Okay, I'm going to close the public hearing and turn it back over to the commission. Do anyone have questions for the applicant?

**Allen:** I think we'd asked before but just to make sure there wasn't a whole lot of horse and buggies on the road bringing the kids back and forth that they would have vans carrying the kids back and forth I just don't see nothing written down on it maybe I missed it. I don't know if we want to write that as a condition. We did talk about it before might want to add it to the conditions.

**Bickford:** Can the applicant come up? If you would sir full name, address.

**Jonathan King:** Jonathan King 328 Johnson Station road you all have some questions?

**Bickford:** Yes. Mr. Allen wanted to know about the transportation.



**Allen:** We talked about before I just want to make sure it brought up.

**King:** You had asked about the children and to be brought by van. There probably be some occasion brought in by horse and buggy, rainy days and such for the closer ones that want to walk.

**Allen:** I just mainly wanted them to be brought by vehicles. But I mean, so much going on on the road, I tell you, it would be if you had 20 horse and buggies coming down the road every morning.

**King:** Shouldn't be 20.

**Allen:** Well, I don't know. I'm just saying like, I hadn't looked.

**King:** It wouldn't be on a regular basis. I don't think I guess there's a possibility that some of the closer ones might.

**Allen:** But right now you got in mind of getting like vans to go pick them up? I think it'd be a good idea. How about restrooms?

**King:** Yes.

**Allen:** Somebody said before there won't. So I thought I would ask.

**King:** It should be in the plan. Out house style.

**Allen:** Okay. What else y'all want to know?

**Bickford:** Any other commissioners have any questions? Thank you sir you may sit down appreciate it sir. What is the pleasure of the commission?

**Crews:** I'll make a motion that we move this on to the Board of Supervisors.

**Taylor:** Second.

**Bickford:** I have a motion and second to approve this application and move forward. Any further discussion? All in favor raise your right hand. Okay, that passes to move forward for Board of Supervisors. That brings us to long Laurens and Anne Marie Prinsloo. I hope I pronounced that correct.

**Commissioner Crews moved, Commissioner Taylor seconded, and was unanimously carried by the Commission to move Case SUP22-305 on to the Board of Supervisors.**



**Edmondston:** Yes, sir. This is case 22 SUP 306. And it's Laurens and Anne Marie Prinsloo. At 781 Bransford road Arvonía Tax map 41, parcel 11. There's 235.6 acres. This particular property is zoned a one and our applicant wishes to obtain a special use permit for the purpose of operating an Airbnb Bed and Breakfast campsite and Event Center. Events to include but not limited to weddings, reunions, business functions and up to 1500 attendees. I do believe Mr. Mrs. Prinsloo are with us this evening. And we do have one individual signed up for the public hearing.

**Bickford:** Before opening public hearing commissioners have any question for the applicant? Okay, we have none at this time. So open up the public hearing.

**Edmondston:** David Ball.

**David Ball:** Good evening, David Ball district three. While in general, I'm not opposed to the Airbnbs I think it's a good opportunity for people. However, I wonder if there's a threshold two things to kind of really keep in mind. We've had a lot of Airbnb here over the last several years. And while somebody's relocating to this area, it's a great opportunity for a little extra income. But it's also a great tax deduction. Which means that it may not actually be generating revenue, but writing down the cost, things that can be written off the taxes and lower your tax threshold. So they may actually on the long haul with all the Airbnbs that are coming in here. And I think there was three last month or recently they just went before the Board of Supervisors kind of wonder if there's been any study to figure out, what's the threshold for how many Airbnbs can the county really sustain mean to where they're actually going to be functional, where people will actually come and use them? To the point where you got to wonder how much is it worth having 20 100 1000 Airbnbs pop up in the county. I mean, it's kind of a real consideration in terms of the economic stability of the area. If somebody wants to relocate here, put up like house, maybe they got a second house. So they want to put up a second house or modify their house so they can have an air b&b? Well, that's great. But there's expenses, write offs and everything custom to that type of operation. And if those expenses exceed the profitability of what they're proposing, it's actually a tax loss for the county as well as the state. So, I wonder, at what point has anybody in the county ever stopped to do a study to figure out how many Airbnb's that the county could legitimately sustain? And what would the economic impact be to the county? Thank you.

**Bickford:** Thank you Mr. Ball. Okay, that was the only one correct?

**Edmondston:** Yes, sir. All right. I'll close the public hearing and I turn back to the commissioners have any questions for the applicant?

**Kapuscinski:** I vote we move this thing forward.

**Crews:** Second.



**Bickford:** I have a motion and second to approve and move forward to the Board of Supervisors. Any further discussion? All in favor Raise your right hand. Okay, that is approved and moved forward. That brings us to piedmont companies.

**Commissioner Kapuscinski moved, Commissioner Crews seconded, and was unanimously carried by the Commission to move Case SUP22-306 on to Board of Supervisors.**

**Edmondston:** Yes, sir. This case 22 ZMA 307. landowners are Elam, Emma, Eli and Jacob Stoltzfus at 25766 North James Madison Highway. Our applicant is Piedmont companies. The tax map in question is 69 49. This entire property consists of 96 and a quarter acres Piedmont companies is to purchase two acres from the Stoltzfus landowners, this is part of their sales contract purchase contract that is in the packet for you, that survey on that land transaction has not taken place. Larry Bardon is with us this evening. So he may be able to describe a bit more if that survey and land transaction has closed at this point. And he did agree to give us the copies of that deed the survey and the new tax map that would be associated with that two acres at that time. So the zoning map amendment is strictly for that two acre piece of this tax map. And again, the zoning map amendment is a request to rezone from a one to be one specifically for the two acres for the purpose of building and operating a Family Dollar Tree. Our applicant is with us this evening to address questions and concerns. And we have one individual sign up for the public hearing.

**Bickford:** Okay, thank you Nicci being that the applicant is here do we any questions before the public hearing from the commissioners? All right, seeing none Ill open up the public hearing. You may call the first person

**Edmondston:** David Ball.

**David Ball:** Yeah, David Ball district three. Again, with the dollar stores and the dollar trees, I think I mentioned last year or two years ago, when we had the one that was up on 15 or just off 15 that they should try something out 60 Because that area of the western part of the county is so under served, but we seem to be hitting pretty much up and down this 15 corridor or 20. You know, there's got to be, I guess, a limit to how much competition for these small affordable stores. I mean, Farmville is not that far away. There's plenty of retail there. If you're out 20 towards the north end of the county, Charlottesville is not that far. And I know when you go on the north side of 15. There's not a whole lot of stuff when you get across the border until you get to 250 and 64. So, I mean, while these are affordable options for people to get goods and stuff, there's probably a limit to how many that you can saturate into an area before that the retail capacity to make money and sustain now is going to be workable, and considering that a few years ago Carl Icahn sort of pulled the rug out from under Family Dollar. And basically it was bought up by the two competitors Dollar General Dollar Tree that you have to look and wonder what is the capacity of these stores to actually make a good solid profit and sustain you know, for the area of that community. So those are considerations. I think that should be under your purview. But that's about all I have to say.



**Bickford:** Thank you Mr. Ball. Okay, I'm going to close the public hearing on that and turn it back to the commission. Do you want the applicant to come forward and ask questions? Okay, would you come forward, sir? State your full name.

**Laurence Bearden:** Im Laurence Bearden.

**Kapuscinski:** What exactly how are you related to this project?

**Bearden:** I'm the developer. And we developed probably 10 or 15 of these stores in this region, West Virginia, Virginia, North Carolina, South Carolina.

**Allen:** Your head of Piedmont?

**Bearden:** Yes, exactly. That's my partner.

**Allen:** We've talked about two acres. So if you go right in the corner all the way up to the road. Two acers going to be plenty for you?

**Bearden:** Yes, more than enough, probably we can reduce it. In terms of disturbance area, the stores are profitable. We have a lease with the tenant right now. So it is a fine deal on our part in terms of being able to build the store develop the store. We haven't subdivided the property yet, because we haven't gotten zoned. So you know, we're waiting to get that done. But we do have survey, we've been working with the DOT. And we were going to pick a driveway him properly. And meet all safety standards and concerns that you might have on a highway basis. We've been doing all our homework in terms of landscaping and due diligence with regards to the title. And then we'll subdivide the property and start construction once zoning is complete, we know that we have to go to DEQ. To get approval on that we've been working on all our landscaping, to meet your codes. And basically, that's in a nutshell, just a point of clarification. Family Dollar was purchased by Dollar Tree. Dollar General is a separate entity. And they're a separate competitor to ours. This is a new concept. This is a 10,000 square 10,500 Square Foot store that incorporates both Dollar Tree products and Family Dollar product. So what you have is a store that's slightly larger than the Family Dollar you see in Dillwyn, and a little bit larger than the Dollar General you'll see it further up the road. And it'll have both products from Dollar Tree which are really dollar products. And then you'll have Family Dollar products much like you see in \$1 General or typical Family Dollar Store. We think it's a vibrant neighborhood vibrant area, we feel like this at least Dollar Tree and Family Dollar to feel like it's an investment and we're going to be there for a long time and be good citizens and take care of the property so that's our role is to provide that and work with you to make sure everything is correct and in good order. If you have any further questions, I'd be delighted to answer if you want.

**Gooden:** Yes, how does it compare in size to the one that's on 60 and Cumberland?

**Bearden:** I'm not sure.



**Gooden:** It is a combination store.

**Bearden:** It will be about the same size then it should be it's 10,500 square feet, your dollar general stores are about 9100 square feet. And they look different because they got different sizes on the front. But it'll be about the same size. They're pretty standard the footprint.

**Kapuscinski:** but y'all do your studies before you put decided put a store up I mean, you know where it's profitable. It's not exactly right. So I can't imagine company like you're just going to put something up there just to lose money.

**Bearden:** I've got to get a lease from Dollar Tree and Family Dollar. I mean they got to approve it. Before I'm gone go out and purchase a piece of property go through rezoning go through the due diligence of everything that we have to satisfy. And so they know it's going to be profitable. And it's going to have a customer base. So that's how I get a loan and how we were able to develop. Right now we're facing a interesting time in our country, with the economy. Interest rates are going up, and it's going to put gas prices are going up, I have to pay them too. And so we do well, in those markets, because we provide ease of access for a lot of people at a lesser cost, and you don't have to drive as far to get it.

**Kapuscinski:** So this economic condition that we have right now is not going to that's not going to prohibit you from moving forward, correct? In fact, it would probably enhance your situation.

**Bearden:** Yes exactly.

**Bickford:** Any other questions for the applicant?

**Allen:** Well, one thing I would just want to say is right now it says 96 acres is what we're putting into a b one. But what I wanted to say is, since you don't need to acres, two acres is all we need to make to be one. I just want to be straight.

**Bearden:** That's it. We're not doing 96 acres. Which we want to bring jobs to this area. We want to bring people in here that bring a tax base. That's it.

**Gooden:** I don't have I don't have any problem with the location. Because it's next to the health center. And it's next to the village down there. And I just think of all the employees going for lunch or going for what to fix for dinner.

**Bearden:** Whatever. Honey can you grab some paper towels?

**Gooden:** A location as a, you know, working parent, that would be it's right next door. I'll get it on the way home.



**Bearden:** I'll tell you this. We've enjoyed working with Nicci and all of you here. I've been up here before. Look forward to finalizing this. Anything we can do to help you let us know.

**Bickford:** Appreciate you working with the county. Any other question for this applicant before I ask him to sit down? Okay, thank you, sir.

**Bearden:** Thank you. Appreciate it.

**Kapuscinski:** I'd like to make a motion move this forward.

**Dorrier:** Second.

**Bickford:** I have a motion and a second to move us forward. Any further discussion? Seeing none all in favor raise right hand. That passes moved forward. That'll bring us to Aaron Revere and Tiger fuels.

**Commissioner Kapuscinski moved, Commissioner Dorrier seconded, and was unanimously carried by the Commission to move Case SUP22-307 on to Board of Supervisors.**

**Edmondston:** Yes, sir. This is case 22 ZTA SUP 309. The landowners James Madison Highway LLC and the applicant is J Aaron Revere. He is actually on the line with us and has joined us virtually this evening. The property information is tax map 125 Parcel five lot five. It's just under an acre at .99 tenths of an acre. Its located at Buckingham center drive deal when the zoning district is currently b one when this case was introduced last month. We discussed a bit about rezoning adding a zoning text amendment to an M one for the natural and LP gas storage and distribution after the meeting last month and some discussion that took place along with Aaron and Kelsey being very understanding and agreeable to the conversation that was held last month at the Introduction This case has come back as a zoning text amendment and an SUP in a b one. So there is no zoning map amendment for an M one for the Tiger fuel case, what the applicant is requesting is to add the zoning text amendment and this is why the public hearing was held as a result of last month's introduction, the applicant is requesting to add a zoning text amendment to a list of special uses in a b one zoning district which is currently what the property is in that Dillwyn area along Route 15. But in a b one zoning district, there is no use provided for LP and natural gas storage and distribution. So it is their request to add this zoning text amendment to a list of special uses in a b one and apply for a special use permit for that specific purpose. And we do have one individual signed up for the public hearing.

**Bickford:** Any of the commissioners have any questions? Before we...

**Kapuscinski:** Chairman, it was my understanding. I mean, when this thing came up, there were some conditions that were discussed including the landscaping that was protected area. So those are all still conditions in this?

**Bickford:** Right.



**Crews:** I think we said last time privacy fence just on the, you know, if you're looking at from down at the Christian school is that the only privacy fence we're talking or?

**Bickford:** At the time, that's what we were probably referring to was that but we may want to do where it's up both sides.

**Crews:** That's kind of what I was thinking

**Edmondston:** I think there is privacy fence around the whole thing the entire compound,

**Bickford:** The fencing was not going to be where you, you obstruct your view, right? So we can either change the privacy fence to something that's solid and blocks of view and serves as a buffer and then they wouldn't have to plant the trees or require that they do the buffering on all three sides.

**Kapuscinski:** It was my understanding there was going to be security all the way around. And then on three sides, he was going to plant trees for buffer isn't that was basically the condition wasn't?

**Bickford:** Well, when we asked for that it was only on the back side facing the Christian school.

**Kapuscinski:** I thought there was all three sides. My mistake.

**Bickford:** Good thing is we can clarify tonight. Any other questions or concerns for the applicant?

**Dorrier:** I'm just wondering enlighten me again, how tall tanks will I forgot what they say it will be on the height of the tanks.

**Edmondston:** Aaron, are you with us? Can you hear the conversation this evening?

**Aaron Revere:** Oh, yes, I am. And I can and sorry for not being there in person, I appreciate you giving me the opportunity to call in. The height of the tanks are less than the height of a truck, because there they will be ground mounted. So they will be at about I don't know, exactly eight to 10 feet, it might even be shorter than that. Because our trucks will pull up to it. And this will be below them.

**Dorrier:** The buffer around and will cover that and will take up the sight of those tanks?

**Revere:** Yes, and we were going to put buffer on I believe, as we discussed, and we marked up landscaping on at least two sides. The third side is actually our own property that ultimately we may, you know, we've looked at concepts for, you know, self storage or other things that could kind of tying into that as well. But we're open to what is amenable with our neighbors for sure.



So if that's fencing or landscaping or both. We're open to that concept, just as we were at last meeting, thank you.

**Kapuscinski:** I recommend that becomes a condition. I mean, I thought it was agreed to all due respect, I thought that was what was agreed to in the last meeting because I thought it was going to be an enclosed secured area. And that would be buffered with trees on all around. So that so that what was going on inside that property would be obscured from students at the, you know, the school and everything else. So I think that should still be a condition would that be acceptable?

**Edmondston:** Aaron?

**Revere:** Yes, it? It was I had it on mute, just so that I wouldn't make a noise on you. Yeah, absolutely. We can do that. One of the clarifications we had, and we've been discussing with regards to the security piece is for the perimeter fence, along the sides, but in terms of the front, mainly what we lock and secure is the equipment and facility itself. That way, because we have drivers, they hop out and they unlock it themselves, and then they re lock it after they either add fuel to or take fuel out to go distribute if the gate is locked on the door, or not on the door on the gate next to the road. And the driver would need to park in the right away which is not safe. So usually what we do is driver comes into the site pulls up next to our tanks, gets out then unlocks the equipment so that they can either fuel or de fuel whichever is coming in. So yeah just to kind of clarify that.

**Kapuscinski:** I'm not familiar with the design of these things. Is that what's customary?

**Revere:** Yes, sir, it is. On the site plan, we can still put privacy fence and and or perimeter screening along those back corners. But in terms of the security, the security is really right there around the tanks themselves that way that the trucks don't stop in the street to unlock the gate, but everything will be locked and secured. And then of course there is as we discussed last time, a light that would chime there on that did photo sensors just for safety and security and, you know as a deterrent that's helped all of our facilities.

**Dorrier:** Would you have any type of fire suppression system that may go with these tanks? Worst case scenario, you know, anything can happen it will happen transferring fuel. And I'm wondering if anything was to happen, what would what could we do? Well, what could you do to protect that

**Revere:** In terms of all of the equipment, well, first off, there's definitely safety pieces on each side to avoid any overflow or spillage that goes on each one of the whether we're filling or un filling the tanks. So again, we will have probably two trucks come in to hopefully your businesses is as we expect two trucks to come in and fill those tanks each week. And so those are trucks that are the smaller but tractor trailer size, they come in and fill in probably twice a day we have what's called the Bobtail these are with you have seen probably either to residential facilities that it's kind of a fixed back, they will come in probably twice a day to fill those tanks



on that. So each driver they have a code they unlock it fill it is a vapor recovery system and everything on it. It's all standard and regulated with regards to that. And of course if for some reason something happened, it has automatic shutoff valves, but the great thing about propane is is you don't often have spills if you have a few dribbles. More often than not they vaporize before anything else. That's just the nature of propane itself. So very, very user friendly in that regard.

**Dorrier:** Okay, I was just concerned of anything would happen. What do you what protection devices would you have they on site they would take care of that?

**Revere:** Well, oh yeah. Well on site on site we have fire suppression. So of course we have tanks on with the truck, but also they are on site with it should any flame break out. We will give you sites and full details on all of that if you need those full standards inspect is regulated by the state.

**Dorrier:** Yeah, I'd like to see that. Yeah. Okay.

**Allen:** So it'd be like an overhead fire suppression system. That what you talking about?

**Revere:** No, there's no overhead the extinguishers and everything but I'll get you the full detail.

**Allen:** Back to yall talking about a fence. A fence just to lock up are you talking about a fence you don't want to see through it? If that's the truth you got to add those pieces to it.

**Revere:** No, sir. This is a fence. So at the end of the tank is the equipment that is actually helping handle the movement of the fuel either into or out of the tank, that equipment and everything it is locked in padlocks within a cage and everything's good, you cannot get to it or reach it. And so that's what we lock and unlock each time we come in, in and out the we'll come off of the road into the gravel pad that is around the site, the driver pulls up to the tank and unlocks it the equipment does what he needs to do re locks it before he goes

**Allen:** Right it's just a fence but we need to talk about whether can you see through the fence or not I don't know if that's what was asked of him when we talked about adding a fence?

**Kapuscinski:** I thought there was going to be a tree buffer?

**Revere:** Yeah, that fence, you can you can see through and see that there is equipment in there. If you're talking about the any privacy fence, it would be on one of the sides or two in the back. Of course that would be whatever we designated here to do you know whether that's in kind of in concert with planting or just privacy fence or both of the problems we liked the idea of the of the planting as well.



**Allen:** If the privacy fence has that those I don't know exactly what you call it, but it's a little like green ribbons go through it. And really from a distance you just see one big green fence. You don't see the chain fence.

**Revere:** That's right, if there's a preference for that kind of wooden fence, you know, but our plan is to do some kind of fence like you're talking about it would blend in with the landscaping. Maybe it's the back with it but again, we're open to what you all think might be most suitable. And I know it was mainly the South East southwest corner this this slide kind of fits on an angle both of those corners did have but they want the other side is the street and then the other side on the top northeast This is also our, you know, our property of which that I mentioned before.

**Allen:** Yeah, I just thought they didn't want to see through it. And that'd be something I want to add in right now.

**Revere:** Yes.

**Shumaker:** One more question for the applicant and I apologize. I don't know the chain of command for the gas industry, who is responsible for the regular inspections of your equipment? Is that a federal or state agency?

**Revere:** Yes, state agency does that. And we can get to the full detail on that. This is all regulated through DEQ.

**Shumaker:** I just wanted to make sure that our first condition there about federal and state, and local regulations would cover it and make sure we didn't need to specify if there was a specific industrial agency, but if it is federal or state, I think that covers it.

**Allen:** How many gallons are both the tanks? How many gallons of LP gas do they hold?

**Revere:** These are these tanks are 20 to 30,000-gallon tank. The one large one that they can try to fill multiple bobtails, you know, for the week, because that truck comes and goes to go out and serve the commercial or residential customers.

**Bickford:** Any other questions at this point? Okay. All right, Lexi can you call the person up for the public hearing. I'm going to open up the public hearing.

**Baird:** David Ball.

**David Ball:** David ball district three. Well, I think it's about time that somebody starts developing the commercial industrial property that we have. And I'm glad to hear that they're doing this because honestly, the little tanks that they have that sit out there on the corner of the gas station that are visible to the world, don't have enough capacity to service everybody that comes through there. I know I like to go there. Because they're good service people, they take good care of you. They give you the what you need. And you get it and you get out quick. So if



they have a market that needs to be served, and I do believe they do, and the competition in the natural gas or LPG market would be great to have another competitor here that can easily distribute the gas to the community to the residents. I think that would be a good improvement. But you do want to have it clear between their gas station and that facility so that not only our cameras going to monitor that station, but people can see it. Because security and safety is between where they have their gas station facility here and that service station, they're side by side on that little service road that goes between them where all these tractor trailers tend to park. So hopefully, that would clear up. Once it has a functional, practical, ongoing commercial use, I'm kind of hoping that that section of road there will get improved because there's a lot of potholes, it's pretty well deteriorated. So that really needs to be picked up and improved. And not beaten, used as just a parking storage lot for tractor trailers. Some that aren't even currently legal to drive on the road. So that's another concern. It's sort of like a junk stop. So I think it's a good practical use, but you also have to keep in mind, the Christian School is down here down by the swamp down to the low area and this is sitting up here on top of the hill. So the visibility from that school is decreased because of the angle of slope between where that's going to be established and where the school is physically located. They have a probably a better view of James River equipment and all of this setting up On that hill. So keep that in mind. And when you've got the battens that criss crossed through the fence, even if it's a chain link, chain link fence, it's going to pretty much obscure the even visibility from anybody, but it also allows for airflow and airflow is what you want to have.

**Bickford:** Thank you Mr. Ball. Alright, I'll close public hearing and turn it back over to the committee. Pleasure of the board. Anybody have any further questions?

**Kapuscinski:** Motion to move ahead.

**Allen:** Second.

**Bickford:** All right. motion and a second. Any further discussion? All in favor, raise your right hand. That is approved and moving forward to more so brings us to the public hearing case for Brian Shaw. Thank you, sir.

**Commissioner Kapuscinski moved, Supervisor Allen seconded, and was unanimously carried by the Commission to move Case 21-ZTA/SUP309 on to Board of Supervisors.**

**Edmondston:** Next public hearing is for case 22 Sep 310. The landowner is Shah Jee LLC. Brian Shaw is the manager. The landowner and the applicant is Brian Shaw. This property is located at 2626 West James Anderson highway in the James River magisterial district. It's tax map 132. Parcel four does contain 2.91 acres. The applicant wishes to obtain a special use permit for the purpose of operating a convenience General Store in an A one district. Mr. Shaw is available to address Comments; questions concern this evening. And there's no one signed up for this public hearing.



**Bickford:** No one signed up. Commissioners do you have any question for Mr. Shaw?

**Kapuscinski:** No questions just a comment Mr. Chairman. I went out to see the site. I honestly think it's great idea. I mean, you're out there. We're absolutely nobody is. And the only thing I ask you is how you're going to keep the place from getting burglarized.

**Brian Shaw:** 13 miles to the west and 14 miles to the east. There is no store just for one gallon of gas. It is 36 miles round trip.

**Kapuscinski:** Do you own the house too?

**Shaw:** Yeah I own the house.

**Kapuscinski:** I gotta tell you, I thought it was an excellent idea. Excellent location, there was a store there. So if there are no issues id move to move it ahead. I don't have any questions here. Mr. Chairman.

**Bickford:** Okay. I have a motion to move forward.

**Allen:** You gotta close the public hearing.

**Bickford:** I'm sorry. I did not close the public hearing my fault. We'll close the public hearing.

**Allen:** Now you make the motion.

**Kapuscinski:** I move that we move this thing right along a second.

**Taylor:** I second.

**Bickford:** Have a motion and a second to approve and move forward to the Board of Supervisors. Any further discussion? All in favor, raise your right hand? Approved. Yes, sir. Good luck, sir. All right. Our last public hearing case Elam Stoltzfus.

**Commissioner Kapuscinski moved, Commissioner Taylor seconded, and was unanimously carried by the Commission to move Case SUP22-310 on to Board of Supervisors.**

**Edmondston:** Yes, sir. This case 22 SUP 311. Our landowners are Elam Emma Jacob and Eli Stoltzfus at 25766 North James Madison highway New Canton. Our applicant this evening is Elam Stoltzfus this tax map is 69 parcel 49 and contains approximately 99 or 96 acres located at 25766 North James Madison Highway Marshal magisterial district. It is a one and our applicant Mr. wishes to obtain a special use permit for the purpose of operating an agricultural based



business to consist of feed and supplies. Mr. Stoltzfus is here with us this evening. And we do have one person signed up for public hearing.

**Bickford:** One person. All right. Do we have any commissioners have any questions for Mr. Stoltzfus prior to public hearing? I will open up the public hearing for this case. Who do we have?

**Edmondston:** David Ball

**Bickford:** Okay. Mr. Ball Would you come forward sir?

**David Ball:** David Ball district three considering we're in nice agricultural community, I think it's a good idea to have more competition. And if he wants to open a feed shop, I think it would be great. More competition we have maybe a little bit better we can get control of some of the prices considering how much everything has gone up in the last year and a half. With price of stuff. Doubling tripling and quadrupling and who knows where it's going to end. Competition is good. More competition out there to produce more products offer more products in the general area would be benefit and I think that I'm pretty sure you're going to approve it. Thank you.

**Bickford:** Thank you Mr. Ball. All right, I will close the public hearing and turn it back over to the planning commission. Anyone have questions for the applicant?

**Allen:** I would like him to explain a little bit more what all he's selling, what feed and supplies itself.

**Bickford:** Mr. Stoltzfus would you come forward please and answer Mr. Allen's question.

**Elam Stoltzfus:** Good evening. Elam Stoltzfus 25766 North James Madison Dillwyn. What's your question sir?

**Allen:** Yeah what are you selling? you grind feed corn and all?

**Stoltzfus:** Currently, I'm just buying supplies and reselling.

**Allen:** Bales of hay?

**Stoltzfus:** Im buying in bags and reselling yes the future i might install a small mill and grind some.

**Allen:** and it says farm supplies?

**Stoltzfus:** Yes some...



**Allen:** What kind of supplies you talking about? A tractor or? I'm just trying to check out what you got.

**Stoltzfus:** Minerals, fly control things like that.

**Allen:** More handheld things.

**Stoltzfus:** Yeah, nothing major or too big. Maybe horse straw in the future. Soley were based on grains and things.

**Allen:** Yeah I just wanted to kind of get an idea what you were making and selling. You going to grow it on your property or not?

**Stoltzfus:** No.

**Allen:** You can have other people's grow and bring it in.

**Stoltzfus:** Yes.

**Allen:** Okay. That's fine with me just checking. Thank you.

**Dorrier:** Would you be handling any petroleum products or fertilizer, bulk fertilizer?

**Stoltzfus:** Possibly fertilizer. No petroleum products.

**Bickford:** Any other question? Mr. Stoltzfus I saw on a narrative that you might have to move your entrance has that been settled?

**Stoltzfus:** I have not I have asked about what the measurement is for distance.

**Bickford:** Between two commercial entrances.

**Stoltzfus:** And nobody has answered that question for me. So I have no idea if I have to or if I don't have to.

**Bickford:** Okay. Any other questions?

**Stoltzfus:** Anyone here know what that distance is?

**Bickford:** We do have a representative from the highway department. Mr. Snell could you comment on that sir?

\*Inaudible commenting from crowd\*



**Bickford:** There was an existing logging road?

**Stoltzfus:** I wouldn't have to go down that far.

**Bickford:** No you wouldn't have to but at least the base is there if

**Stoltzfus:** That wouldn't be out question to go that far. I wouldn't be I would only have to move down to about the tree line I'm guessing.

**Bickford:** Do you know how far from the entrance of the Dollar General Dollar Tree excuse me to your driveway now?

**Stoltzfus:** I don't know where their proposed entrance is. What corner of if it's in the center or right I'm surprised they can get enough distance with the medical center.

**Allen:** The health center and their driveway is 116 feet.

**Stoltzfus:** Yes I have more distance between their proposed driveway and mine.

**Allen:** I don't think you're going to have 600 feet.

**Stoltzfus:** No I don't. It's roughly probably 300.

**Allen:** You probably got that but might need 600 feet. You said something about 400 feet What was that?

\*Inaudible comment from crowd\*

**Allen:** So what would be the waiver?

\*Inaudible comment from crowd\*

**Stoltzfus:** I was just curious you were looking at the distance there. They can't even get 400 feet from Medical Center.

\*Inaudible comment from crowd\*

**Allen:** So who would give them a benefit?

\*Inaudible comment from crowd\*

**Stoltzfus:** I was just curious if that driveway is approved already for? I know we're not on that.

**Allen:** I'm trying to look but I missed it. All that distance is going to make a change.



**Stoltzfus:** Its going to make me change my driveway a little bit.

**Allen:** Yours and the other guy.

**Stoltzfus:** My drive I wouldn't be as close.

**Allen:** But he's talking about the distance between your driveway and the other and we really need to get down on road and map measurement.

**Stoltzfus:** That's why I didn't...I have not heard, I've asked a couple people that question.

**Allen:** Would you would you be able to go down sometime soon and check it out. Or send someone there?

\*Inaudible Comment from Crowd\*

**Stoltzfus:** DD has been there and looked at it but he just said he can't say for sure to me.

**Allen:** According to this paper, it's 168 feet from the property line to the health center. That's where the first one is going. Well looks like somebody has to look at.

**Bickford:** Any other questions for the applicant? Okay thank you Mr. Stoltzfus you can sit down. Pleasure of the commission?

**Kapuscinski:** The driveway going to be a problem or can we move this ahead?

**Bickford:** Well, you have the choice of either holding it here until he gets a decision on the entrance from VDOT or moving forward to the board of supervisors with the understanding they all have to have it before they make a decision.

**Kapuscinski:** Mr. Stoltzfus how much business are you doing right now? You're not You're just starting into this thing, right? So if we if we delayed this, would we be giving you would be causing the problem.

\*Inaudible\*

**Bickford:** I feel more inclined to move forward being that he's asked and didn't receive it back from VDOT. If he hadn't made the effort, I'd be more inclined to say no, let's hold it here. But but he's made the effort. He just hadn't gotten the information back.

**Kapuscinski,:** Well, then I'll make a motion move it.

**Dorrier:** Second.



**Bickford:** Motion and a second. Any further discussion? Okay, all in favor, raise your right hand. Passes unanimously. Okay. All right. That will bring us to new business.

**Commissioner Kapuscinski moved, Commissioner Dorrier seconded, and was unanimously carried by the Commission to move Case SUP22-311 on to Board of Supervisors.**

**Edmondston:** Yes sir. We have the introduction of case 22 ZTA SUP 312. The landowners are Eric and Janet Winslow at 2599 Deer Run Road Farmville, Virginia. The applicant is Angela Winslow, excuse me with Northern manufacturing and firearm sales LLC. The property information tax map 208 Parcel one. It does contain just a little over 26 acres and it is at the 2599 Deer Run road address in the Curdsville district. It's currently zoned a one. The applicant wishes to add a zoning text amendment for the purposes of manufacturing and sales of ammunition firearms and accessories to a list of special uses in an agricultural a one zoning district and apply for a special use permit for that purpose. The applicant is asking the Planning Commission to recommend a public hearing date to hear this request. Miss Winslow is here with us this evening to address concerns of the planning commission.

**Bickford:** Miss Winslow would you come forward and just give us a quick overlay of what you would like to do.

**Angela Winslow:** Angela Winslow 2599 year Run Road Farmville. I actually started the business two years ago and I have \*inaudible\* it was in Prince Edward County and I was going to buy the business that was there and the deal fell through so now I would like to do it at my home basically I want to do wholesale and government contracts no retail space.

**Bickford:** So in other words, you wouldn't have a store or retail space.

**Winslow:** No I do not want to have a store.

**Bickford:** Would you be selling over I assume internet?

**Winslow:** I probably would do some internet sales.

**Bickford:** And as far as the material they come and pick it up so whoever buys it or you ship it?

**Winslow:** I would take it to the shipper for that.

**Bickford:** What kind of just one quick question more for me what kind of security would you have for this?

**Winslow:** I'm going to have a camera system and I have a gate that's at the end of my driveway so I can lock it when I need to and I have beside my house my driveway is like really small so if



I needed to I could even park a car there to block it and the shop is behind my house and I have pictures of the driveway if you need to look at it.

**Bickford:** Didn't mean to monopolize any other questions from anyone?

**Kapuscinski:** I think you need to make clear that you already have a manufacturing facility?

**Winslow:** I have a manufacturing facility. Have a have both ATF licenses for selling firearms and manufacturing ammunition. Every bit of paperwork is done

**Kapuscinski:** and it would be in a locked building.

**Winslow:** Yes, definitely. And if any of you needed to come out and see it you're very welcome to just contact me.

**Gooden:** I have a question your manufacturing, ammunition and firearms?

**Winslow:** Right now we're not doing the firearms but we will be in the future. But it'll be like basically special order like a mass manufacturing of firearms.

**Gooden:** What type of ammunition?

**Winslow:** Small caliber. Right now we're doing nine millimeter I have the potential to make 556 380 308 that sort of thing.

**Shumaker:** Does ATF have requirements for you for security in terms of locks and safes?

**Winslow:** Actually I talked to the agent today and he said that my location at the house is probably a lot more secure than the place I work for.

**Shumaker:** No specifics on security systems?

**Winslow:** No they suggest just having cameras which we will, i have some now so.

\*inaudible comment from crowd\*

**Winslow:** At the moment, as far as my research has been done, I am the only private owned ammunition manufacturer at the time, that I have found. So if I do the government contracts, I will be able to 15% of the \*inaudible\* which would be nice for the county.

**Bickford:** Any other commissioner have questions?

**Allen:** What is it? What would the wording be that we would have to change Nicci?



**Edmondston:** We'd have to add the manufacturing and sales of ammunition firearms and accessories to a list of special uses. There currently is not a use provided for the request that Miss Winslow is asking for in an A one, zoning district, any of them actually.

**Bickford:** If no further questions from the commissioners Miss Winslow you can go ahead and shit down. Thank you. Commission want to move us forward?

**Kapuscinski:** I'll make that motion. Mr. Chairman.

**Taylor:** I Second.

**Bickford:** Motion and second, move it forward to public hearing any further discussion? All in favor, raise your right hand then. We'll see you in July 25<sup>th</sup>. Thank you. All right. That brings us to new business.

**Commissioner Kapuscinski moved, Commissioner Dorrier seconded, and was unanimously carried by the Commission to move Case ZTA/SUP22-312 on to public hearing.**

**Edmondston:** Yes, sir. Our next case for introduction is case 22 SUP 313. The landowners Freddie Snoddy, Lester and Cynthia Lacey and Wyerhauser company. The applicant is Virginia Electric and Power company doing businesses as Dominion Energy Virginia for the Pine side solar facility. Edwin Geraldo will be the individual addressing you specifically tonight with a presentation the property's concerned are tax map 16 parcel 81 containing approximately 93.87 acres tax map 26 parcel 67 containing approximately 157 acres in the Marshall magisterial district tax map 26 parcel 72 containing approximately 315.07 acres tax map 26 parcel 75 1,430.08 acres tax map 38 parcel 74 15 acres tax map 26 parcel 26 containing 49.08 acres tax map 38 parcel 70 And just over 63 acres tax map 26 parcel 73 containing approximately 49.47 tax map 26 Parcel seven lot six with approximately 64.27 acres tax map 26 Parcel seven lot seven with just over 2.93 acres these are all on the slight river magisterial district. The parcels on North of Bridgeport east of route 20 west of hardware slate river magisterial district. It's currently zoned a one. The applicant wishes to obtain a special use permit to allow for the construction and operation of a 74.9 megawatt utility scale solar facility on approximately 2276 acres in Buckingham the applicant is asking the Planning Commission to hold a joint public hearing with the Board of Supervisors to hear this request. There are a list of conditions that have been offered by the applicant, please review and consider amendments and adjustments to ensure the protection and integrity of the zoning district. Our applicants are with us this evening with a presentation and would it be the wishes of the planning commission to set a joint public hearing inviting the Board of Supervisors on July 25 2022 at 6pm.

**Bickford:** I'd like to turn it over to you sir if you would introduce yourself and start with your presentation.



**Edwin Geraldo:** Good evening Planning Commission members. My name is Edwin Geraldo with Dominion. I'm the Senior Business Development Manager. I'm here tonight with several of my colleagues. I'll just introduce really quick. In the back the shy ones, we have Todd Flowers. He's a Director of Business Development for regulated renewables. We have Felix SarfoKantanka legend his own right. You guys are very familiar with Felix. He's our manager External Affairs. We have Dutch Bumgardner. He's our deputy general counsel for Project acquisitions and development construction, as well as James Gross from our legal department counsel, project construction, and develop construction as well. We have James Orrell, here to my right. He's from Stantec. That's our owners engineer doing a lot of the due diligence on the site itself. And we have Sterling Turner, I think he's in a back as well. He's going to be addressing some of our environmental questions to the extent that we have. He's an environmental compliance consultant. And then there's Ian Hartman. He's from our project construction team. So he'll be able to address a lot of our everything from site plan layouts, the buildability, and so on, and so on. So this is a team that hopefully will be able to address any concerns questions that members might have tonight on the on this project. Okay, so Dominion. So Dominion energy is not new to Buckingham County, fortune 500 company, we serve over two and a half million customers in a Commonwealth second largest solar fleet in the United States. The company has, since almost 12 17 years now has substantially reduced its carbon emissions initiative, committed to net zero generation, you know, so it's done a lot over the last 70 years on its own, aside from the renewable standard that's in place by the state. So the company has already been committed for many, many years to reduce its carbon footprint. All this while keeping obviously, the electric grades as compared to national state, regional level. So it's been very effective implementing a zero carbon strategy while maintaining that your grades to low level as compared to other peer companies and regions. Now at Buckingham, we have you know, the company serves over 3800 customers right now. It's a good percentage. When you look at the whole I think Buckingham County has just a bit over 19,000 individuals that reside here. The bear gardens, power station, you're all very familiar with been in operations now. Bit over 11 years, 622 megawatts which powers approximately 150,000 homes and general terms of benefits, you know, the power plants, as you all very well know look at the last couple years have averaged roughly about \$2.4 million to the county per year. So it's, it's a very large, I think, contributor to the local economy. So the project. We've been working on this project now for just a little over a year. A lot of work has gone into it a lot investments and lots of land and a lot of due diligence. The project is we're targeting just shy of 75 megawatts. That's enough to power just over 18,000 homes with peak output. It's located roughly 10 miles to the north of here, it's just to the east around 20 Just south of Bridgeport road. And with today's supply costs and so on, we're looking at a capital investment of about 140 150 million. As such, we'll talk a little bit more about the interconnection with PJM. That's really, that's, that's going to be the driving factor when this project goes operational. So right now we're targeting early 28 2028, for commercial operations. In terms of the interconnection. The interconnection for this project has kind of a twostep process, you know, we're going to be connecting to the local Co Op, the Central Virginia energy Co Op cvec, is commonly known. And also we would have to deal with PJM, as well, to bring the full interconnection to fruition. And the line that we're currently looking at tapping is runs parallel to route 20. From the cvec delivery point, there's a 46 kV line that goes north up to Scottsville existing substation, the AAP territory, in terms of land, we have



roughly 2,276 acres under option of which, as you'll see in the site plan, you know, we're planning on effecting surveying roughly about 900 acres. So that puts us to about roughly 40% of the total project that would ultimately be affected by the construction, roughly 365 acres under panels and about 515 acres within the project fence line. So in terms of benefits, sorts of benefits, there are many. Here, I just want to highlight, in addition to the obvious environmental benefits to this type of generation, we have the economic benefits to the county, I want to draw your attention to the graph on the upper right. It does a comparison of the existing use land use. These estimates are based off the 515 acres, which is basically everything that's within the fence. So that's 515 acres, and based on that we did this calculations, so the column to the left 140,000 that you would see there, that would be today the kind of the tax revenue that the county is getting with the assessed value, right, so roughly \$4,000 per year, when you compare that to the column to the right, the lower portion, the light blue, the 900 was just shy of a million dollars, is that's just by virtue of converting the 515 acres to two different industrial use, where, you know, we're targeting 10,000, our 10,000 per acre the as the new assessed value. So you can see immediately the increase and just that piece alone on the assess portion. Where it gets really interesting as we factor in the ordinance that was already enacted by Buckingham back in October of 21. The revenue share, okay, so the top portion, the dark blue is just shy of 5.6 million, that's what we would expect this project to generate over the 35 year useful life of it. This includes what's already enacted, you know, the 10% escalator that takes place immediately in 2026. And I think every five years thereafter. So when you look at the two, the sum of the two benefits, the raw revenue share plus the reassessment, you're looking at roughly 6 and a half million dollars over the life of the project as compared to 140 If you were to leave the land as is. Now with this, obviously comes some benefits aside for the money, you have budgetary certainty with the revenue share. And the other piece that it's not really noted here is the siting agreement itself that is currently being worked on. That would be in addition to these, these values as well. On the economic impact front. According to our study that we did with Magnum economics, you know, we're expected to generate a total of about 118 jobs during construction. That would be the construction related a civil construction equipment rental, just a host of things. The, if you look at the lower section of the graph, we have the employment that 98 plus the 21. There's the 118 jobs that I was just referring to the values to the right of there, the labor income, that's the labor associated with those incremental jobs. And then the output is the indirect spend the kind of the trickle down effect economic effects of this additional income being in a community of how people just spending money locally how that has that multiplier effect, as so you can see how that 118 jobs could produce upwards of \$6 million in labor income and benefit of close to just over six and a half million 16 and a half million dollars with total economic activity. So this is something pretty powerful, it's real, that that, you know, that that's one of the, you know, one of the couple of big benefits at the project, economically speaking, would bring. And then you know, in the lower section, the fiscal impact, you got the state local property as well, that's just shy of half a million of incremental tax revenue as well. One of the things that's not noted on here is during the operations, this is all construction, where you're going to see a lot of the big jolt to the local economy there and at roughly 12 to 24 month period timeframe, you are going to have a lot of steps a little bit lower, but you will have roughly about three direct indirect jobs, produce anywhere close to \$150,000 per year for those three types of jobs, that that would be generated. Okay, so when we approached this project a year ago, we were aware of the



Riverstone project that was going through the process, right with the county. And just by listening to a lot of the hearings, a lot of feedback work with Nicci, which did a phenomenal job just really guiding us in terms of how to approach this project. We homed in on four things that I just wanted to point out. One thing is the first one is community outreach. We hosted an open house back in May, at the end of May. And, and Felix, you know, he's been very active to speeding, have conversations with local faith leaders, pastors, business owners, engaged stakeholders, other related organizations really working, just getting the word out. I know, personally, I've been I get calls as well, people just want to understand, you know, just the nature of the project and raises their concerns and so on. So community outreach has been on top of ours developing this project. Under the land disturbance front, I noted earlier, you know, we're planning on disturbing just a little bit over 40% of the total land that we have under on the option. And we did our purpose, this just really mitigate the impact of the project. So as you'll see in the footprint, on the preliminary site map, you'll see how there's still a lot of great a lot of undisturbed areas scattered throughout. So you would probably think that would be dense, excuse me, it wouldn't be dense. It's actually pretty, pretty scattered. You'll see that here in a second. The SUP conditions, you know, we, you know, we understand there's, you know, there's this, there's nothing in place, it's terms of ordinance. So, you know, we work closely with Nicci, and she basically gave us the direction to work off the Riverstone conditions that were ultimately approved. And, you know, in terms of the setbacks, buffers, things that nature, you know, as you'll see, you know, we followed them to the tee, so those, the site plan that we're going to share with y'all really reflects what was approved for the Riverstone project. And the fourth point I just wanted to drive was environmentally speaking, you know, one of the benefits of working with a company like Dominion large company like Dominion, is that, you know, it's it has just the breadth of knowledge, it just has so much experience working with different types of projects, that it's kind of developed its own best practices, and more importantly, lots of lessons learned. That, that, you know, we keep improving upon as we develop these, these, these projects as such, so, on the environmental alette on the environmental side, you know, we've really, we've been, we've been really focused on the view shed, you know, ie the buffers, it preserve the existing vegetation, the wildlife in terms of the corridors and the natural waterways. And some of the lessons learned that we've deployed just for an example. You know, like the design of the drainage limits, you know, we size them the basins accord to better align with the natural flow patterns of the local creeks, so, a lot of rigor we're going to minimizing the environmental impacts of the project might have. Okay. Okay. This slide, I just wanted to just really highlight the on the, on the right is the project footprint 10 parcels three landowners 90%, roughly is the wyerhauser company, and the other two being two private individuals. On the on the left side of the graph, just want to highlight the where the arrays where we currently have them laid out, this is preliminary, you know, it's not set in stone, this is something that still needs to be refined, but it gives you a good general sense of how the layout of the project, conceptual layout of the project will, will look like, Okay. Now, this, this conceptual layout, this was actually part of the application submitted. So a lot of information on this, I just wanted to kind of show all of it, because it really just reflects all the constraints that were applied to the layout as such. So it also gives you a good visual on the have route 20 on the on the west by Well, sharps Creek on the east, hummingbird on North and Sharon Church Road on the south. And as you could see the blue you know, you have all these kind of wetlands areas that kind of pretty much dispersed



throughout the project area. And you see how the arrays the layout is just kind of clustered in three main areas with significant distances in between such, but it does reflect all the conditions that were laid out again, on the river stone project itself. So I took the conceptual layout just divided into North and the South. So we get a better sense, a little bit more granularity here. So the North is where you're really going to see most of the activity, meaning the access points to the site. And so let me start from the top in terms of the setbacks, you'll see that really on the north side is where you're going to have more structures, residence types that we need to be cognizant of and apply that 350 foot type buffers around those residences. So we targeted the 350 around the existing residences, 75 feet off public right away, and 50 feet off the project property line, that's in terms of the setbacks from the solar equipment itself. In terms of the buffer, we left the 50 foot buffer within the setback, or the project right away. And you know, the buffers will be maintained what's there today, or to the extent that there are areas that are, which they are, that are missing vegetation that you could see from the road, you know, that would be need to be replanted to, to have that natural buffer. So the intent is to have the whole perimeter really buffered off, so he won't be able to see it much. And we'll see a rendering here in a few slides further into the deck of what the buffers might look like. In terms of fencing, six foot fence from the with an interior kind of setback itself. It's meant to be inside of the buffer, so you can't see the fence from from the road or from from the outside as well. And in terms of construction access points, we propose six, three on route 20 and three on Bridgeport road. Here the I'll talk a little bit more when we get to the construction. But we chose the six points all the while of all five, just to the south of the hummingbird because there are existing access points today that the timber company uses. So a lot of the infrastructure is kind of there to ingress egress. So those are points that are already in existence the only one it's new as such It's the one that's further, the further the most up by hummingbird Road, which that's where the project substation would, would be located. So right now there's nothing there, it's just an open field as such, so that is the only one that would be new. Turn the page, the south side of the project, the metrics on the left, you know, in terms of the setbacks, everything's still the same, I just wanted to show you all the, the southern portion of the project boundary itself just a little bit more a little bit less residencies down there. But no access points, just to simply, you know, it's more about setback slash buffer issue down in that part of the project itself. Here we have rendering this the top picture is, it's actually a picture taken right off of Bridgeport road. So as you could see, you could see straight into the land, some of the trees cut some lines going through there. So the bottom left, it's a rendering, put this out three to five years, what that potentially would look like, and the one to the right, after about roughly 10 years, as you can see some of the loblolly trees there and growing so it'll really just obscure the view from the roadway itself. So that's the intent with the terms of the buffering what they would look like, ultimately, on this site. Alright, so let's talk a little bit about the traffic. We've already contacted the Virginia Department of Transportation v dot, you know, they've, they've acknowledged, and we, you know, we part of the application process, we, we also submitted an initial assessment of traffic caused by the construction of the facility itself. So, the first bullet, like I mentioned earlier, six access points. We targeted them because of their exists today. And we believe those are the ones that can minimize the, you know, the impacts to the roads, public roads itself. In terms of the actual impact, on the second bullet point, the construction traffic. The project is size, during the, say, the site preparation part of it, and the second one, the panel and the electrical installation. So those are the two phases that



you're probably going to see the most traffic from the whole construction process. On the first one on a site preparation, that's where you have, you know, obviously preparing the site, so you got a lot of the service activity, so you expect to see some of the bigger trucks, in and out with the debris and the such. So we're expecting by roughly 27 trucks per day for a period of roughly four months, this this four month period, obviously, would depend on how we phase the construction, which is one of the conditions that that we owe is as well, to do a three phase approach. So the four months would be maybe slightly anywhere from four to six months for the site preparation, in terms of the erection itself for the facility, you know, we estimate about 15 trucks per day, for a period of about half a year. And lastly, for the for the wrap up of the site, you only got the cleanup activities, the commissioning, so that would really taper down to about 11 trucks per day for roughly about a two month period. So when you add the for the six and a two year, roughly about a year, you know, we think it's going to be a little bit longer. It all depends on the phasing that's gets imposed on the project by the county. So but this is a good estimate, it gives you a sense of the activity of during the construction time period. I think earlier today, someone mentioned about, you know, the Riverstone without necessarily with the name itself, but the construction of a project that was recently approved by the county back in February, and the construction of this one, well, as it will show you on the interconnect, the timing of the two are pretty different. So they're not going to be overlapping each other. So it's not like this corner of the county is going to be overwhelmed with trucks because the timing of the construction is going to be very different. So you'll see that here in a second. Okay. So once the construction is completed, the access points that were used for construction, they'll remain there'll be basically use for operations for you know, Ingress egress depending on the part of the facility that the O&M crew needs to visit as such. slime on this one, this infographic, I'll go through this just quickly, it's just meant to kind of show the steps of the construction itself. You know, step one, you got all the you know, setting up all the sediment basins, the silt fences, other control features to manage storm water that you do this ahead of start actually moving dirt on the site itself. On a second step number two, the site prep. This is when you start removing some of the vegetation as needed, and the land graded itself. On Step three, this is when you have the actual mechanical erection of the facility, starting with the piles that hold the structures, you have the racking system that gets placed on top that ultimately, you know, hold the panels in place yourself the panels, or the solar modules, as they're called as well. Step four, then that brings us to the connection, the connection to the grid. So all the power, the cabling that comes out of these, where the panels are all that power needs to can be converted from one voltage level to another. So it goes from DC to AC and the voltage changes. So that all takes place at the substation, and we at that point, we step it up, to be able to inject it into the transmission grid at that point. And then lastly, step five, this is where you know, the rigid revegetation process of the construction would take place. Where you read revegetation of the grasses, plants and specialty erosion control types of sites, you basically stabilize the surroundings itself. Okay, let me just spend a minute here, because I think this is a very important one. One of the proposed changes that we made on the conditions is as compared to the Riverstone project approved back in February, is the validity of the SUP permit itself. What was previously approved, it doesn't work for this project, not because it doesn't work for demand itself, just because the timing of what's going on with PJM. And its reformed, it just won't accommodate it. So on this graph, I just want to point your eyes to the red circle there, kind of like on the right. So basically, I don't know how



you are familiar or not. But I'll just summarize it very quickly. PJM, as you all know, is one of the bigger ISOs, the United States is about 25%. I believe it's houses about 13 states, you know, Virginia being one of them. So it's a very, very big market. And over the last several years, just given everything is going on with the renewable sector, just really exploding throughout the US. There's been an overabundance of applications to the 1000s into the PJM system. So the PJM, although, you know, especially over the last year or so, has just, they've been struggling just to keep up with new applications into the queue system. So at some point, they realized that this was just it wasn't sustainable. So they needed to reform. And I think everybody agreed, reform was needed. So over the last year PJM, with a lot of the different stakeholders are many, they work toward solutions that would solve the interconnection itself. Okay. So that new solution in which most people tend to agree it's a viable doable one. And now it's in the hands of FERC for them to approve, and we expect an approval until by the end of the year this year. Okay. So that's great. But then now the question was, you know, is, how do you transition all these projects that are already in the queue? How do you transfer them into the new system into the new process, so that that took a lot of debate, but ultimately, a series of transition mechanisms were proposed, and that's what's on this graph. This project was filed with PJM, back in March of last year. So the is what's called an ag two filing, and the pine side project ag two filing falls under in a bit, section two, you'll see transition cycle two, that's where those projects fall. So if you look at the timeline, those projects are not scheduled to have an interconnection agreement until deep into the 2027 timeframe. So still several years out, okay. And this is a big difference as compared to the river stone project, which they're they filed well before we did, so they fall there interconnect is going to be a lot sooner, saying that construction timelines are not necessarily going to be the same. Okay? So, so we don't expect to have interconnection agreement by as early as 2027. If you go to the next slide. So on this slide, I just wanted to bring together the project timeline with PJM timeline, which is on a bottom. And if you look at the timeline on the bottom, what's in red, the interconnection and early 27, that means that the project's cant occurs until probably the latter back end of 2027. So when you start backing off those dates in factory and construction, everything that leads up to it, the project won't start construction, probably until the end of 25, early 26 timeframes. So what we propose on the Article Two for clause four, and the conditions, that the amendment that we're proposing is more aligned with this timeline that we think is the more realistic, okay. It's because as proposed by what was approved for Riverstone, it won't work here, it just it just, it just won't work. The timelines won't. So that's the reasoning, the thought process behind the language that we were proposing under clause four, under the conditions itself. So if you look at the project timeline, the one on the top, so here we are today, 2022. You know, we're seeking our SUP application today. Starting with the process, you know, we still have a lot of due diligence to do a lot of survey wetlands geotech just a host of things that still needs to happen. Before we start having serious more serious conversations where the the EBC, the firm's that would ultimately build this thing. And then we Dominion itself still has to go through its own process to get approval, go through the state for the CPC and and kind of go from there. So. So that's kind of our best estimate of the project timeline. So the CO of the this plant won't be for so it's still several years out. Okay. So, with that, I'll stop. And we're just open up for any questions that you all may have the pine side project.



**Kapuscinski:** Chairman I guess I'm a little confused that all these acronyms PJM and all this other stuff. Tell me what? plain English what are you going to start this thing?

**Geraldo:** Well, when you say start to say you like build construction?

**Kapuscinski:** Yeah.

**Geraldo:** Okay. Well, we would like to start building construction as soon as possible. But we can't. Why? Because we're subject to the process.

**Kapuscinski:** I understand that. So when do you plan on starting?

**Geraldo:** Our best estimate today won't be, I believe it was in the until the end of really 2026.

**Kapuscinski:** So we're really not going to see anything on that land other than possibly clearing or timber work until 2026.

**Geraldo:** That's correct. For the most part, yes.

**Kapuscinski:** So what goes on before that? Before 2026?

**Geraldo:** Well, we're pretty much in a holding pattern.

**Kapuscinski:** Really, it stays the same.

**Geraldo:** The land will be as is.

**Kapuscinski:** Okay. So the same, you're not going to put up any fences.

**Geraldo:** No.

**Kapuscinski:** Okay. Is there a railroad track boundary on that property?

**Geraldo:** No, no, I think the railroad is pretty far east.

**Kapuscinski:** So really, the, the concern, I guess, the, the lack of it, I mean, basically, this thing, you're really not planning on doing anything to this property other than possibly getting leases or right. Before 2026?

**Geraldo:** Well, we still have to go through approvals. We still have a lot of studies need to be done ahead of our engaging the engineering and construction to those type of activities.

**Kapuscinski:** Removing timber or anything like that?



**Geraldo:** For now, until we exercise the lease, what wyerhauser does, that's, that's a different story. Because right now, we're under option. And that means that they still harvest do whatever their course of business.

**Kapuscinski:** Is there some risk that this thing is going to fall through and you won't do it in 2026?

**Geraldo:** No right now. It's really it's a timing issue. It's a timing issue. I think with all the permits in place, all the necessary approvals, it's a go, I mean, it's part of our mandates part of our what we do as a company now, and it's ago is really a function of, you know, getting the right permits in place. You know, I'm starting with the SUP.

**Kapuscinski:** Thank you.

**Crews:** I guess my main concern too was like Mr. Dorrier was saying earlier the town and if both of them were lining up, Riverstone was full throttle on theirs, and then you all came in and you're both full throttle at the same time. Just all that action and traffic going on at once would just be a lot. I mean, does anybody know what Riverstones status is about when they're going to start? I saw Jimmy Merrick like a week or two ago, and he said they hadn't started yet. So what if they get backed up? And then y'all do both end up going at the same time?

**Allen:** I talked to him today. And he's he said it's going to be probably next summer 23 before they get started on their work.

**Crews:** What were they saying? Two years.

**Bickford:** 18 months Because they backed up on the schedule to get the grass established, which was prolonged things a little bit.

**Allen:** You were saying on here about the trucks 27 a day. Are you talking about seven days a week?

**Geraldo:** I think the construction days are excluding Sunday. So Monday through Saturday, basically.

**Allen:** I forget what the last thing we put down for the actually driving rods and making all the noise. I don't know if we wanted to do it on Saturdays or not. Anyway ill check on it.

**Shumaker:** I think we have that in there as condition eight A. It's Monday through Friday 8am to 6pm.

**Allen:** For pile driving?

**Allen:** Yeah. Okay.



**Geraldo:** So it's, I'm sorry. I just don't remember on top of my head, but it's, it's whatever's in the apex conditions. I mean, basically, Monday through Friday, pile driving.

**Allen:** You can still bring stuff in and work on Saturday. But you know, that pile driving is what were talking about.

**Geraldo:** And just to be clear, you know, now that the conditions apex conditions are probably fresh in your mind still, perhaps. I think the really, we just deviated on two for this project. And those two are, I believe it's the third that would deal with the phasing construction of it, right? Apex project has 25% increments, right, that they could start at one time. And then we propose instead of 25%, we propose 33%. Okay, and the reason behind that is because it's just more lines with the layout, the topographic features of the site, just 33% do it in thirds kind of makes more sense for us, versus trying to cut this thing up in four pieces, you know, just because so that's, that's the first one. And the second one, it really is what I talked about the timing of the SUP, the validity of it. So, you know, we propose different language just so it aligns with the reality with PJM. Those are really the two big items that we deviated from in terms of the conditions itself. There's other little minor remarks here and when you look at the mark up but those are the two big ones.

**Allen:** Are you talking about 33% of the 2200 acres? Or 33% of 500?

**Geraldo:** 33% of 900

**Allen:** Wasn't sure what you're talking about.

**Geraldo:** Yeah. So you're looking at just a little bit over 200 acres at any given moment. Well, not to get back. Closer. Well, 300 Sorry, got my math off.

**Dorrier:** I have so many questions. I don't know which one to ask first. But where will the transmission lines be connected to? Where will they connect up from them? Will they go to Scottsville?

**Geraldo:** The connection? Are you familiar with the existing line that goes from Scottsville south along Route 20 down to the substation, that's where it ends. That line right now it's a 46 kV line, right? And on the south end of it, it's on the west side of Route 20 Then it crosses over to the east side and it just kind of continues north that's that route itself that that easement or right away however you want to look at it that stays as it's going to stay the same. The only thing is that the co op They've already done their initial assessment analysis of our connection, that line would be reconducted basically to 138, higher voltage. Okay, but it'll still be the same route, same, what you see there today, it'll be just simply a higher voltage.

**Dorrier:** So if you come in from Bridgeport Road, Hummingbird lane, how far you have to go to, to connect to the transmission line? you cover a lot of area there.



**Geraldo:** Well, the transmission line runs parallel to route 20. So as you go along the snotty property, which is the northernmost parcel, that's where the physical tap connections can take place. So we're actually going out to the line to tap it. But that Co Op line is where it's at. It doesn't get changed. It's where it is.

**Dorrier:** You tie in to the three phase line, the big three phase line is what you're talking about what you're speaking of, right along Freddy's property. But on the road?

**Geraldo:** Yes, the 46 kV. That's correct.

**Bickford:** You certainly will be upgrading it?

**Geraldo:** It would need to be upgraded to accommodate the project yes.

**Dorrier:** Which way will you be going with? I mean, where will you be taking the energy to? I mean...

**Geraldo:** Well, that's our current point of interconnection, right now, where the electron flows, right? It's, you know, part of it we consume locally, right? And the balance of the power electricity gets generated, is just going to flow to the next load center, if you will, right. So but once we inject at that point in recognition, right, the power or just flow to the path.

**Dorrier:** Would it stay within the county? I mean, will the county benefit from this? from the energy produced?

**Geraldo:** Well, you can make the argument that by upgrading the system, the local system, like this one, you know, the 46, to a 138, that on itself, you're giving this local system a little bit more firmness, it's going to be a little bit more robust. Right. And so from that perspective, there is an improvement. Now, as far as the electricity being, it's, it's part of it'll be consumed locally, right? Because now by virtue of having that plant generate electricity, there may be less power comes from the Scottsville substation south, right to this load area. And because that part of that load area will be serviced by the plant versus so it's just how the electricity flows on the wires, basically.

**Dorrier:** The problem, the problem is though, the people of the community if they could see something happening to help the community with, you know, power, it's fine, but Riverstone, they're going to ship that power out. It's not, it's not going to help Buckingham at all. So I mean, I'm just saying wondering, what's Dominions going to do? I mean, how do they consider using that power? Is it going to help Buckingham the residents in that area, I mean, they, they really looked hard at this when we looked at Riverstone, and nothing we didn't, we weren't going to get anything from Riverstone is going to be transmitted out of here to another state.



**Geraldo:** Well remember that, that the coop manages the local system, that's who you receive your invoice from? Right? And, you know, say they own the system, the local system, right? This is not a Dominion territory, where we plan and connect, and this is owned by my cvec, right, the coop. So, you know, the, I would argue, you're going to have a more robust system locally, less vulnerable to events, you know, on the system itself, outages, and so on like that. And really, the big benefits are not necessarily technically electricity wise, are going to be more into ways of economics, not just to the county, but indirectly to the citizens of Buckingham via, you know, some of the incremental tax revenues, both on the fiscal and economic and the siting of agreement. That's where you see the big benefit to ultimately through the citizens

**Dorrier:** Well, how much do you think it was serve? When you generate the power?

**Geraldo:** It's going to generate enough electricity to power roughly 18,000 homes. Do the math on the electricity that would generally be generated by the project, roughly 80,000 homes and those homes are going to be in a combination of here locally, northern part of Buckingham you know, just it's just going to scatter. So you know, it's going to be more homes and, and, you know, then the county you know, generally like electricity for a good portion of the county. But a lot of that power, like I said, some of it will say local just because that's where it gets consumed, because that's where the electrons go, oh, Are our elevators just going to go downstream for other load areas itself? It's more of a technical issue than anything. Right.

**Dorrier:** It's a lot of people that live down in there, it's going to disturb a lot of people in that area. I mean, it's going to have an impact, you won't believe a whole lot more than the other one did. And, you know, I think we need to pump our brakes a little bit and make sure you know, that's what we want to do. That's the way I feel Mr. Chairman.

**Geraldo:** I mean, again, the the electric, the, you're gonna have an improved system, local system transmission system that withstand other type of events versus having a weaker system, you're going to have incremental revenue. So it's, it just depends how you argue the case. Right? So

**Kapuscinski:** So let's go from a different direction, what, what possessed you to use that land versus going somewhere else in some other county?

**Geraldo:** Well, it's a combination of really, two big things, you know, land couple with transmission, you could have, there's a lot of land, I mean, tons of land, but there's no access to transmission. So, I mean, that's pretty much you're pretty much done. So ideally, you know, you want to have your site near the transmission, you know, the wire, so you connect your facility, that's the only way you can get the power out. So when you have that combination, you bring those two together, you find sites like that, those are those are the ones that make it viable. You know, obviously, you got to, you got to study them. Maybe there's other features that, that kill the site, you know, whether it be wetlands, topographic, you know, what have you, that just makes it too cost prohibitive for you to build on. So when you start peeling back, the layers of



the onion, you really get the center, you see that you have transmission, you have adequate land, it's buildable, it's doable. You have a good site.

**Kapuscinski:** So this was cheaper for you to go here than to be anywhere else.

**Geraldo:** Well, not necessarily cheaper, you know, we had a willing...we had a willing landowner that has a lot of land. And we looked at it and it made sense. And that's why, you know, we brought the project forward.

**Dorrier:** That the 93 acres on Hummingbird lane. Snoddy?

**Geraldo:** What about Snoddy?

**Dorrier:** That his land? I mean, is that what you propose?

**Geraldo:** The interconnect on his property? Yes, sir.

**Dorrier:** So you wouldn't have any solar panels there?

**Geraldo:** No. More of the interconnect. So when you build this thing there, you're just really not even you're not going to see anything here. Because even the substation will have some natural buffers that you won't be able to see as much. So the land will be pretty much as is, as you see it today. That big open area, it's beautiful.

**Bickford:** On your current conceptual map, here, you've got the solar panels, or at least the substations will be built in the field of Mr. Snoddy I understand that. And you've got to propose underground collection feeder routing from one section of solar panels. All this is north of 652 I understand this will be underground. What about how are you tying in with the rest of your panels? I don't see anything unless I'm missing something. Everything south of 652 which is primarily all of the panels that overhead is that under ground? How are you tying in to get to the substation I don't quite read the map correctly. I guess. You could explain that. Do you understand my question?

**Ian Hartman:** Yes, absolutely. Hello, Ian Hartman. So typically, that's all ran underground. It's medium voltage. Voltage transmitted kind of accumulates in circuits that that then run.

**Bickford:** So you're going to have the panels that everything on the south side of Bridgeport road 652 will be...Are you going to have more than one connection going underground to tie in with that line?

**Hartman:** Yeah, the circuit routing hasn't been finalized. It'll be part of the final design process. But, you know, efficiency is the rules of the game.



**Bickford:** I Understand It just, you know, things are spread out so much here. You got panels on so many areas with a lot of space in between just questioning how you got it all tied in, to go to the substation.

**Hartman:** It will be consolidated into circuits and really consolidated into a main bank that runs north underground.

**Bickford:** So what you're telling me everything will be underground, as far as you know?

**Hartman:** Yes.

**Bickford:** That was one of the main questions I had. Any other commissioners have questions? Thank you sir. I've had one Commissioner already asked to have a little bit more time on this. I know that y'all wanted to ask for a joint hearing with the board of supervisors. There's a lot of material given to us a onetime. Questions that are probably going to come up what I think what the commission would like to do. But I think we would like to have 30, another month, and then come back. If y'all could come back, we probably have some questions for you, we may be able to submit them through Nicci to you earlier. And then depending from that point, and then see we can set up perhaps if the board supervisor agrees with it, a joint meeting after that. So asking for one more month to have some more time to go over all of this, to make sure we understand what we're reading. Do y'all have an issue with it? It's a delay of 30 days.

**Geraldo:** Well, I mean, ideally, you know, we would love to have clarity as soon as possible in terms of the permit. I know, I know. It's a lot to digest. It's...

**Bickford:** It's a lot of material. We just got it about a week ago, you've given us even more tonight, so.

**Geraldo:** But the beauty of this one is that you all just came off Riverstone and so there's a lot of kind of the same, if you will, especially when you look at the conditions, you know, they're going to, they're almost exactly the same. So now, it's just a more of digesting a little bit more the layout the roads, you know, things like that. But, but you don't have a lot of that heavy lifting that you all went through, you know, went through it. So. Chairman, I mean, if that's what you're telling me, you know, I like I said, ideally, we would like to love to be able to go in front of the board in a month.

**Bickford:** Well, an extra month would give, you know, I think the commissioners would feel a lot better about making a decision, moving forward to public hearing with the Board of Supervisors also will give 30 days for the board of supervisor's additional time to be looking over the material to so I think, to do our due diligence, I don't think we have, as far as im concerned its pretty necessary.

**Crews:** I agree.



**Bickford:** If you would we would table this and be back in July. And then we'll make a choice to push it forward, we'll probably have some more questions for you. And if you have any information, more additional stuff, you'd like to bring up that's perfect time. And we'll have a quick meeting to answer the questions to ask question and answer them. And then we'll make a decision about moving forward that will give also Nicci the opportunity to talk with board of supervisors and make sure they want to have a joint meeting if we move it forward.

**Kapuscinski:** Why would you be requesting that joint meeting? expediency? Is that what you're looking for?

**Geraldo:** Well, the permit drives other decisions. It's, for example, we would love to get this project queued up to go to the state commission next year. And before we do that, from today, through that decision of the state commission, a lot of things need to happen in between. We need to reach out to the EPC community to get RFPs to get cost estimates. There's a lot of work that needs to be done. And we can't do that until we have certainty around the conditions you know what the approval the permit the conditions because what are they going to design when we don't know what the conditions are. So it's that kind of chicken in the egg. So that's why we, we would like to have a sooner because then we could queue this project up to for Dominions eternal process to get approval to take it to the state commission next year, a lot of work would need to be done this year that for the balance, so a month. I mean, it's, you know, it's it, it's just really kind of put us in a crunch. But, but if that's what the planning commission wants.

**Bickford:** Well, that seems to be the consensus. So we're going...

**Kapuscinski:** But again, the question is, the reason you want a joint meeting is again so that you don't spread it out to another month, because that's just going to put you off timing. I mean, that's your objective, right? The timing,

**Geraldo:** The timing, correct.

**Kapuscinski:** Even though this thing won't start till 2025 26 Apparently, your, your, your diagram shows that you need to get all that time ahead of that?

**Bickford:** It's sort of first come served, if what little bit of knowledge, with getting on with permits.

**Geraldo:** It's, the more you de risk a project, the better off you are from an investor perspective. So the more permits approvals, we get out of the way, we have more certainty, that it's going to go, it's going to go forward. Because once we get past the county, then we got a commission to deal with. And that's a process on itself. So you got to get over that hurdle as well, before we're actually get into, you know, a more peaceful law, right now it's execution, if you will, we do have a lot of time to execute, we just want to get out of these approval processes out of the way.



**Allen:** So if we're waiting till next month, and talk about it more, and then organize a meeting with supervisors that still will save you 30 days? It's a four month session. But back to talking about the distribution of the power. I worked for dominion for awhile. Don't you still have a distribution company that gathers your energy here, there. Says, you know bremono or I used to work bremono, bremono we used to put out so much megawatts north anna put so much bear garden put out so much. And if it needed less, they tell you back down, but they would send it all over the place went a certain place you send it to no matter where it was made. But it's going on those lines. Yeah, if needed in that area. It went that way. I think people try to think of if you make it in Buckingham, would it stay in Buckingham. And to me, I wouldn't say it's staying in Buckingham, it's always wherever the company that it regulates, it moves around, puts it. Am I thinking right or am I thinking wrong?

**Geraldo:** Well, you have to consider that the co op has this market, right? And they the coop needs to source their electricity from somewhere else, to be able to supply the energy for end users, right. So this is really their market. And we can't just come in here kind of to follow your logic, you know, inject all this power, and all of a sudden, we're displacing their power, because this is not our market. So we can't do that. Right? So it's a little bit different. Because our, our, the situation with this project versus Riverstone is different because they don't think they're in a non Co Op territory we are. So we're going to be subjected to kind of a different rules of the game here as far as...it's only about what we inject, technically speaking, and where the power flows. That's all we could do at this point, right? And that power is going to flow somewhere else and get consumed you know, another markets and so on. But it's really, you know, this is the co ops territory, that they go through their work to be able to, to procure power to be able to sell to end users here, right?

**Kapuscinski:** Main benefit is basically our revenue sharing and the tax benefit.

**Geraldo:** A good percentage of is yes, it's economics, economics. And add environmental, there's a lot of other footnote items that you know...

**Kapuscinski:** Economically we're talking directly for us.

**Geraldo:** If you want to put your finger on it like you know, something tangible, yes, it's gonna be.

**Kapuscinski:** Over 35 years, you're looking at maybe 6 million bucks, somewhere there.

**Geraldo:** Over 6 million plus the signing agreement, whatever that ends up being. So yes, sir.

**Bickford:** Any other questions?

**Dorrier:** Yes. On the layout and conditions. Everything in orange will be solar panel?. Is that what I'm seeing?



**Geraldo:** Yes, the orange areas. I'm sorry you can't really see that. Yeah. The orange areas are the panels, the layout itself for the arrays, the panels modules

**Dorrier:** I just wanted to make sure well, they're not all bunched together anyway.

**Geraldo:** I have a big site plan if you want me to give you a copy, it's a lot easier to read and see.

**Dorrier:** We'll get it later.

**Bickford:** Okay. All right. So do we have any other questions at this point from the commissioners? Thank you, sir.

**Geraldo:** Thank you all for your time.

**Bickford:** We'll see you in 30 days, actually July 25. Probably will have some more questions for you. And if y'all do have something you want to bring another short presentation or something and you're more than welcome to do that.

**Geraldo:** Look forward to it. Thank you.

**Bickford:** Appreciate it. Do we need to vote on tabling it? I need a motion to table and then we'll vote on.

**Dorrier:** I'll make a motion that we table this and reconvene in 30 days.

**Gooden:** Second.

**Bickford:** A motion and a second any further discussion? All in favor Raise your right. Okay. That's all formal now. Okay, that moves us to our next which is Joel King.

**Commissioner Dorrier moved, Commissioner Gooden seconded, and was unanimously carried by the Commission to table Case SUP22-313.**

**Edmondston:** Yes sir the next case for introduction is case 22 ZTA SUP 314. Landowner and applicant is Joel King. Joel King located at 5136 Slate River Mill Road tax map is 95 parcel 9 it contains approximately 66 acres. And once again, it's in the Maysville magisterial district. It's currently zoned a one. The applicant wishes to obtain a special use permit for the purpose of operating a commercial repair shop and add a zoning text amendment for a rental yard as indicated in his narrative and a special use permit for these purposes. The applicant is asking the Planning Commission to hold a public hearing for this request, I have attached conditions the applicant is available to discuss his business venture a bit more and what that is encompassed within his narrative. So he's here to answer questions and concerns if that would be the wishes to hold a public hearing in July?



**Bickford:** Okay. Mr. King, would you come forward to the podium please and just give us a little quick overview of what you'd like to do.

**Joel King:** Name is Joel S King 5136 Slate River Mill road Maysville district.

**Bickford:** Would you just give us a quick description of what you want to do?

**King:** Plan is to build a shop, repair shop to do farm equipment repairs, construction equipment, forestry equipment, and very limited automotive like it says there, that just be for neighbors. They want to change your brakes or whatever. I could probably handle that. Main goal is farm tractors, but I will work on skid loaders and so on. As far as the rental yard that's just three pieces of equipment at this point. So it's very small, may grow but that's what I got at this point got a skid loader and mini excavator and some attachments.

**Bickford:** I've seen your narrative you plan to operate from 630 to 5pm. Monday through Friday, but appointments only on Saturday.

**King:** Appointment only on Saturday.

**Crews:** You right there next to Wayne Davis has the little white house right there. Your living on the opposite side of the road?

**King:** Yes, that's correct.

**Crews:** You're saying put the shop across the road from your house in that field?

**King:** Yes and we also plan to build a house on that side in the future.

**Bickford:** Any other questions from the commissioners?

**Kapuscinski:** Mr. Chairman, I actually went out and visited his house and his wife, you weren't there. And she showed me exactly what you're doing. I really liked the site. I mean, he's On a two lane road, easy access looks like you'll be able to build any kind of a entrance to handle any kind of equipment. I suggest we move ahead with this.

**Bickford:** I have a motion to move forward to public hearing.

**Dorrier:** Second.

**Bickford:** I have a second. Any further discussion? All in favor raise your right hand. See you July 25<sup>th</sup> Mr. King.

**King:** Thank you.



**Commissioner Kapuscinski moved, Commissioner Dorrier seconded, and was unanimously carried by the Commission to move Case SUP22-314 on to Board of Supervisors.**

**Bickford:** Thank you. Nicci that brings us to our last which is Atlantic land investment cooperation.

**Edmondston:** For the evening is case 22 ZMA 315. landowner currently is Buckingham County and the applicant is Atlantic Investment Corporation. This is Ted Lloyd. The property information will be tax map 138 15. It contains approximately 134.49 acres but this zoning map amendment request is for the 101.75 acres within the parcel as outlined and located at Industrial Park Road Dillwyn. It's currently zoned M one the zoning map amendment and request tonight is to rezone from light one light industrial M one to village center. Atlantic Investment Corporation is requesting the zoning map amendment for the purpose of building single family homes and generating interest in the neighboring light commercial portion of the development which will remain a light M one is indicated on the submitted renderings. The applicant is asking I've included the letter of request from the applicant to set a joint public hearing inviting the board of supervisors on July 25 6pm. The applicant is available to answer questions and concerns regarding his project.

**Bickford:** Thank you Nicci, Mr. Lloyd if you will come forward and give us an update.

**Ted Lloyd:** My name is Ted Lloyd. I'm the president of Atlantic Investment Corporation. Ive put forth this proposition for the Knights Valley subdivision. I do want to address there were a couple of things said earlier in the comment period. We do have the subdivision plan. Can y'all see that?

**Dorrier:** We got it here.

**Lloyd:** I wanted to address Mr. Davis here. I'd like to just a couple comments that we made earlier, I tried to take the all the public sentiment into consideration. Mr. Davis although we're not requesting any zoning changes along your particular piece of property. We heard that you had some concerns about the light industrial, which is staying the same, it's not getting rezoned. Concerned about the buffer there, we enhanced the distance of the we reduced the limits of clearing and increase the buffer between your farm and this proposed project. So you have a greater buffer than originally planned. And I hope that addresses your concerns there. As far as the buffer that was requested upon Leseur Street, that's going to be an evergreen buffer all along the border, complete from the project on to Leseur street. So there will be a buffer planted there. The entranceway the other Mr. Davis talked about ingress and egress around the Christian School and the safety of the kids their apps absolutely a concern that we addressed and we're adding another access point which goes out and we're building a road for the county on county property not on this parcel 920 foot stretch which will also feed the future hotel that's I guess been approved for building \*inaudible\* Okay, so that road that goes out to Wingo road, it



basically adds two more egress points from the Christian school as an exit point there. Although not on this site plan, there is another access point being considered on a parcel I purchased that adjoins this parcel. So it would add three basically three ingress egress points and just reduce any current congestion which I've seen up with the Christians School as it is, when people are unloading and loading their kids and whatnot. So it's going to be a, it's going to be a nice change for the Christian School and the people living there.

**Kapuscinski:** But it's not in this plan, but you intend to put it in this plan.

**Lloyd:** It is off the plan

\*inaudible\*

**Lloyd:** Its a little three acre parcel that adjoins the development. And I wanted to have that as one more ingress or access point ingress egress point to the so there's never any potential for congestion, everybody can come and go as they please to different points in the county. Especially with that wingo road, you can go right and head back in towards or still when are left and head out towards 60. Some of the other things that I think I'd want to bring up here is that the I spoke with Daniel Queen about the utilities and the capacity for the improved infrastructure that Buckingham County did to their system. Originally, he said it would this development at full capacity would not exceed 60% of the new and improved capacity for sewer and water. I have since gone back to him. And he has reduced that to closer to 50%. And it still allows for a lot of what is currently there allows for a lot of future development out towards 60 where they, you know, added the infrastructure out there going out towards 60 so that there's no impact, adverse impact, utility wise here. Some of the concerns that I've heard from different people I met with Mr. Bickford, and some of the concerns that he voiced, which I had heard also from other people were originally the number of townhomes that we had in the plan were in excess of 100 townhomes, and we reduced them by 30%. We're down to we're down to 67 townhomes, which is cuts into the profitability of the project. Our homes are far cheaper to build than single family homes. But it seemed to and I only heard it from I heard it from a number a number of different people that represent their constituents that the number of townhomes was too great for, for them to say, hey, let's move forward with it. And after the reduction, I got some very positive feedback. Then we have some narrow lots but detached homes. We have 28 single family detached homes, and then 24 all different price points by the way, your townhomes, your detached. I call them row homes. But that's an improper word to use because row homes

**Kapuscinski:** Are attached.

**Lloyd:** Typically, right? Typically, you talk about them being attached. There's they're just long, narrow architecture style homes, on those on the middle section of lots in there, then you have 24, I believe is that 24 or 28 I can't see with my eyes. Larger lots and there's going to be larger, more expensive homes and a higher price point. So you have three different price points for this neighborhood. The neighborhood will be governed by its own HOA. It will have its own pool and community rec center, which will be built. That was a big question that has come up on a



number of occasions from different people. When would that go into construction. I looked into it there are legal restrictions that the developer has to follow. And it has to be put into the contract with the HOA. So anybody who purchases a lot or intends to build a home is agreeing to the terms of the HOA, but at the same time, the developer is obligated to perform certain things. And one of the big ones is the pool and clubhouse.

**Kapuscinski:** I'm sorry that's not on you that's on a developer a separate developer.

**Lloyd:** No it's all inclusive.

**Kapuscinski:** So you're the developer.

**Lloyd:** I am right now the developer until I decide if I want to partner with somebody.

**Kapuscinski:** Understand I just want to make sure who's promising the pool and the other amenities.

**Lloyd:** You're looking at him. And in there, the performance criteria for that pool and that clubhouse has to start at 50% of the build out of the homes regardless of where the homes are townhouses, single family or the row style, long, narrow, lots of long, narrow lots of 200 foot backyards which are considerable size backyards for a neighborhood of this sort. And, you know, be great for backdoor patios and having fenced in yards for dogs and stuff like that. So it's either 50% of the build out, it has to be started by or it has to be completed at four and a half years from the date of contract or breaking ground basically. The road that we're building that is solely on county property is roughly with soft costs. And everything Oh, by the way, all the roads will be brought and built to be that standards. All of the roads plan on we plan on turning them over to vdot that helps the county with revenue and it keeps the HOA out of having to in the long term, having to repair roads and all that kind of good stuff. It's not what neighborhoods are good at. Other things warranties, okay. concern of Mr. Bickford was okay, we put in the sewer and water and pipe breaks three years down the line. Who's responsible for that? The typically, the warranties for infrastructure of this sort sewer and water is five years. And anything that happens, falls back on the contractor that installed the sewer and water. And there's some settlement issues that you can expect, but I would not expect any, you know, vast, you know, water breakouts and all that there's shut off valves all throughout this, there already is a force main for sewer, which runs right through here and goes to the sewer treatment plant. And the county's only responsibility is to bring water to the to the border of the property of the development proposed development. Christian School has water right to it. It's I think it's probably 100 feet. So we're not talking about a mile or two miles of County work. It's very short distance but the sewers already on the on the parcel. When I spoke with Daniel Queen will probably at our expense have to add an another holding tank for what they call surge times. People leaving in the morning showering, and people coming home in the evenings and the processing of the sewage would sit in an additional holding tank, and then use the force main to go to the center the processing during the day when it's less active. Let's see what else I can tell



you. buffer zones I covered that. These are some of the main points that have come to me. Are there any questions that I can answer from you all? I'm sure there are.

**Kapuscinski:** I have a couple for you. This AIC, this corporation. How old is it has How long has it been around?

**Lloyd:** I've been the owner of Atlantic Investment Corporation for I think we're over 20 years old now.

**Kapuscinski:** So this contract was between Atlantic investment. And the County taxpayers? Am I Correct? County taxpayers? Taxpayers in Buckingham county. All right. Is that correct?

**Lloyd:** Buckingham county for the purchase of the land.

**Kapuscinski:** The taxpayers pardon me?

**Lloyd:** The purchase of the land contract? Yes, sir.

**Kapuscinski:** Right. So it's between you and the taxpayers of this county. The question I would ask you is, what can you tell me what the capital value of this AIC is? I mean, does it have a capital value? Or is it just a shell corporation?

**Lloyd:** No, no, not at all. No shell corporation. We currently own Camryn station. I put in Camryn station in the McDonald's up on in Dillwyn. And we own the parcels right behind Camryn station. Oh, that's another thing I want to touch on. While we're here. No, we are not a shell corporation. It has assets Camryn station. I don't want to get into my personal finances, but there's a decent net worth.

**Kapuscinski:** Yeah, that's that's the question that has been asked on the show, sir. All right. And these warranties that you're talking about? You know, it's interesting to me that you're gonna you're saying the basically the warranty is what five years on these on these sewer lines but the plan for the community is actually done. So it's five years after the total completion after all, the all the residents are in.

**Lloyd:** I would not say all the residents because there may be extra lots that are not filled, because they're not desirable lots or something. But our aim is to have at least 60% complete by the, by what I would consider turning over to the start the warranty period,

**Kapuscinski:** Extend in the warranty period to be five years subsequent to that.

**Lloyd:** Yes, sir. That would be my objective. and that needs to be written in with the actual infrastructure installer, sir.



**Kapuscinski:** And let me ask you who's making the determination as to whether or not the soil in fact, who's I mean, within your contract, you say, basically, at your sole discretion, you can determine whether or not this thing should move forward based on its financial impact to you, or your corporation, or if in fact, the environment would not allow building these homes. So who is making that determination?

**Lloyd:** Well, I don't know who put in those specific words. But we have done all of the wetlands delineation already. And we're in the process of doing final soils. Maxey and associates are the civil engineers on this. And we are diligently working to get all of the pre testing done and starting approvals.

**Kapuscinski:** So this this project, this this consummation of the land owning the consummation contract, get you the land to start this project for what you're looking for an SUP. Does that, does that happen before after you get your land valuation? Whether or not in other words, when do you determine that this thing is consummated?

**Lloyd:** When do I say it's a go?

**Kapuscinski:** Yes.

**Lloyd:** I would probably venture to say it's going to take me about three months to get the results of all of the testing and the DEQ results back.

**Kapuscinski:** And once that's done.

**Lloyd:** if I walk away from the contract, okay, Buckingham County gets all of those studies. And all of the money I've spent, I'm already I'm into it considerably. It's not my intent to walk on this.

**Kapuscinski:** I understand that. I'm just curious to find out any event that you decide to walk. My question is, with regard to the mineral and timber rights, you have those rights immediately. So is it only after consummation, that you can take the timber off that property?

**Lloyd:** After I close on the contract? Yes, sir. After you close out the contract, which I have, I have 180-day study period. And at that point, it's 100%. Go and I've obligated myself to all the terms of the contract.

**Kapuscinski:** So you're going to wait 180 days before you move in?

**Lloyd:** No ideally, I'd like to get it done quicker. I'd like to get all these tests, all the testing done, and get all my answers that I need.

**Kapuscinski:** Before 180 days, but at the end 180 days, you can either have to say it's go or no go.



**Lloyd:** Yes, but that it can be at an earlier point than that. 180. It could be 60 days.

**Kapuscinski:** Right. But until then you're not going to remove any resources.

**Lloyd:** No, absolutely no, sir. won't touch resources. Okay. I couldn't understand.

**Kapuscinski:** Yeah, that's fine. These lot owners, I mean, you're going to start selling lots once things can consummate it.

**Lloyd:** There are several paths that can be taken on this project. One is I join hands and partner with another developer with who was interested in doing the entire. One thing I'm trying to avoid is getting 20 different builders on this on this project. We have okay, you're hitting on some really good stuff. We have an architectural standard that is being kept throughout all of the building, whether it's a townhouse, a row style house, and no that's not the proper word or this single family detached large homes that are all are going to be of a colonial style. And all of the elevations, front elevations, some people just refer to as the facade will be in compliance and work with each other. The objective is not to have 10 different builders with their own different styles and this and that I want there to be flow within the entire community. Ideally, I can get two or three or just one. And I have not until just this past when we ratified the contract this past week. I have not been free to speak to those people. Because I didn't have the legal right to say I was the contract holder of the property pursuant to this future project. I couldn't do that.

**Kapuscinski:** So the amenities this clubhouse is basically your office your sales office according your contract.

**Lloyd:** Yes.

**Kapuscinski:** Okay. That's fine. And that will ultimately be your your clubhouse I would assume.

**Lloyd:** Not mine but the HOAs.

**Kapuscinski:** Yes. All right. And then there should be some other amenities attached to that according to your plan. Yeah, those amenities are being paid for on premium prices, those lots are going to be sold for my correct? In other words, those people who are buying lots are paying a premium for those lots to cover the cost of those amenities.

**Lloyd:** There will be an uptick in pricing. Absolutely.

**Kapuscinski:** All right, so 50% of those people have to be in those homes before they recognize the value those amenities am I correct?

**Crews:** Or four and a half years.



**Lloyd:** Or four and a half years, yes, sir. And they will know that ahead of time, every single purchaser.

**Kapuscinski:** And to the extent that this thing may go sideways, I'm not saying it will, then those people who've paid those premiums for those lots will not see those amenities Correct?

**Lloyd:** Well, they really won't be paying so much. There'll be paying more of a premium for the having public sewer and water as opposed to well and septic and having paved roads and vdot roads and a beautiful entrance to a neighborhood a this is going to be a stand up community within Buckingham County. That's really where their uptick is. It's not the amenities are somewhat of a bonus. They are paying for those amenities through their HOA dues. And they and they will know that before they enter into any home agreement, it is it is recorded on every single parcel.

**Kapuscinski:** But basically you get you got to pick up some money for building that pool and that clubhouse. I mean for sake of argument, let's just say those people are paying a premium on those lots, because they know they're going to get a pool and clubhouse.

**Lloyd:** They know there are going to amenities provided correct.

**Kapuscinski:** And if those amenities didn't exist, they'd be paying less for those lots. Correct? Be honest.

**Lloyd:** Possibly. Yes. But I think there's also a lot of between the green space, I'm not saying no, completely, yes, those amenities definitely add to the value of wanting to move there. It isn't attraction, yet the overall green space infrastructure, vdot standard roads, all of that is what's going to make this community really nice. There's a lot to it. But yes, the answer to your question is yes, people will move there because they want the pool.

**Kapuscinski:** What I'm doing here is trying to figure out exactly, I know that you say that the community is going to benefit the taxpayers in the county. Somehow I have no problem with the development going in there. What I'm concerned with is the amount of risk that the taxpayers are, are getting involved in. All right. And what I'd like to do is, I'd like to make sure that and understand this, I know what risk is I know where it generally. I've done contracts for a lot of years. So my point being that I really don't want to see the taxpayers or myself as a taxpayer in this community to have any risk level. Because there's a development going into this into this community. I think that risk belongs to the business people that are doing that. So my concern is making sure that if there's a promise made, it's kept. And I know that these things can go sideways, but I don't see anything in the contract that guarantees should it go sideways. How in fact, the mess is cleaned up? So I don't see a bond issue. I don't see any money in reserve. I don't see anything like that, that could aid the taxpayers in this community, should there be a lawsuit. Because the amenities weren't given out? Or because there's, there's a mess because the timber wasn't cleaned up properly, whatever it is, right? Because the neighbor may have a problem with people trespassing. You know, I don't, I don't see any guarantees or proffers that are being



offered to the County taxpayers. You know, in this project, I'm curious find out what you intend to do with that.

**Lloyd:** Well, the performance standards within the contract, would I have to already live up to putting out an excessive amount of money to get to those standards act as the insurance to the county is what I say. The idea of a performance bond I would entertain it.

**Kapuscinski:** I would hope so because that's a condition I'm going to ask for.

**Lloyd:** I've done it before. I mean, I've built large shopping centers before and I've

**Kapuscinski:** I'm not trying to cute about it. I really think that the taxpayers in the community need to have some sort of guarantees should in fact, this thing goes sideways. I'm not, I'm not going to say it is I trust that you know exactly what you're doing. But I do believe that the taxpayers in the community deserves some kind of guarantee some sort of a proffer, to ensure that if this thing does go sideways, they're not going to be held anyway, in any shape or form financially accountable, to do anything to fix whatever mess.

**Lloyd:** And the residents that come in. I don't see any problem with that. I would suggest that we make that as a condition of closing,

**Kapuscinski:** I suggest we make it a condition the SUP.

**Lloyd:** Its a zoning change.

**Edmondston:** It's a zoning change there are no conditions.

**Kapuscinski:** But then you're going to ask for an SUP right?

**Lloyd:** No.

**Kapuscinski:** I thought there was...

**Lloyd:** The zoning that's being brought in accommodates this.

**Kapuscinski:** Well, this should be something that actually involved in this thing. I don't know how you want to handle it. But there's, I'd like to make sure that, that there's a commitment on your part, and I'm talking about a bonding issue to make sure that the taxpayers in the county are taken care of.

**Lloyd:** And I'm fine with that. If you would, I'd like to suggest that to close the purchase. You know, I've put the deposit down. I'm in the study period right now. but to close.

**Kapuscinski:** Yeah, I can't rewrite the contract. You're purposing to get an amendment.



**Lloyd:** We can add an addendum to it, and I'm fine with that.

**Kapuscinski:** I'm not trying to be Mr. EM Wright. I hope he's around here. Okay. But I mean, that's, that's a lawyer thing. So I'm not pretending to be his, I don't want to do his job. But essentially, there should be something.

**Lloyd:** I understand the comfort level that gives you and that's what I want. I can sit here and tell you all day, I'm a man of my word but if I get hit by a bus, hey, I got hit by a bus.

**Kapuscinski:** Exactly. Right.

**Lloyd:** And I agree with you.

**Kapuscinski:** So it'd be conditioned closing, and you would put that in there.

**Lloyd:** We can work that out. If you don't mind. I don't think it's the time or place to talk about the exact dollar and what we do. But yes.

**Kapuscinski:** As long as that takes place. I don't have any other questions.

**Gooden:** I just had a question for the price of the homes. And so you buy the lot and the home at the same time? whatever particular elevation that they choose makes the price of that particular home?

**Lloyd:** With each home. with the single family homes detached single family homes, the purchaser will have more of, if you will, a choice as to what the front elevation could be one of five choices, whereas the townhouses are going to be built. And someone will come and pick a townhouse that they like, they may have two or three different layouts inside, within the townhouse. But all the elevations will conform and be a nice flow to the community.

**Gooden:** So I'm looking at the price. That price includes whatever home they pick, and the lot. So it's not like they're buying a lot separately, and then the house is another...

**Lloyd:** A builder may buy a series of 10 lots, okay, I'm trying to avoid that, as I mentioned, I'd like to get maybe one builder or two builders three at the most, to where they buy a whole street. Okay, and this is their street, and this is what they're going to develop. I'm glad you're going here; can I circle back to something else? On the architectural standpoint, I am involving the county with a review, I want the county to... we've kicked this around a little bit. And it's not etched in stone, but the approval of the facades will have county input. There'll be somebody I suggested to Mr. Bickford for maybe one person off the planning commission, myself, someone from the administration, and then one other person and we look at these facades. My wife sometimes asked me if I got dressed in the dark. And in other words, my color combinations and



what I pick sometimes isn't the best. So my judgment isn't what it should be. It should be accumulative approval on a particular facade which has a colonial appeal to it.

**Gooden:** Okay, when I first heard you speak about this project. I was hearing or what I understood it or understood you to say was that that a person could get a particular lot and have a house styled when they would have to find their own builder.

**Lloyd:** No, no, ma'am. There's going to be a choice of builders.

**Gooden:** There's going to be a choice of builders and that was my concern. I'm used to people buying lots for a builder building a section of home homes. And so that's why I wanted to clarify that.

**Lloyd:** And that's my concern as well. When I do my due diligence with the builders that first of all I allow to come in and build, I'm going to do proper due diligence. Look at some of the homes they've built. Look at, you know, if there are people that have a litany of lawsuits against them for not performing, I don't want them in this.

**Gooden:** Also, you said that this would bring people in, you spoke of people working remotely? And that in essence, these homes were really not priced for people of Buckingham

**Lloyd:** No, not necessarily. This is going to bring a new influx of money and people from different walks of life here. But absolutely, I'd love to see people within the Buckingham community buy these homes.

**Gooden:** Okay, that seems to have morphed a little bit too from the first time I heard you speak.

**Lloyd:** I think the question that was posed to me at that point, it was more of a statement saying, well, there this isn't very affordable for a lot of people in Buckingham, and some of them aren't. Some of them aren't.

**Gooden:** So, because I heard you speaking out people working remotely. And now is this going to be a mixed community? So you're going to have seniors and family housing?

**Lloyd:** I can imagine that there will be seniors who want to leave the city and call this their retirement home.

**Gooden:** Okay, a retirement home. So there's going to be like a retirement section, maybe or just mixed in? It will be a very mixed community.

**Lloyd:** Absolutely.

**Gooden:** All right. And the infrastructure that's needed to support this community. What do you envision is the infrastructure that's needed? We have a food lion; we have reids. We have Pinos.



**Bickford:** Yeah, I was going to say I actually talked to Mr. Lloyd about that. Because that was one of my concerns that we didn't have any businesses with the situation. He informed me that he owns the lot behind McDonald's, and I'll let him take it from there.

**Gooden:** Wait let me finish this then. The neighborhood that my son and his family bought into, they use Amazon, they both work remotely. And they use Amazon, Grub Hub, they looked at the schools that were available. So being close to the school I have no issue with but they looked at schools. And then they looked at the amenities that were already in the neighborhood. And since that housing development was built, that they're in now, since that has been built, the school's budget has increased and brought money to the community. And, but they use Amazon Grub Hub, Grub Hub Instacart, which supports the local community, but in essence, the local community could not live in their neighborhood. Do you understand what I'm saying?

**Lloyd:** Its stimulation the business that are there.

**Gooden:** It supports the businesses there, but it's really priced out of the people in that neighborhood. And so I'm just asking about what the infrastructure is. Now you could go back to the infrastructure that you envision that this community would need.

**Lloyd:** I think the existing infrastructure will suffice. But the, development itself will act as an economic stimulus not only to the existing businesses that are here, every business, pinos Anderson tire, moss motors. My little center there, the nail salon, Rodeos, Dollar General, everybody's going to benefit from it. And what I envision typically when there's need within the community new businesses will pop up. So it'll also create a foundation for startup businesses to actually succeed. A lot of small businesses struggle around here. I've seen my tenants struggle, you know, through years of up and down, and the you know, the economy flows up and down. This should stabilize a lot

\*Side Conversation\*

**Bickford:** In our conversations today, one of my concerns was, you know, we had townhouses in the homes, but no support businesses. I wanted something else in there that will complement the existing infrastructure that was already there. And Mr. Lloyd reminded me that he owned a lot past Camryn's station, and he already had sort of a tentative plan for that.

**Lloyd:** There's a little square right behind McDonald's and Camryn station up there. The original impetus behind all of this started when I came to Nicci and I wanted to build townhouses there residential townhouses. But the front row I wanted to be facing Camryn station in the McDonalds. And I wanted them to be professional business townhouses with lawyers, dentists, a doc in the box, realtors, maybe a little dance studio or something like that, I know dance studios kind of pushing the professional sorry, minds running wild here. But all of these ideas for those townhouses facing towards McDonald's and the existing retail establishment. It really worked and it looked good and the grade and everything worked for it but my, my idea was poo poed



because I wanted the residential factor behind it two more rows of residential townhouses and the zoning was incorrect. It kind of stopped there. And that's where the concept of the Knights Valley subdivision originated about a year ago. So that this these two parcels here I am... Although it it's not being it doesn't need to be rezoned. It's by right. I have pledged that I will open these up for purchase. I don't want to be in the rental business anymore. As far as sale and professional rental I've had enough. By building the professional townhouses facing that way towards the unless we get unless we get a Walgreens or a credit tenant that says they want that spot based on the new development coming in, which would be great to have a Walgreens there, then those professional townhouses would fall back behind that Walgreens, the Walgreens would take the view from 15. They won't, they won't take anything unless they have visibility. Ideally, that would be great for Buckingham. And we'd have two rows of professional townhouses right behind something like a Walgreens, but that particular parcel as far as I'm concerned, it's, it's there to satisfy the need that was brought to my attention concerning this development being built.

**Kapuscinski:** I have a question for Nicci, if we're asking, he's asking for rezoning. Okay. And there's some promises that I see being made here. But there are no conditions to the rezoning. So how do we ensure that these promises are documented so that we can go ahead and follow through in the next meeting to determine whether or not they're part of our conversations?

**Edmondston:** There are no conditions in a zoning map amendment. Laid out in our zoning ordinance, if you read it, you agreed to the rezoning and ultimately the board that then it will adhere to what the zoning district is laid out in the zoning ordinance currently, if there are other things that you are referring to, which would be matters within a contract for the development of housing proposal that is completely separate and that does not hinge upon the zoning map amendment. That is a private contract that will be entered into. Those questions for the contract are things that you can bring up. That's probably a better question for our legal counsel EM Wright, Mr. Lloyd, his legal counsel.

**Kapuscinski:** If we go ahead and agree to this, agree to this thing now. Without having a contract showing that some of these promises are going to be kept. I think we're being premature

**Bickford:** They've got an existing contract. So I'm assuming that there's going to be negotiated addendums?

**Kapuscinski:** Well, that's what I'm saying there. I don't see the amendments. And I don't know, I don't. It's not that I don't trust you. It's just that I like to see things in writing. And I don't see them in this contract. So I, I know you're saying you would do it. I would like to see that contract completed correctly, before we agree to a rezoning so that we know that all these things are in an orderly fashion. Before that development is planned.

**Crews:** I agree.



**Bickford:** I understand that what I'm asking you, or at least what I'm suggesting is we can still move forward. And I would assume that Mr. Lloyd and Mr. Wright and their representatives would have it figured out prior to a final vote,

**Lloyd:** I can more than assure you that I'd be at your doorstep as long as you can make yourself available to ensure the performance standards are kept. And the public and the purchasers of the lots are secured.

**Kapuscinski:** Well, I I'd be happy to sit in on a contract discussion with you. But I don't think I'm allowed to do that. My point is that I think... I like to read the comp, the best I can do is ask Mr. Wright to give me a copy of the contract. So I can read it. That's what he did. When I read it, there wasn't anything in there. So my point being it again, I'm going back to you, Mr. Chairman, I think quite frankly, that that document ought to be written and understood and accepted. Between him and the County taxpayers, essentially, the county, before we move ahead with this with the rezoning that would be my recommendation. But I mean, you all...

**Bickford:** I don't disagree with that. But I think, you know, we could move it forward to a public hearing, you still got 30 days, I would assume that Mr. Lloyd and Mr. Wright have hammered out the changes that you're asking.

**Lloyd:** I believe I got already in mind exactly what would satisfy the safety of the Buckingham residents and the new purchasers that are coming in, as far as along the bonding lines,

**Kapuscinski:** Bonding lines, and then there's some promises made with regard to the school and the roads around the school, I don't see them in your plat. So I'd like to make sure that those are taken care of I mean, that school I've got, I had four or five letters from people that I don't even know if they knew why they were writing me, but they were writing me about complaining about this whole thing.

**Lloyd:** Can you elaborate just a little bit more on the on the roads around the school?

**Kapuscinski:** Well, the concern that that was given to me was obviously you brought it up earlier, the safety of the kids, right, and the congestion. And one of the remarks that was made was why don't we put a horseshoe I mean, you're going to have a heavy equipment in there, creating a road when I make a horseshoe on that property. So there's a way for people to turn around. I think you've seen them in other schools, where they can actually drop their kids off and bring them back around. I mean, but that's all part of your plat. I don't want to tell you how to design these things. But that was one of the questions that was being asked of me. I didn't have an answer for anybody I just said, I thought I'd bring it up at the meeting. But you already said that you're going to do something to reduce the congestion, which I think is fine, how you design it is between, really between you and your engineer and maybe the school. But I would like to see something that says you're going to do that.



**Lloyd:** I agree with you. That particular loop on that lot I bought that's not connect that is connected to this parcel. I just now understand had them sign it. So I wasn't able to bring it to the public attention. Now it's here. I know what we're going to do. Okay. I'm more than happy to commit that to part of the project at this point now that I'm the owner.

**Kapuscinski:** And that's all that's all I'm asking for is if these things could just be set in cement. Before we agree to a zoning change. I think that would make a lot of people, not just myself, but I think a few people on this board. But a lot of people who've contacted me already become a lot more comfortable about this development. I don't I don't have a problem with you developing this property, believe me. I just think that maybe all the questions weren't asked. And maybe all the questions weren't answered to the satisfaction of the taxpayers, the county. And that's what's concerning me. And I

**Lloyd:** And I believe I can get that all accomplished, but the binding issues and the horseshoe coming in to, to show them that.

**Kapuscinski:** How long? When would you be able to get it done?

**Lloyd:** Two weeks.

**Kapuscinski:** Well, why don't we? Why don't we agree to hold off until he gets it done if he's going to do it that quickly? I mean, he wants to have a joint meeting between the board and the planning commission. So I, if it's all done, and particularly if we can get a copy of that contract and ensure that all that stuff is in there, and a new plat to show that it's in there then I'm happy to move forward.

**Lloyd:** I'm fine with that.

**Kapuscinski:** But I would like to see it done before we, before we actually change the zoning.

**Bickford:** Well, you would have that option because if we move it forward to part of the hearing to make a decision, then if that information is not available, then you don't move forward.

**Kapuscinski:** My concern I have is he wants a joint meeting between the board and the planning commission. So I don't know what the impact later is. That just seems to me to be a lot more people that have to vote yes or no. So that's why I'm suggesting let's get this thing done before it goes to the board. I mean I'll leave it to y'all.

**Crews:** What's the point of there being a joint meeting? Is everybody now going to come introduce a case and want to have a joint public hearing? Is that gonna be the new thing?

**Taylor:** Seems to be.

**Crews:** That's the way it seems. I don't know what the big rush is.



**Lloyd:** When I put on our town hall a couple months ago, the whole reason of that was to get this kind of question. I've had numerous people come to me and say, Hey, can you modify this do this? I've done the number of townhomes do that. And I've tried to accommodate just about every single interest. If I had known about this one, it would have been done. I would still like to go forward with the joint hearing. I don't think this is a complicated issue to bring forth in a joint hearing, and have it be satisfactorily proved to both the Planning Commission and the board at the same time. It's not that it's not that complicated of a deal.

**Kapuscinski:** Well I haven't seen it in writing. So I can't tell.

**Lloyd:** I will, I can get it to you before the meeting too.

**Kapuscinski:** Well, that's my position was Chairman, I mean, you need to kind of bring it to the Commission see what they want to do.

**Shumaker:** While I think that helps you, you know us feel better about the, you know, the back end of the contract, I still am interested in what the people have to say. So I think we only get that from a public hearing. And we can speculate on what we think the issues are. But I think until we listen to, you know, an open forum, so it will be my suggestion to try to handle these things in parallel. While we do more for at least with some sort of public hearing.

**Crews:** I just think if you do public have joint public hearing, you know, you take in all that stuff that now you then you have to make a final decision right then. So I don't know, I feel like it's a big decision to make everybody to make it one time. That's just my thought.

**Bickford:** Have you discussed this with a board of supervisors?

**Edmondston:** Generally, when we've had the request for a joint public hearing the decision is made by the Board of Supervisors, the Board of Supervisors when I bring this to them, they may not be agreeable to it applicants request but of course, as the planning commission, you either can request for joint or maybe you only do normal public hearing.

**Allen:** You've already moved the other joint session to another month it was two that was supposed to come up, you already moved the first one up.

**Lloyd:** So if you will, some of the answers that I hope to put together to satisfy what you're requesting. It makes a considerable difference in when I'm out speaking to the people that I am going to be working with down the road. It's best for me to get these answers on the books as fast as possible. So I can say this is what it is. This is what you will have to comply with in getting in business with me on this project. So the sooner the better. For me, we are under the study period. Now. If we blow out months, I can't go talk about things that that are hypothetical. I need to have solid answers. That's why...



**Kapuscinski:** While i appreciate that. And I got to tell you, I'm just not one of those quick deciders. You know, I just I think we need to be diligent about this. It's taxpayer property is zoned for something other than a development so it's a big change for this community. And quite frankly, I think that the taxpayers in our community need to be assured that what's in this contract is satisfactory. So I'm willing to take the extra 30 days I don't know what y'all think but um, I don't have I don't have a problem with it going a little slower.

**Crews:** I agree.

**Taylor:** Agree.

**Bickford:** What is the commission asking me to do? Going to move forward to public hearing only for us, or we're not moving forward till we get paperwork showing changes?

**Allen:** The way it sounds.

**Bickford:** I got three different opinions here. And I'm not sure which one is, you're trying to get to.

**Allen:** I think they want to wait to get the information before they move.

**Bickford:** In other words, you want me to table it is that what I'm hearing?

**Kapuscinski:** Until we get a contract? Yeah, I'd like to see a plant in the contract. That's, that's the final plat in the contract. And then we ought to be able to move forward.

**Lloyd:** That was the requirement, I believe already for the 25th. For the meeting of the 25th for the plot and the con. Already in the, it's already stipulated.

**Crews:** I just feel like it's getting rushed. And a lot of the constituents in the county feel like it's getting rushed, and they don't feel comfortable with it. So I think we're just needed to do things as they'd normally be done and move a little bit slower and everybody feel a little bit more comfortable.

**Kapuscinski:** So the suggestion is, you go get your contract squared away with all these conditions that we already talked about today, get your new plat, let us have a chance to look at it. Let's do this thing again. And then let's move it forward. 30 days,

**Edmondston:** 30 days, but as indicated by Commission member, Mr. Cruz, that may not be that this could be the introduction tonight table for 30 days, it seems that and I'm not picking on you, JD but the comment was made to let this follow a more natural progression to ensure that there's enough information if that were to be the case. It would be an introduction tonight table for 30 days, you could set a public hearing, then we're July 25, August 25, for a public hearing for the planning commission September for an introduction to the Board of Supervisors and October for



that. So going back to what Commissioner member Ashley Shumaker mentioned earlier, would you like to give Mr. Lloyd the opportunity to provide the information that you're requesting for final plat and contract to come back for just a public hearing for the planning commission so that the public is invited to speak and Mr. Lloyd would need to have that final plat and contract prior to week before the meeting, because it needs to be made available to the public for their consumption and the ability to review that and all the public hearing next month for the planning commission. And follow the four month course you know when you table it, there's there is no action. So it's not even following a regular course. So y'all tell me what is suitable for the planning commission.

**Kapuscinski** I want time to read the contract, I want time to see the plat. Now if you tell me you can give it to me in two weeks, and we've got two weeks to fool around with it, that'd be fine. But if I got that five days ahead of time, or even three days ahead of time, you're not going to get an answer from me, because that's crazy.

**Lloyd:** I can do that. But I appreciate you considering that the studies that I have to go into during the study period, some of them involve putting out a lot of money. And I have to put if this thing gets bumped down the road, those studies get bumped down the road im quite a bit of money into this in civil engineering fees already, which I think we've done our best to accommodate every change that we've heard along from the public. And I can have what your requested within two weeks to you.

**Kapuscinski:** What did the rest of you think I mean, if I, if I have it early enough to read it and understand it, and I can talk to Mr. Wright and or whoever I need to talk to you. You know, I'm happy to go ahead and do that. But it's up to y'all... I don't.... What do you feel is comfortable?

**Allen:** You can wait until next month and then decide to do the public hearing jointly and still cut a month off.

**Dorrier:** I wouldn't want to have a public hearing with dominion and this project at the same night, I think it would be too much.

**Allen:** That's what's lined up right now.

**Bickford:** So the options are either table till next month and then decide on what to do with it then or do a public hearing, like just the planning commission or do a public hearing next month with the planning commission and board of supervisors?

**Kapuscinski:** No, I don't agree with that at all. I don't want to do a joint one. But I think I'm okay to move ahead with the planning commission public hearing, as long as we had the detail in advance so that we could read it and understand it that I don't want to put words in your mouth. Would you be agreeable? In other words, if he were to give us the contract, if he goes back to EM Wright gets a final contract with all the amendments that we talked about. That and a plat that shows all the changes if he did that, and we could get that in our hands so that we can all



have a chance to read it and understand it, and then move into a public just a commission only public hearing. I mean, I'd be comfortable with that, because we still have a chance to say no, thank you. Would that be suitable for?

**Crews:** Maybe just go ahead and have the planning commission public hearing? And if he doesn't have what we want.

**Bickford:** You'd always have the opportunities to table it then. Because you don't have the information.

**Kapuscinski:** Does that make y'all comfortable? I'm okay with that. But I don't want to speak for anybody else.

\*Multiple Side Conversations\*

**Bickford:** That's a consensus of the committee? Go ahead, move on to public hearing, with the understanding that he has to have that information or we will table before we move it forward.

**Allen:** We just do the normal flow.

**Kapuscinski:** Do we have to make that a motion? Who wants to make that motion ill second it.

**Allen:** I make motion we have public hearing for next month.

**Kapuscinski:** I'll second that

**Edmondston:** Public hearing for the planning commission or?

**Allen:** Just planning commission.

**Bickford:** That's what they've agreed on. Okay, have a motion. And a second. Move this forward to July for public hearing any further discussion? Favor? Raise your right I will see you on the 25th.

**Lloyd:** Yes, Sir.

**Supervisor Allen moved, Commissioner Kapuscinski seconded, and was unanimously carried by the Commission to move Case SUP22-315 on to public hearing.**

**Kapuscinski:** Again, a sideline, we'll be able to get that information from you. Within the next two weeks?

**Lloyd:** Yep I'm going to get right on it.



**Kapuscinski:** I appreciate it so much. Thank you so much. I don't mean to give you any trouble but I appreciate your help.

**Lloyd:** I'm here to do what I need to do to accommodate the deal. And by the same token for every planning member. If there are questions that come up, if you have them and want them answered, please run them through Nicci and I will do my best to answer them and see if they need something needs to be changed or tweaked.

**Bickford:** Appreciate it. Mr. Lloyd thank you for working with us. Nicci whenever you're ready, we'll have your report.

**Edmondston:** The building permit report is included for your review. I have nothing further this evening as zoning administrator.

**Allen:** No think we heard enough for one night. So moved.

**Dorrier:** Second.

**Bickford:** Motion and a second to adjourn. Any further discussion. All right. We are adjourned. Thank you for your time and efforts.

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

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

ATTEST:

---

Nicci Edmondston  
Zoning Administrator

---

John Bickford  
Chairman



# **Buckingham County Planning Commission**

**July 25, 2022**

**Administration Building**

**7:00 PM**

**Case 22-SUP304**

**Owner/Applicant:**      Landowner      John Yoder  
2750 Ranson Road  
Dillwyn VA 23936

Applicant      John Yoder  
2750 Ranson Road  
Dillwyn VA 23936

**Property Information:** Tax Map 65, Parcel 13, containing approximately 154 acres, located at 2750 Ranson Road Dillwyn, VA 23936, Slate River Magisterial District.

**Zoning District:** Agricultural District (A-1)

**Request:** The Applicant wishes to Obtain a Special Use Permit for the Purpose of Operating a Sawmill.

**Background/Zoning Information:** This property is located at 2750 Ranson Road Dillwyn VA 23936, Slate River Magisterial District. The landowner and applicant is John 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. The submitted application and narrative are attached.

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. Hours of operation would be 6am to 6pm, Monday through Saturday.
5. Operation of the sawmill shall begin within two (2) years of the time that the approval by the Board of Supervisors becomes final and non-appealable or this Special Use Permit shall become null and void.
6. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
7. 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.
8. 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.
9. 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.
10. 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
11. 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.
12. 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: \_\_\_\_\_

Special Use Permit Request: For a Commercial Sawmill

Purpose of Special Use Permit: is to operate a commercial  
sawmill

Zoning District: State River Number of Acres: 154

Tax Map Section: 65-13 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: \_\_\_\_\_

Street Address: 2750 Ranson Rd

Directions from the County Administration Building to the Proposed Site: Go West Right on

Hall Rd Right onto State River Mill Rd, left onto St-Andrews Rd, Right onto  
Ranson Rd to property on Right

Name of Applicant: John E Yoder

Mailing Address: 541 Aliens Lake Rd Drillwyn VA 23936

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

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

Name of Property Owner: John E Yoder

Mailing Address: 541 Aliens Lake Rd Drillwyn VA 23936

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

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

Signature of Owner: John E Yoder Date: 5-19-22

Signature of Applicant: John E Yoder Date: 5-19-22

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: Jones Stanley L. & Debra A

Mailing Address: 2759 Ranson Rd Dillwyn VA 23936

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

Tax Map Section: 65-2A Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: Warner Willie D & Barbra E

Mailing Address: 2733 Ranson Rd Dillwyn VA 23936

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

Tax Map Section: 65-3 :Also 65-4! Subdivision: \_\_\_\_\_

3. Name: Chambers Makeisha M

Mailing Address: 2711 Ranson Rd Dillwyn VA 23936

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

Tax Map Section: 65-5 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: Lewis Eliza A

Mailing Address: 819 high School RD Buckingham VA 23921

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

Tax Map Section: 65-8 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_



6. Name: Jones Wilhelmina Loretta

Mailing Address: 17 Warner PL Dillwyn VA 23936

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

Tax Map Section: 65-10 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: Chambers Joe N Jr. & Katie L

Mailing Address: 2816 Ranson Rd Dillwyn VA 23936

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

Tax Map Section: 65-11, & 65-12 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: Bingman Craig

Mailing Address: 2833 Corso Dr Powhatan VA 23139

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

Tax Map Section: 65-14 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

9. Name: Green Gwenda Faye Patterson c/o Micheal Darryl Nixon

Mailing Address: 2017 Sahde Hunter Ln Maidens VA 23102

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

Tax Map Section: 65-15 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: Raglands Cherry Lane Estate LLC

Mailing Address: 6509 S Constitution Rte Dillwyn VA 23936

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

Tax Map Section: 65-17 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: Jones Emma & Molly Perkins Heirs, c/o Caruso Brown

Mailing Address: 218 Barnsdale RD Charlottesville VA 22911

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

Tax Map Section: 65-21 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_



6. Name: Gough Joseph L & Katie

Mailing Address: 2554 Spencer RD Dillwyn VA 23936

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

Tax Map Section: 64-34 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: Dibble Neal Jr & Nannil J

Mailing Address: 2460 Spencer RD Dillwyn VA 23936

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

Tax Map Section: 64-1-1 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: Davis Edna T & Tyrone

Mailing Address: 4635 Harwich Dr Waldorf MD 20601

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

Tax Map Section: 64-1-2 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

9. Name: Breneman Derek M

Mailing Address: 2398 Spencer RD Dillwyn VA 23936

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

Tax Map Section: 64-1-3 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: Sprangler Samuel G III

Mailing Address: P.O. Box 310 Scottsville VA 24590

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

Tax Map Section: 64-1-4 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: Johnson Shawn D

Mailing Address: 208 Bedford Rd Waynesboro VA 22980

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

Tax Map Section: 64-1-5 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_



6. Name: Churchill Sarah A

Mailing Address: 1334 High View DR Charlottesville VA 22901

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

Tax Map Section: 64-2-12 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: Maxey Robert S Jr

Mailing Address: 822 Well Water Rd Scottsville VA 24590

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

Tax Map Section: 80-4 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: Samuels Lloyd N & Marcia M Samuels

Mailing Address: 855 Tashes Rd Chatham VA 24531

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

Tax Map Section: 64-5-1 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

9. Name: Brown Sharlita A

Mailing Address: 2580 Ranson Rd Dillwyn VA 23936

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

Tax Map Section: 64-5-6 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: Owsianiecki Paul M & Renee K

Mailing Address: 1807 Snyder Ave Baltimore MD 21222

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

Tax Map Section: 64-40 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: Maxey Chet Wade

Mailing Address: 2937 Ranson Rd Dillwyn VA 23936

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

Tax Map Section: 65-1 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_



6. Name: Dormie Timber Farms VA2 LLC

Mailing Address: 1309 D ST SE Washington DC 20003

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

Tax Map Section: 80-5 Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: Nguyen Son T & Kimson T Pham

Mailing Address: 4806 Columbia Rd Annandale VA 22003

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

Tax Map Section: 80-7 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 19<sup>th</sup> day of May, year 2022

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)

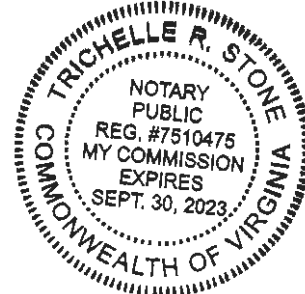
NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

STATE OF Virginia

Subscribed and sworn to me on the 19 day of May  
of the year 2022. My Commission expires on 9/30/23.

Notary Public Signature: Trichelle R Stone  
Stamp:





## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 19<sup>TH</sup> day of May, of the year 2022,

I John E. Yoder (printed name of owner)  
hereby ~~Affirm~~ 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)

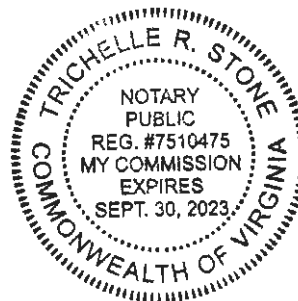
John E. Yoder

NOTARY PUBLIC  
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 19 day of May

of the year 2022. My commission expires 9/30/23

Notary Public Signature: Trichelle R Stone  
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):

6 year old Pines with Approximately  
30 Acres Cleared. A New Single House is  
under construction for The residence of the Applicant

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

Has been in possession of Timber companies  
since 1983

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: 5-19-22

Printed Name: John E. Yoder Title: land owner / Applicant



### APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

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

Applicant: JOHN YODER

Location: RANSON RD. (ROUTE 659) 1.7 M. WEST  
OR ROUTE 28

Proposed Use: SAMMILL, SINGLE FAMILY RESIDENCE

For VDOT use only:

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

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

A NEW COMMERCIAL ENTRANCE WITH  
PROPER SIGHT DISTANCE AND SHOWING IT MEETS  
TRUCK TURN MOVEMENTS IS NEEDED

Signature of VDOT Resident Engineer: Steve Snell P.E.

Printed Name: STEVE SNELL Date: 5-19-22



## **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



## **Project Narrative: John Yoder Sawmill**

1. **Land Use:** The proposed project includes construction of a sawmill on Parcel 65-13 on Ranson Road. The property is zoned A-1 and is owned by John Yoder. The anticipated hours of operation are 7 AM to 5 PM, Monday through Friday, though the operating days and hours may vary.
2. **Community Design:** Not applicable to this project.
3. **Cultural Resources:** No cultural resources were identified on the subject parcel.
4. **Economic Development:** Not applicable to this project.
5. **Environment:** A vegetative buffer will be maintained on the east and west side of the development to provide visual and sound buffering. Erosion control and stormwater management will be provided in accordance with State and local requirements.
6. **Fire and Rescue, Law Enforcement:** Fire and rescue vehicles will have adequate space to access and circulate within the proposed development.
7. **Housing:** There may potentially be (5) single-family houses on the 154 acre property in the future. If that development happens, the right-of-way to serve them will be private – not a public roadway – and will utilize the proposed entrance.
8. **Libraries:** Not applicable to this project.
9. **Parks and Open Spaces:** Not applicable to this project.
10. **Potable Water:** Any required potable water will be provided by onsite private wells.
11. **Sewage:** Any required sewage treatment will be provided by onsite septic systems.
12. **Schools:** Not applicable to this project.
13. **Telecommunications:** Not applicable to this project.
14. **Transportation:** The proposed entrance will be designed to accommodate tractor trailers, though anticipated truck volumes are low. Over 610' of intersection sight distance will be provided both left and right. Over 500' of stopping sight distance will be provided both left and right.
15. **Solid Waste:** Not applicable to this project.







## 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: John E. Gode

Date: 5-19-22



Elam F. ESH (SEAL)  
ELAM F. ESH

Ruth E. ESH (SEAL)  
RUTH E. ESH

STATE OF PENNSYLVANIA

COUNTY OF LANCASTER, to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that ELAM F. ESH and RUTH E. ESH, whose names are signed to the foregoing instrument, have acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 9<sup>TH</sup> day of February, 2022.

Commonwealth of Pennsylvania - Notary Seal  
Brian F. Masterson, Notary Public  
Lancaster County  
My commission expires August 20, 2023  
Commission number 1233858  
Member, Pennsylvania Association of Notaries

Brian F. Masterson  
Notary Public

My commission expires:

August 20, 2023



Commonwealth of Virginia  
 County of Buckingham  
 Tax Map #65-13

## SCHEDULE "A"

ALL THAT CERTAIN TRACT or parcel of land located in Slate River Magisterial District, of Buckingham County, Virginia, containing 154.41 acres, more or less, and being more particularly shown and delineated as Parcel 2 on that certain plat of survey prepared by Robert L. Lum, C.L.S., dated May 20, 1983, revised November 1, 1983, which is recorded in the Clerk's Office of the Circuit Court of Buckingham County, Virginia, in Deed Book 130, page 577, which plat by this reference thereto is incorporated herein for a more particular and accurate description of said property. The description contained in said textually herein contained.

BEING the same property conveyed to Elam F. Esh and Ruth E. Esh, Husband and Wife, by Deed from Blue Ridge Timber, LLC, a Delaware limited liability company, dated August 12, 2021, and recorded August 13, 2021, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia, in Deed Book 487, at page 203.

035 Rec Fee  
 St. R. Tax  
 Co. R. Tax  
 Transfer  
 Clerk  
 Lib.(145)  
 T.T.F.  
 Grantor Tax  
 036 Proc Fee  
 Total \$

3.00  
 848.75  
 282.92  
 1.00  
 14.50  
 3.00  
 5.00  
 339.50  
 20.00  
 1581.77

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

The foregoing instrument with acknowledgement  
 was admitted to record on Feb. 14 2022  
 at 11:20 P M. in D.B. 493 Page(s) 410-413  
 Instrument # 2022-236  
 Teste: JUSTIN D. MDKIFF, CLERK  
 BY: J. Yuchen, DEPUTY CLERK



upon any terms; the convey the property by deed to any grantees, with or without consideration; to mortgage, pledge or otherwise encumber the property or any part thereof; to lease, contract to lease, grant options to lease and review, extend, amend and otherwise modify leases on the property on any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; and to release, convey or assign any other right, title, or interest whatsoever in the property or any part thereof.

No party dealing with the Trustee, or their successors, in relation to the property in any manner whatsoever, and (without limiting the foregoing), no party to whom the property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustees shall be obliged to:

- (a) See to the application of any purchase money, rent, or money borrowed or otherwise advanced on the property.
- (b) See that the terms of the Trust have been complied with;
- (c) Inquire into the authority, necessity, or expediency of any act of the Trustees; and
- (d) Be privileged to inquire into any of the terms of the Trust Agreement creating said Trust.

The Grantors covenant that they have the right to convey such lands to the Grantee; that they have done no act to encumber such lands; that the Grantee shall have quiet possession of such lands free from all encumbrances; and that they will execute such further assurances of such lands as may be requisite.

WITNESS the following signatures and seals:



DATED SEPTEMBER 22, 2021, hereinafter called Grantee, whose address is 541 Allens Lake Road, Dillwyn, VA 23936.

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the Grantee, all the following described real estate, to-wit:

SEE SCHEDULE "A" ATTACHED

This conveyance is made subject to all recorded easements, conditions, restrictions and reservations appearing of record which affect the said property.

This conveyance is made to the said Trustee for the uses and purposes set forth herein and in the Trust Agreement dated September 22, 2021.

Full power and authority are hereby granted to the Trustee, and their successors, to protect and conserve the property; to sell, contract to sell and grant options to purchase the property, and any right, title, or interest therein on any terms; to exchange the property or any part thereof for any other real estate or personal property



#2022-230

Record and return to: Tyler W. Hochstetler

**PREPARED BY:**

**TERRI ATKINS WILSON, VSB #24985**

Consideration: \$339,500.00  
Assessed Value: \$212,900.00

**TERRI ATKINS WILSON, P.C.**

117 North Main Street  
Farmville, VA 23901  
434-392-1422

Title Insurance Company:  
none

TM #65-13

**THIS DEED** made and dated this 9<sup>th</sup> day February, 2022,  
by and between **ELAM F. ESH** and **RUTH E. ESH**, Husband and Wife,  
hereinafter called Grantors, and **JOHN YODER, TRUSTEE OF, AND**  
**FOR THE YODER FAMILY REVOCABLE TRUST UNDER A TRUST AGREEMENT**  
**DATED SEPTEMBER 22, 2021**, hereinafter called Grantee, whose  
address is 541 Allens Lake Road, Dillwyn, VA 23936.

**W I T N E S S E T H:**

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS  
(\$10.00) and other good and valuable consideration, the receipt  
of which is hereby acknowledged, the Grantors do hereby GRANT,  
BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH  
COVENANTS OF TITLE, unto the Grantee, all the following  
described real estate, to-wit:

SEE SCHEDULE "A" ATTACHED

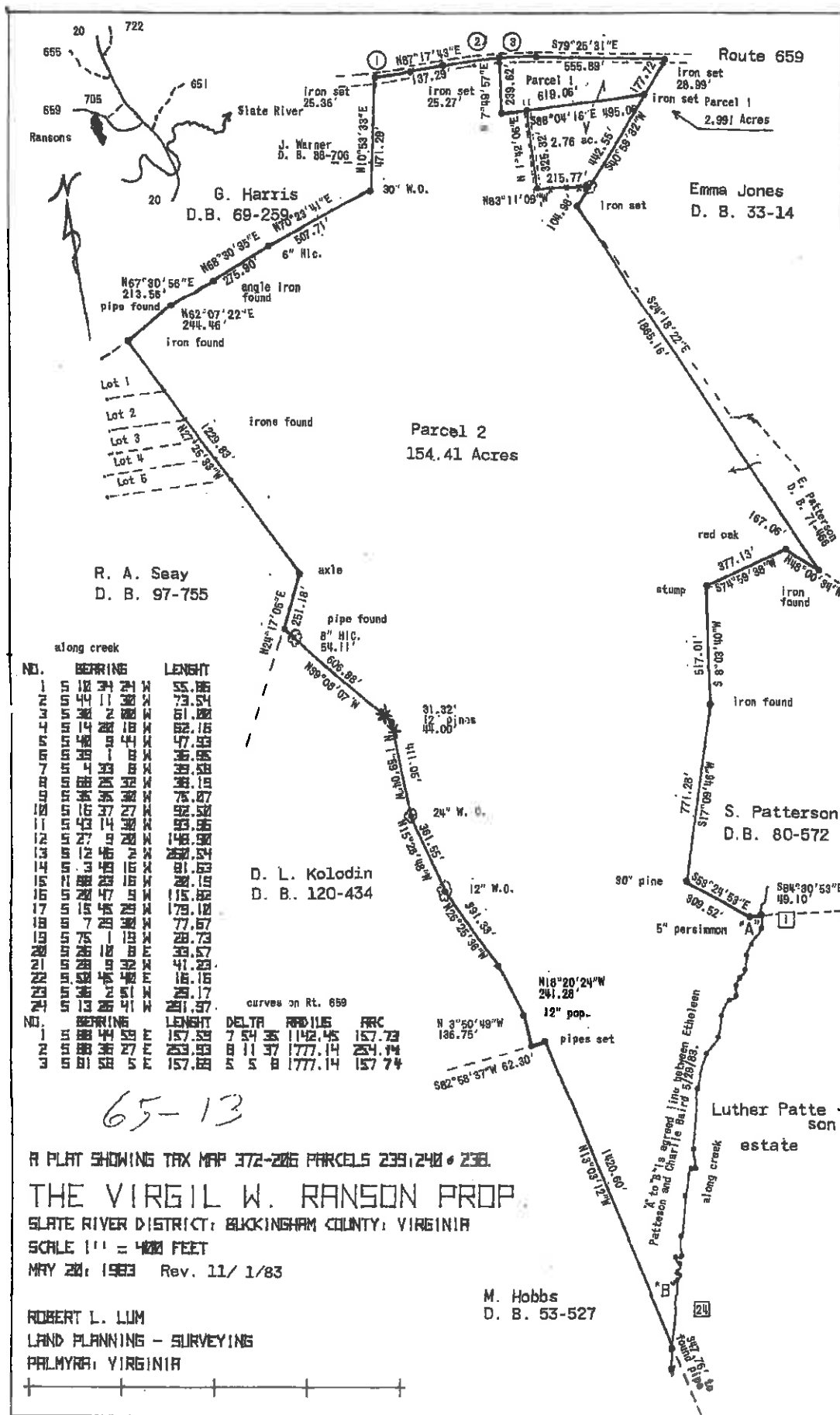
This conveyance is made subject to all recorded easements,  
conditions, restrictions and reservations appearing of record  
which affect the said property.

This conveyance is made to the said Trustee for the  
uses and purposes set forth herein and in the Trust  
Agreement dated September 22, 2021.

Full power and authority are hereby granted to the

to protect and conserve the











## 2022 T A X R E C E I P T - 1st H A L F

Ticket #:00039110001 @@

BUCKINGHAM COUNTY  
CHRISTY L CHRISTIAN  
(434) 969-4744  
POST OFFICE BOX 106  
BUCKINGHAM VA 23921

Date : 5/19/2022  
Register: TC4/TC1  
Trans. #: 12640  
Dept # : RE202201  
Acct# : 3745

REAL ESTATE 2022  
NEAR RT 659 - 1 MI W OF 65 13  
RANSON'S PCL 2 Acres: 154.410  
154.41 AC Principal Being Paid \$ 553.54  
Land: 212900 Imp: 0 Penalty \$ .00  
Interest \$ .00  
ESH ELAM F & RUTH E ESH  
C/O YODER JOHN TR ET AL Amount Paid \$ 553.54  
541 ALLENS LAKE RD  
DILLWYN VA 23936 \*Balance Due \$ .00

Pd by YODER JOHN Check 553.54 # FRSTBNK 45  
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 5/2022

-----



## 2022 T A X R E C E I P T - 1st H A L F

Ticket #:00131300001 @@

BUCKINGHAM COUNTY  
 CHRISTY L CHRISTIAN  
 (434) 969-4744  
 POST OFFICE BOX 106  
 BUCKINGHAM VA 23921

Date : 5/19/2022  
 Register: TC4/TC1  
 Trans. #: 12641  
 Dept # : RE202201  
 Acct# : 6017

REAL ESTATE 2022  
 OFF RT 732 - 2 MI E OF 112 77  
 ALPHA 10.93 AC Acres: 10.930

Land: 14200 Imp: 0

YODER FAMILY REVOCABLE TRUST  
 541 ALLENS LAKE RD  
 DILLWYN VA 23936

Previous  
 Balance \$ 36.92

Principal Being Paid \$ 36.92  
 Penalty \$ .00  
 Interest \$ .00

Amount Paid \$ 36.92

\*Balance Due \$ .00

Pd by YODER JOHN E Check 327.60 # FRSTBNK 1221  
 BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 5/2022

## 2022 T A X R E C E I P T - 1st H A L F

Ticket #:00131310001

BUCKINGHAM COUNTY  
 CHRISTY L CHRISTIAN  
 (434) 969-4744  
 POST OFFICE BOX 106  
 BUCKINGHAM VA 23921

Date : 5/19/2022  
 Register: TC4/TC1  
 Trans. #: 12641  
 Dept # : RE202201  
 Acct# : 6058

REAL ESTATE 2022  
 RT 732 - 2 MI E OF 113 10  
 ALPHA 9.48 AC Acres: 9.480

Land: 32600 Imp: 79200

YODER FAMILY REVOCABLE TRUST  
 541 ALLENS LAKE RD  
 DILLWYN VA 23936

Previous  
 Balance \$ 290.68

Principal Being Paid \$ 290.68  
 Penalty \$ .00  
 Interest \$ .00

Amount Paid \$ 290.68

\*Balance Due \$ .00

Pd by YODER JOHN E Check 327.60 # FRSTBNK 1221  
 BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 5/2022



**Buckingham County Planning Commission**  
**July 25, 2022**  
**Administration Building**  
**7:00 PM**  
**Case 22-SUP313**

<b>Owner/Applicant:</b>	Landowners	Freddy Snoddy 13664 S Constitution Route Scottsville VA 24590  Lester & Cynthia Lacy 12782 S Constitution Route Scottsville VA 24590  Weyerhaeuser Company 220 Occidental Ave S Seattle, WA 98104
	Applicant	Virginia Electric and Power Company DBA Dominion Energy Virginia Pineside Solar Facility Edwin Giraldo 600 E Canal St, 19 <sup>th</sup> Floor Richmond VA 23219

**Property Information:** Tax Map 16 Parcel 81 containing approximately 93.87 acres, Tax Map 26 Parcel 67 containing approximately 157.03 acres, Marshall Magisterial District, Tax Map 26 Parcel 72 containing approximately 315.07 acres, Tax Map 26 Parcel 75 containing approximately 1430.08 acres, Tax Map 38 Parcel 74 containing approximately 15.00 acres, Tax Map 26 Parcel 26 containing approximately 49.08 acres, Tax Map 38 Parcel 70 containing approximately 63.06 acres, Tax Map 26 Parcel 73 containing approximately 49.47 acres, Tax Map 26 Parcel 7 Lot 6 containing approximately 64.27 acres, Tax Map 26 Parcel 7 Lot 7 containing approximately 2.93 acres Slate River Magisterial District. The parcels are North of Bridgeport Road, East of Route 20, West of Hardware Road, Slate River Magisterial District.

**Zoning District:** Agricultural District (A-1)

**Request:** The Applicant wishes to Obtain a Special Use Permit to allow for the construction and operation of a 74.9 MWac utility scale solar facility on approximately 2,276 acres in Buckingham County. The Applicant is asking the Planning Commission to hold a joint public hearing with the Board of Supervisors to hear this request.



**Background/Zoning Information:** The properties are located as following; Tax Map 16 Parcel 81 containing approximately 93.87 acres, Tax Map 26 Parcel 67 containing approximately 157.03 acres, Marshall Magisterial District, Tax Map 26 Parcel 72 containing approximately 315.07 acres, Tax Map 26 Parcel 75 containing approximately 1430.08 acres, Tax Map 38 Parcel 74 containing approximately 15.00 acres, Tax Map 26 Parcel 26 containing approximately 49.08 acres, Tax Map 38 Parcel 70 containing approximately 63.06 acres, Tax Map 26 Parcel 73 containing approximately 49.47 acres, Tax Map 26 Parcel 7 Lot 6 containing approximately 64.27 acres, Tax Map 26 Parcel 7 Lot 7 containing approximately 2.93 acres Slate River Magisterial District. The parcels are North of Bridgeport Road, East of Route 20, West of Hardware Road, Slate River Magisterial District. The landowners are Freddy Snoddy, Lester & Cynthia Lacy, and Weyerhaeuser Company, and the applicant is Virginia Electric and Power Company DBA Dominion Energy Virginia. 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. Virginia Electric and Power Company DBA Dominion Energy Virginia (the "Applicant" ) requests a Special Use Permit ("SUP") to allow for the construction and operation of a 74.9 MWac utility-scale solar facility (the "Project") on approximately 2,276 acres of private land in Buckingham County, Virginia (the "Property").

Below are conditions that have been offered by the Applicant. Please review and consider amendments and adjustments to ensure the protection of the integrity of the Zoning District:

PINESIDE SOLAR  
Buckingham County, Virginia  
Development Conditions

1. Inspections. Dominion 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 special use permit (the "SUP") after the completion of the construction of the Pineside Solar Project (the "Project"). During construction of the Project, the County and its assigns and designees shall have access to the site for inspections and to assure compliance with the conditions of the SUP.
2. Compliance with Conditions. The Applicant shall sign the list of the adopted conditions for this SUP signifying acceptance and intent to comply with these conditions.
3. Compliance with Laws, Erosion and Sediment Control, and Stormwater. All applicable federal, state, and local laws, regulations, permit requirements and ordinances will be adhered to, including but not limited to:
  - A. All active solar systems and solar equipment used in this Project 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 shall comply with state building code and shall be inspected by a County building inspector through the building permit process.

- B. An Erosion and Sediment Control Plan (the “E & S Plan”) must be submitted to the County and approved by the Soil and Water Conservation District and the Virginia Department of Environmental Quality prior to any land disturbance. Prior to Applicant’s submission of the E & S Plan, the Applicant will contact the County’s erosion and sediment control reviewer and use reasonable efforts to arrange a meeting on the Property with the Applicant’s engineer. The County may obtain an independent third-party review of the E&S Plan at the expense of the Applicant.
- C. The E&S Plan shall be prepared in accordance with the Virginia Erosion and Sediment Control Handbook (the “Handbook”). As an additional precaution, the E&S Plan will be implemented as a sequential progression, demonstrating that not more than 33% of the Maximum Extents (a “Phase”) be initially disturbed during construction without temporary seeding or other temporary stabilization in accordance with the Handbook. Temporary seeding or other stabilization in accordance with the Handbook shall be implemented as soon as possible, and no more than seven (7) days after final grading in a Phase is complete. As soon as the temporary stabilization of a Phase, as referenced above, has been completed, construction activity (disturbance) may commence in a subsequent Phase. This condition shall not prevent continued construction activities in a previous Phase after a previous Phase has been temporarily stabilized in accordance with the Handbook, and such stabilized areas will not be subject to the 33% limitation of this condition; however continued construction activities, excluding maintenance of erosion and sediment control and stormwater management features or associated activities, shall not be re-initiated in a previous Phase until at least 50% of the vegetative cover (as determined by an independent inspector) has been established in that Phase or 60 days after a Phase has been temporarily stabilized, whichever is sooner. During this period, the applicant shall take continued action implementing best management practices to promote successful establishment of vegetative cover in a Phase. The E&S Plan will provide the means and measures in accordance with the Handbook to achieve stabilization of the disturbed areas and to comply with this condition.
- D. During the construction of the Project, the Applicant shall require that:
  - i. All Erosion and Sediment Control facilities to be inspected by a qualified third-party inspector:



- a. At least every four calendar days; or
- b. At least once every five calendar days and within twenty-four (24) hours following any runoff producing storm event. Any discrepancies in the Erosion and Sediment Control facilities shall be noted and corrective action shall be taken to ensure such facilities are properly operating. Corrective measures include cleaning out sediment basins and traps, stabilizing eroded banks or spillway structures, cleaning inlets and outlets, and repairing damaged silt fence.
- ii. Runoff at stormwater outfalls will be observed on the same schedule set forth above for characteristics listed in the land disturbance permit (clarity, solids, etc.).
- iii. A record of the amount of rainfall at the Project during land disturbing activities shall be kept.
- iv. A record of major land disturbing activities, including dates when clearing, grading, and excavating occurred in each Phase. Dates when construction activities are either temporarily or permanently ceased in the Phase shall be recorded along with when areas have been stabilized.
- v. The County may inspect the Project during construction as determined by the County and shall retain all enforcement rights under applicable law.
- vi. A Stormwater Management Plan must be submitted to the Virginia Department of Environmental Quality (VDEQ) and approved by VDEQ prior to any land disturbance. The Applicant will obtain approval of a Stormwater Pollution Prevention Plan ("SWPPP"). The Applicant and its contractor will have operational day-to-day control of the Project and must implement the SWPPP measures. The Applicant will provide the public (either electronically or at a location viewable not less than once per month) with a copy of the active up to date SWPPP upon request by the public. The Applicant and its contractors will ensure that the applicable subcontractors are trained on appropriate best management practices and requirements in the SWPPP.
- vii. The Project shall fully comply with all applicable provisions of the Buckingham County Zoning Ordinance, to the extent not modified herein or by the siting agreement, throughout the life of this SUP.

4. Building Permit; Site Plan.

- A. A building permit application for the Project must be submitted within three (3) years of Siting Agreement approval (the "Building Permit Deadline"). The



Applicant shall have the right to extend the Building Permit Deadline two times for two (2) additional years for each extension (each, an “Extension” and collectively, the “Extensions”) by submitting written notice of each such two-year Extension to the County Administrator prior to the expiration of then applicable Building Permit Deadline, provided that the Applicant otherwise complies with the terms of the Siting Agreement relative to each such Extension. 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.

- B. An approved site plan (the “Final Site Plan”) shall be required for the permitted use. Land disturbing shall be permitted following approval by the Virginia State Corporation Commission of a Certificate Public Convenience and Necessity (“CPCN”) for the Project, provided that preliminary land disturbing activities (i.e, grading, internal road construction, and installation of silt fences, basins, and perimeter fences) shall be permitting prior to CPCN approval as allowed by law.

5. Definitions.

- A. “Solar Equipment” is defined as: 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 and subject to the requirements for such, together with setback requirements of that district and other requirements, unless otherwise stated in these conditions or the siting agreement. Solar Equipment shall not include access roads and transmission lines and poles.
- B. “Project Area” shall include all areas within the Property boundary that include, but are not limited to, Solar Equipment, ingress/egress, access roads, fencing, parking, laydown areas, setbacks, buffers, storage area, wetlands, erosion and sediment control features, storm water management features, and other ancillary components.
- C. “Battery storage or other energy storage methods” are not approved as part of this SUP and will require separate special use permitting.
- D. “Maximum Extents” shall not exceed 900 acres or as otherwise required by DEQ and is depicted on the Conceptual Layout Plan.
- E. “Property” means the parcels identified as Buckingham County Tax Map Numbers 16-81, 26-26, 26-67, 26-72, 26-74, 26-75, 38-70, 26-73, 26-7-6, and 26-7-7 collectively containing approximately of 2276 +/- acres of land as shown on Buckingham County’s GIS maps and related data.



6. Binding Obligation. This SUP shall be binding on the Applicant or any successors, assignees, current or future lessee, sub-lessee, or owner of the solar energy facility.
7. Plan. The construction of the Project shall be in substantial conformance with these conditions and in general conformance with the plan titled "Conceptual Layout" prepared by Dominion Energy dated May 17, 2022 (the "Site Plan"). The Solar Equipment and accompanying stormwater features shall be limited to no more than the 900 acres of the Property as shown on the Site Plan. Modifications to the Site Plan shall be permitted at the time of building permit based on state and federal approvals and final engineering and design requirements that comply with these conditions.
8. Construction Hours. All site activity required for the construction and operation of the Project 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 Friday. The Applicant may request permission from the Zoning Administrator to conduct piling driving activity on Saturday or Sunday, but such permission will be granted or denied at the sole discretion of the Zoning Administrator.
  - B. All other construction activity within the Project Area 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 Sunday in accordance with the provisions of the County's Noise Ordinance and shall not be unreasonably loud for a sustained duration of time as monitored at the Property line of the Project Area.
9. Noise. After completion of construction, the Project, during normal operation, but excluding maintenance, shall not produce noise that exceeds 50 dbA as measured at the Property line of the Project Area boundary, unless the owner of the adjoining property has given written agreement to a higher level.
10. Setback from Existing Residential Dwellings. A minimum three hundred fifty (350) foot setback shall be maintained from the Solar Equipment to any adjoining or adjacent residential dwellings (and not the Property line) that existed at the time of the approval of this SUP 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 adjoining or adjacent 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. The Applicant shall retain and maintain existing vegetation and timber in the setback under control of the Applicant and located on the Property.
11. Setback to Property Lines and Rights-of-Way.



- A. Property Line. A minimum of a fifty (50) foot setback from the Solar Equipment to the Property line shall be provided around the perimeter of the Solar Equipment.
  - B. Right-of-Way. The Applicant shall provide a minimum of a seventy-five (75) foot setback from Solar Equipment to any adjoining public right-of-way.
  - C. Other Facilities. Transmission lines and poles, security fence, and Project roads may be located within the setbacks where necessary.
12. Setback to Perennial Streams and Connected Wetlands. As an additional erosion and sediment control and stormwater management precaution, a minimum fifty (50) foot setback shall be maintained from Solar Equipment to the edge of all perennial streams and connected wetlands located within the Project Area. Transmission lines and poles, Project roads, erosion and sediment control and stormwater management features may be located within the setbacks where necessary.
13. Buffer.
- A. Within the setbacks and along public rights-of-way, the Applicant shall retain a minimum fifty (50) foot buffer of existing vegetation and timber with the intent to substantially obscure the Solar Equipment and the security fence from the Property line.
  - B. Where there is no existing vegetation or timber to retain, the Applicant shall provide new plantings (as described below) within the fifty (50) foot buffer.
  - C. Any 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 and 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.
  - D. The Applicant shall 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 substantially obscures the visibility of the Solar Equipment and security fence, the Applicant shall plant a new buffer, or supplement the remaining buffer, including timber, evergreens, cedars or other vegetation as determined by the Applicant with the advice of a professional arborist or forester.



- E. To ensure the buffer is adequately maintained for the life of the Project, a performance bond reflecting the estimated costs of anticipated landscaping maintenance, as determined by the Applicant with the advice of a professional arborist or forester, shall be posted by the Applicant prior to construction.
14. Fencing. The Applicant shall install a minimum six (6) foot high security fence around the Solar Equipment. Fencing must be installed on the interior of the buffer so that it is screened from the ground level view of adjacent property owners. The fencing shall be maintained while the Project is in operation.
15. Lighting. Construction lighting shall be minimized and shall be directed downward. Post-construction lighting shall be limited to security and/or safety lighting only and shall be full cut-off fixtures and directed downward. All post-construction lighting shall be dark sky compliant.
16. Decommissioning. If the solar energy facility is completely inactive or substantially discontinuing the delivery of electricity to an electrical grid for a continuous twelve (12) month period it shall be considered abandoned. The Applicant shall provide notice to County Administrator immediately upon the Project becoming abandoned, inactive, and/or shutting down operation. The Applicant or its successor and/or assign ("Project Owner") shall decommission the Project within twelve (12) months of abandonment, inactivity, or substantially discontinuing the delivery of electricity to an electrical grid, whichever occurs first. The decommissioning shall be in accordance with a Decommissioning Agreement between the Applicant, Project Owner, and the County. If the Project (or relevant part) is not removed within the specified time, the County may cause the removal of the Project with costs being borne by the Project Owner as will be provided for in the approved Decommissioning Agreement. If the Project is owned at any time by any entity other than an Investor-Owned Utility Company (defined below), the costs of decommissioning 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. The Applicant's cost estimate of the decommissioning shall not include the salvage value of the Solar Equipment. The cost estimate of the decommissioning shall be updated by the Applicant every five (5) years and be provided to the County. At its option, the County may require the surety amount be increased based on the new cost of decommissioning. The Decommissioning Agreement shall be agreed upon and the surety shall be provided, if applicable, before the issuance of the building permit or upon assignment of the Decommissioning Agreement to an entity that is not an Investor-Owned Utility Company. If the Project is owned by an Investor-Owned Utility Company, such owner shall not be required to submit a separate surety for decommissioning of the Project but such owner otherwise shall be required to execute a Decommissioning Agreement with the County. For purposes of these



Conditions, the term “Investor-Owned Utility Company” means an electric utility as defined in Section 56-576 of the Code of Virginia.

17. Decommissioning Timeframe. The Project shall be decommissioned within twelve (12) months. The decommissioning shall require:
  - A. Removal of any Project facilities installed or constructed
  - B. Filling in and compacting of all trenches or other borings or excavations made in association with the Project
  - C. Removal of all debris caused by the Project from the surface and thirty-six (36) inches below the surface of the Property.
18. Training of Emergency Services. 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. Prior to construction, the Applicant shall ensure that emergency services staff has keys or other ways to access the Property and the Applicant shall provide the County and emergency services with safety data sheets (SDSs) on the Solar Equipment for the life of the project.
19. Access Roads and Signage. 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. Construction Management. The following measures shall be taken:
  - A. A Construction Traffic Management Plan (the “Traffic 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 Traffic Plan shall address traffic control measures, an industry standard pre- and post- construction road evaluation, proposed work zones and delivery locations, and any necessary localized repairs (i.e., potholes, wash-boarding of gravel, shoulder rutting, culvert crushing, etc.) to the public roads identified in the Traffic Plan and damaged as a result construction of the Project.
  - B. During construction, each project entrance will have a dedicated wash station to mitigate natural debris from unintentionally leaving the Project Area. The Applicant shall take all reasonable precautions to minimize impact and damage to public roads including regular maintenance, washing, and sweeping. If a traffic issue arises during the construction of the Project, the Applicant shall immediately



develop and implement measures to mitigate the issue with input from the County and VDOT.

- C. During construction, the Applicant will hold a Town Hall every quarter within the County, inviting county officials, neighboring landowners, and the broader Buckingham community. Two representatives from District Six shall be appointed to attend the Town Hall meetings and to be present during inspections. During the Town Halls, the Applicant will provide a report on the progress of Project's construction from the previous quarter, summarize construction activity to occur in the subsequent quarter, and provide an opportunity to receive citizen comments.
21. Parking. Parking of vehicles or staging of equipment or materials related construction or decommissioning of the Project shall be limited to the Project Area.
  22. Glare. All panels will use anti-reflective coatings. Exterior surfaces of the collectors and related equipment shall have a non-reflective finish. 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. Height. No aspect of the Solar Equipment shall exceed seventeen (17) 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. No County Obligations. Nothing in this SUP 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. Road Use Restrictions. The Applicant will be restricted from using Sharps Creek Road.
  26. Solar Panel Technology. The Applicant will be restricted from utilizing photovoltaic panels with internal components containing cadmium telluride. Only silicon type panels, or those other panels that have been established as optimal standard best practice shall be utilized by the Applicant.
  27. Ground Cover; Pollinators. Prior to the start of construction, the Applicant shall perform no less than ten (10) soil tests in areas across the Project Area to achieve an appropriate sample size of Project Area. The soil tests will be used to inform and develop a comprehensive and detailed vegetative management plan with the intended effect to revegetate the Project Area with ground cover. The vegetative management plan may include the optimal seed types, fertilizer rates, and liming rates (if necessary) to be used for temporary and permanent stabilization. Once operational, the Applicant will maintain ground cover in good condition throughout the operation of the Project. Where grubbing is not required for the construction or operation of the solar farm, or for the installation of



erosion control and stormwater management features, existing stumps shall remain in place. The Applicant will consider implementation of pollinator habitats where appropriate and in accordance with applicable laws and regulations.

28. Severability of Conditions. If any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining conditions, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable.
29. Enforcement. Any infraction of the above-mentioned conditions could lead to a stop order and discontinuation or revocation of the SUP in accordance with Virginia law.

What are the wishes of the Planning Commission?

Set a Joint Public Hearing inviting the Board of Supervisors?

July 25, 2022 6pm?



**DOMINION ENERGY**

**SPECIAL USE PERMIT  
APPLICATION**

**PINESIDE SOLAR FACILITY**

**MAY 2022**



**Table of Contents**  
**Pineside, Buckingham County**  
**Utility-Scale Solar Facility**

<b>Special Use Permit</b>	<b>TAB</b>
Cover Letter	A
Special Use Permit Application Form with Property Owner List, Deeds, and Real Estate Tax Information	B
Adjacent Property Owners List	C
Adjacent Owners Affidavit Form	D
Interest Disclosure Affidavits	E
Powers of Attorney/Consent	F
Cultural Resource Assessment Form	G
Traffic Impact Determination Form	H
Signage Form	I
Written Narrative	J
Proposed Conditions	K
Plat of Property	L
Parcel (Tax) Map	M
Conceptual Site Plan	N
Decommissioning Plan	O
Screening and Vegetation Plan Report	P
Stormwater Management & Erosion and Sediment Control Report	Q
Cultural Resources Report (Phase IA)	R
Economic & Fiscal Report	S
Threatened & Endangered Species Report	T
Adjacent Property Impact Analysis Report	U
Traffic Statement	V



**TAB A**  
Cover Letter





600 East Canal Street, 19<sup>th</sup> Floor  
Richmond, VA 23219

May 24, 2022

**HAND DELIVERY**

Nicci Edmonston  
Zoning/Planning  
Administrator  
Buckingham County Zoning/Planning  
Department 13380 West James Anderson Hwy  
Buckingham, VA 23921

Virginia Electric and Power Company (d/b/a Dominion Energy  
Virginia)(“Dominion”) Special Use Permit Application Utility-Scale  
Solar Facility

Dear Ms. Edmonston:

Enclosed please find a special use permit application packet (the “Application”) requesting approval of a utility-scale solar energy facility (the “Project”) in Buckingham County, Virginia (the “County”). Pursuant to your request, Dominion is providing you with thirty (30) copies of the Application (see enclosed binders), which includes the documents and plans required for utility-scale solar projects. Two (2) over-sized copies of Project concept plan are also included separately. The Application fee of \$200.00 is included with this Application. An electronic copy can be forwarded if you would like.

As part of this application, a public open house was held May 19 from 5:00 p.m. to 7:00 p.m. at the Agricultural Service Center. In addition, over the last few months, Dominion held several meetings and conversations with numerous local community leaders, faith leaders, pastors, business owners, engaged stakeholders, and other related organizations about the project. We also attended the Dr. Carter Woodson Community Celebration to discuss the project with members of the Buckingham County community.

Another source of information is the Project webpage [www.dominionenergy.com/PinesideSolar](http://www.dominionenergy.com/PinesideSolar).

We hope that the preparation of this Application will allow us to move forward on the following proposed schedule:

June 27: Introduction of Application to the Planning Commission with a joint Public Hearing set for the next regularly scheduled meeting on July 25.

July 25: Planning Commission and Board of Supervisors hold the joint Public Hearing.

Should you have any questions or need additional information regarding any of the foregoing, please do not hesitate to contact me.  
Sincerely,

*Edwin Giraldo*

cc: E. M. Wright, Jr., Esquire, County Attorney



**TAB B**  
Special Use  
Application Form  
with Property Owner List,  
Deeds, and  
Real Estate Tax Information







**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** <sup>30</sup>~~(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** <sup>30</sup>~~(15)~~ copies). Identify property that special use is being considered for and identify by name all adjacent landowners.



30

**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: \_\_\_\_\_

\_\_\_\_\_

Purpose of Special Use Permit: \_\_\_\_\_

\_\_\_\_\_

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:** Edwin Giraldo **Date:** \_\_\_\_\_

Please indicate to whom correspondence should be sent:

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

☐ Applicant



## Application Parcel List

<b>Tax Map</b>	<b>Magisterial District</b>	<b>Owner</b>	<b>Acreage</b>
16-81	District 1	Freddy C. Snoddy	93.87
26-67	District 1	Weyerhaeuser Company	157.03
26-72	District 6	Weyerhaeuser Company	315.07
26-75	District 6	Weyerhaeuser Company	1,430.08
38-74	District 6	Weyerhaeuser Company	15.00
26-26	District 6	Weyerhaeuser Company	49.08
38-70	District 6	Weyerhaeuser Company	63.06
26-73	District 6	Lester S. & Cynthia J. Lacy	49.47
26-7-6	District 6	Lester S. & Cynthia J. Lacy	64.27
26-7-7	District 6	Lester S. & Cynthia J. Lacy	2.93
			<b>2,242.2 ac</b>



## 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: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ See TAB C \_\_\_\_\_

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

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

2. Name: \_\_\_\_\_

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

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

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

3. Name: \_\_\_\_\_

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

\_\_\_\_\_ Physical

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

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

4. Name: \_\_\_\_\_

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







Prepared by: Vivian R. Seay, 500 Court Street  
Appomattox, Virginia 24522

Portion of Tax Map # 26-37

# 1491

**THIS DEED**, made and entered into this 23<sup>rd</sup> day of May, 2002, by and between C. **DOUGLAS BRANCH** and **JEFFERSON M. CATLETT**, Grantors, and hereinafter referred to as parties of the first part, and **LESTER S. LACY** and **CYNTHIA J. LACY**, husband and wife, Grantees, whose address is Route 3 Box 499, Scottsville, Virginia 24590, and hereinafter referred to as parties of the second part;

**W I T N E S S E T H,**

That for and in consideration of the sum of Twenty-five U.S. Dollars (U.S. \$25.00), cash in hand paid, and other good and valuable consideration, paid by the said parties of the second part unto the said party of the first part, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby give, grant, bargain, sell and convey, with **GENERAL WARRANTY**, and subject to the valid easements, restrictions, covenants and conditions, with **ENGLISH COVENANTS OF TITLE**, to the parties of the second part, as tenants by the entireties with right of survivorship, the following described real estate:

All that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in the Slate River Magisterial District, Buckingham County, Virginia, being described as Tract # 6 containing 64.27 acres, as shown and designated on a plat of survey prepared by William W. Dickerson, Jr., L.S., dated December 17, 2001 and divided March 14, 2001, revised April 2, 2002 and April 30, 2002 said plat being recorded in the Circuit Clerk's Office of Buckingham County, Virginia as Instrument # 1122 in Plat Cabinet A at Slide 118 A-E and to which plat reference is hereby made for a more complete and accurate description of the property hereby conveyed.



This being a portion of the same identical real estate conveyed unto C. Douglas Branch and Jefferson M. Catlett by deed dated December 17, 2001 and recorded in the Circuit Court Clerk's Office of Buckingham County in Deed Book 271, at page 619.

This conveyance is made expressly subject to all valid reservations, restrictions, conditions and easements, if any, heretofore, imposed upon said property by recorded deed r plat and now binding upon the same, and more express this conveyance is **SUBJECT TO** the following restrictions:

- 1) No single wide manufactured homes shall be located on any lot.
- 2) No junk cars shall be allowed on any lot.
- 3) No swine shall be allowed on any lot.

WITNESS the following signatures and seals:

C. Douglas Branch (SEAL)  
C. Douglas Branch

Jefferson M. Catlett (SEAL)  
Jefferson M. Catlett

COMMONWEALTH OF VIRGINIA

To-wit:

CITY/COUNTY of Appomattox

The foregoing Deed was acknowledged before me on this the 27<sup>th</sup> day of May, 2002 by C. Douglas Branch and Jefferson M. Catlett.

My commission expires: October 31, 2005

Margaret M. Schugge  
Notary Public

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

036  
St. R. Tax  
Co. R. Tax  
Transfer  
Clerk  
Lib. (145)  
T.T.F.  
Grantor Tax  
Total \$

10 00  
115 80  
38 60  
1 00  
14 50  
1 50  
3 00  
77 50  
267 90

The foregoing instrument with acknowledgment was admitted to record on

at 11:00 AM in D.B. 278 Page (s) 86-87

Teste: MALCOLM BOOKER, JR., CLERK

BY: Ann B. Cyrus, DEPUTY CLERK



Prepared by: Vivian R. Seay, 500 Court Street  
Appomattox, Virginia 24522

Portion of Tax Map # 26-37

# 1490

**THIS DEED**, made and entered into this 23<sup>rd</sup> day of May, 2002, by and between C. **DOUGLAS BRANCH** and **JEFFERSON M. CATLETT**, Grantors, and hereinafter referred to as parties of the first part, and **LESTER S. LACY** and **CYNTHIA J. LACY**, husband and wife, Grantees, whose address is Route 3 Box 499, Scottsville, Virginia 24590, and hereinafter referred to as parties of the second part;

**WITNESSETH,**

That for and in consideration of the sum of Twenty-five U.S. Dollars (U.S. \$25.00), cash in hand paid, and other good and valuable consideration, paid by the said parties of the second part unto the said party of the first part, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby give, grant, bargain, sell and convey, with **GENERAL WARRANTY**, and subject to the valid easements, restrictions, covenants and conditions, with **ENGLISH COVENANTS OF TITLE**, to the parties of the second part, as tenants by the entireties with right of survivorship, the following described real estate:

All that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in the Slate River Magisterial District, Buckingham County, Virginia, being described as Tract # 7 containing 2.93 acres, as shown and designated on a plat of survey prepared by William W. Dickerson, Jr., L.S., dated December 17, 2001 and divided March 14, 2002, revised April 2, 2002, revised April 30, 2002 entitled "Blake's Pond Subdivision", said plat being recorded in the Circuit Court Clerk's Office of Buckingham County, Virginia as Instrument # 1122 in Plat Cabinet A at Slide 118 A-E and to which plat reference is hereby made for a more complete and accurate description of the property hereby conveyed.



This being a portion of the same identical real estate conveyed unto C. Douglas Branch and Jefferson M. Catlett by deed dated December 17, 2001 and recorded in the Circuit Court Clerk's Office of Buckingham County in Deed Book 271, at page 619.

This conveyance is made expressly subject to all valid reservations, restrictions, conditions and easements, if any, heretofore, imposed upon said property by recorded deed r plat and now binding upon the same, and more express this conveyance is **SUBJECT TO** the following restrictions:

- 1) No single wide manufactured homes shall be located on any lot.
- 2) No junk cars shall be allowed on any lot.
- 3) No swine shall be allowed on any lot.

WITNESS the following signatures and seals:

C. Douglas Branch (SEAL)  
C. Douglas Branch

Jefferson M. Catlett (SEAL)  
Jefferson M. Catlett

COMMONWEALTH OF VIRGINIA

To-wit:

CITY/COUNTY of Appomattox

The foregoing Deed was acknowledged before me on this the 24<sup>th</sup> day of May, 2002 by C. Douglas Branch and Jefferson M. Catlett.

My commission expires: October 31, 2005

Margaret M. Seung  
Notary Public

036  
St. R. Tax  
Co. R. Tax  
Transfer  
Clerk  
Lib. (145)  
T.T.F.  
Grantor Tax  
Total \$

10 00  
19 35  
6 45  
1 00  
14 50  
1 50  
3 00  
73 00  
68 80

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

The foregoing instrument with acknowledgment was admitted to record on 7-9 2002 at 10:50AM in D.B. 278 Page (s) 84-85  
Teste: MALCOLM BOOKER, JR., CLERK

BY: Ann B. Cyrus, DEPUTY CLERK





11-2012-  
THIS DEED, made and dated this 21st day of October, 1992, by and between JOHN H. MEEKS and MARY J. MEEKS, husband and wife, herein called Grantors; and LESTER S. LACY and CYNTHIA J. LACY, husband and wife, as tenants by the entirety with the right of survivorship as at common law, herein called Grantees, provides:

THAT for \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, the Grantors hereby grant and convey with General Warranty unto LESTER S. LACY and CYNTHIA J. LACY, husband and wife, as tenants by the entirety with the right of survivorship as at common law, Grantees herein, the following described property, to-wit:

All that certain tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and being in Slate River Magisterial District of Buckingham County, Virginia, containing 49.474 acres, more or less, and bounded by lands now or formerly of Continental Can Company, Inc. and being more particularly described as to metes and bounds by a plat of survey of Robert L. Lum, C. L. S., dated March 26, 1982 and found recorded in the Office of the Clerk of the Circuit Court of Buckingham County, Virginia in Deed Book 124, at Page 592.

Being in all respects the same lands conveyed unto John H. Meeks and Mary J. Meeks, husband and wife, by deed of Patterson dated December 16, 1983 and recorded in the Clerk's Office aforesaid in Deed Book 130, at Page 500.

This conveyance is made subject to any and all conditions, restrictions, easements and/or rights of way which are a matter of public record, and subject to any and all easements and/or rights of way which are apparent from an inspection of the lands hereinabove described or apparent on an inspection of the plat hereinabove referenced.

ALBERT S. WATSON, JR.  
ATTORNEY AT LAW  
CLINTON, VIRGINIA

The Grantors covenant that they have the right to convey



such lands to the Grantees; that they have done no act to encumber such lands; that the Grantees shall have quiet possession of such lands free from all encumbrances; and that they will execute such further assurances of such lands as may be requisite.

WITNESS the following signatures and seals:

John H. Meeks  
JOHN H. MEEKS (SEAL)  
Mary J. Meeks  
MARY J. MEEKS (SEAL)

STATE OF VIRGINIA

COUNTY OF Carroll, TO-WIT:

The foregoing instrument was acknowledged before me this 23rd day of October, 1992, by John H. Meeks and Mary J. Meeks, husband and wife.

Susan S. Barden  
NOTARY PUBLIC

My commission expires: 3-31-94.

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

St. R. Tax	<u>37.50</u>	The foregoing instrument with acknowledgement was admitted to record on <u>12-3</u> 19 <u>92</u> at <u>11:45 AM</u> in D.B. <u>181</u> Page(s) <u>617-618</u>
Co. R. Tax	<u>12.50</u>	
Transfer	<u>1.00</u>	
Clerk	<u>12.00</u>	
Lib. (14s)	<u>1.00</u>	
Grantor Tax	<u>25.00</u>	
Total \$	<u>89.00</u>	Teste: <u>MALCOLM BOOKER, JR.</u> CLERK
		BY: <u>Andrew</u> DEPUTY CLERK



Prepared by: William P. Meese, Esq.

Tax Map 16, Parcel 81

#2462  
THIS DEED OF GIFT, made this 21st day of October, 1999, by and between AGNES N. NUCKOLS, widow, Grantor herein, and FREDDY C. SNODDY, a married man, Grantee herein, whose address is Route 5, Box 502, Scottsville, Virginia, 24590,

W I T N E S S E T H :

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00), paid in hand, receipt of which is hereby acknowledged by the said Grantor, and other good and valuable consideration, including the love and affection the said Grantor has for her beloved grandson, the said Grantor does hereby GIVE, GRANT and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS of TITLE unto the said Grantee, the following described real property, to-wit:

SEE ATTACHED SCHEDULE "A"

This conveyance is made expressly subject to any and all easements, restrictions, conditions and reservations contained in duly recorded deeds, plats, and other instruments constituting constructive notice in the chain of title to the property hereby conveyed that have not expired by limitation of time contained therein or have not otherwise become ineffective or which are obvious upon inspection of the premises.

The said Grantor, Agnes N. Nuckols, does hereby reserve a LIFE ESTATE unto herself in and to the said real property.

In the event the said Grantee, Freddy C. Snoddy, shall predecease the said Grantor, then the remainder granted to him shall automatically revert to the said Grantor upon his death.



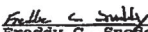
BOOK 249 PAGE 354

Freddy C. Snoddy has joined in signing this deed to expressly acknowledge that his interest in the said real property shall automatically revert to the said Grantor in the event he shall predecease the said Grantor.

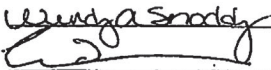
This conveyance is exempt from taxation pursuant to Section 58.1-811 (D), Code of Virginia (1950), as amended.

WITNESS the following signature and seal.

  
\_\_\_\_\_(SEAL)  
Agnes N. Nuckols, Grantor

  
\_\_\_\_\_(SEAL)  
Freddy C. Snoddy, Grantee

IN WITNESS WHEREOF, the said Agnes N. Nuckols, Grantor, a blind person, has affixed her signature and seal hereto following the careful reading of this deed to her in the presence of the following witnesses:

  
\_\_\_\_\_

STATE OF VIRGINIA

CITY/COUNTY OF \_\_\_\_\_, to-wit:

The foregoing instrument was acknowledged before me this 5th  
day of ~~October~~ 1999, by Agnes N. Nuckols, Grantor.  
November

  
\_\_\_\_\_  
Notary Public

My commission expires: 8-31-2001



BOOK 249 PAGE 355

STATE OF VIRGINIA

CITY/COUNTY OF Albemarle, to-wit:

The foregoing instrument was acknowledged before me this 5<sup>th</sup>  
day of October, 1999, by Freddy C. Snoddy, Grantee.

Shirley Ann McQuire  
Notary Public

My commission expires: 8-31-2001



## SCHEDULE "A"

ALL that certain tract or parcel of land, together with any and all improvements thereon and appurtenances thereunto belonging, situate in the State River District of Buckingham County, Virginia, containing 245 and 1/2 acres, more or less, bounded on the north by lands now or formerly owned by Asa Newton and Dorrier; on the east by lands now or formerly owned by H.H. Tapscott's estate, Elmo Brown, Dameron and Wm. Cook; on the south by the said Tapscott estate and the land conveyed to Payne by Davis; and on the west by State Highway No. 20.

BEING in all respect the same real property conveyed unto Henry R. Nuckols and Agnes N. Nuckols, husband and wife, by deed from Lucy H. Staton, widow of L.B. Staton, dated August 3, 1954, and recorded in the Clerk's Office of the Circuit Court for the County of Buckingham, Virginia, in Deed Book 57, page 390. Henry R. Nuckols died intestate on January 19, 1970, and by operation of law title to the subject property vested solely in Agnes N. Nuckols, his wife.

St. R. Tax  
Co. R. Tax  
Transfer  
Clerk  
Lib. (145)  
T.T.F.  
Grantor Tax  
Total \$

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

\_\_\_\_\_ The foregoing instrument with acknowledgment  
\_\_\_\_\_ was admitted to record on 11-9 19 99  
\_\_\_\_\_ at 11:30 AM in D.B. 249 Page (s) 353-356  
\_\_\_\_\_ Teste: MALCOLM BOOKER, JR., CLERK  
BY: Ann B. Ceyrus DEPUTY CLERK



# 14-242

STATE OF VIRGINIA       )  
                                      )  
                                      )  
COUNTY OF BUCKINGHAM    )

**AFFIDAVIT OF MERGER**

WHEREAS, Timberlands III, LLC, a Delaware limited liability company ("Timberlands III"), merged with and into Plum Creek Timberlands, L.P., a Delaware limited partnership ("PCT"), effective December 23, 2013 as evidenced by the original certified copy of the duly filed Certificate of Merger from the Delaware Secretary of State attached hereto as **Exhibit "A"** and incorporated herein by this reference; and

WHEREAS, prior to the said merger Timberlands III owned certain real property in Buckingham County, Virginia ("Real Property").

NOW, THEREFORE, PCT, which has been duly qualified to do business in Virginia since September 18, 2001 files this Affidavit of Merger to provide record notice of the said merger and name change of the owner of the Real Property.

Witness the hand of the duly authorized corporate officer of PCT this 29<sup>th</sup> day of January, 2014.

[Signature page follows]



**PLUM CREEK TIMBERLANDS, L.P.,**  
a Delaware limited partnership

By: Plum Creek Timber I, L.L.C.,  
Its general partner

By: Rick R. Holley  
Rick R. Holley  
Chief Executive Officer

Attest:

By: Elizabeth Bergquist  
Elizabeth Bergquist  
Assistant Secretary

## ACKNOWLEDGMENT

STATE OF WASHINGTON )  
 )ss  
COUNTY OF KING )

On this 29<sup>th</sup> day of January, 2014, before me personally appeared Rick R. Holley and Elizabeth Bergquist, to me known to be the Chief Executive Officer and the Assistant Secretary, respectively, of Plum Creek Timber I, L.L.C., general partner of Plum Creek Timberlands, L.P., the limited partnership that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited partnership for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument on behalf of the limited partnership and that the seal affixed is the seal of said limited partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.




  
Notary Public in and for the  
State of Washington  
Residing at Seattle  
My Commission Expires: 2/24/16  
Printed Name: Janet L. Hesness



EXHIBIT "A"

SEE FOLLOWING PAGE



# Delaware

PAGE 1

*The First State*

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"TIMBERLANDS III, LLC", A DELAWARE LIMITED LIABILITY COMPANY,


WITH AND INTO "PLUM CREEK TIMBERLANDS, L.P." UNDER THE NAME OF "PLUM CREEK TIMBERLANDS, L.P.", A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE THE TWENTY-THIRD DAY OF DECEMBER, A.D. 2013, AT 5:22 O'CLOCK P.M.



2921725 8100M

140102137

You may verify this certificate online  
at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

  
Jeffrey W. Bullock, Secretary of State  
AUTHENTICATION: 1092643

DATE: 01-28-14



State of Delaware  
 Secretary of State  
 Division of Corporations  
 Delivered 05:22 PM 12/23/2013  
 FILED 05:22 PM 12/23/2013  
 SRV 131469551 - 2921725 FILE

STATE OF DELAWARE  
 CERTIFICATE OF MERGER OF  
 A DOMESTIC LIMITED LIABILITY COMPANY INTO  
 A DOMESTIC LIMITED PARTNERSHIP

Pursuant to Title 6, Section 17-211 of the Delaware Limited Partnership Act, the undersigned limited partnership executed the following Certificate of Merger:

**FIRST:** The name of the surviving limited partnership is Plum Creek Timberlands, L.P., a Delaware limited partnership.

**SECOND:** The name of the limited liability company being merged into the limited partnership is Timberlands III, LLC, a Delaware limited liability company.

**THIRD:** The agreement of merger or consolidation has been approved and executed by each of the business entities which is to merge or consolidate.

**FOURTH:** The name of the surviving limited partnership is

PLUM CREEK TIMBERLANDS, L.P., a Delaware limited partnership.

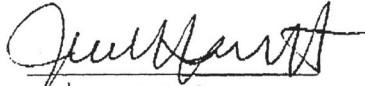
**FIFTH:** An agreement of merger or consolidation is on file at a place of business of the surviving Delaware Limited Partnership and the address thereof is

601 Union Street, Suite 3100, Seattle, WA 98101

**SIXTH:** A copy of the agreement of merger or consolidation will be furnished by the surviving Limited Partnership, on request and without cost, to any partner of any domestic limited partnership or any person holding an interest in any other business entity which is to merge or consolidate.

IN WITNESS WHEREOF, said Limited Partnership has caused this certificate to be signed by its general partner this 23<sup>rd</sup> day of December, 2013

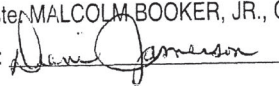
PLUM CREEK TIMBER I, L.L.C.

By:   
 Name: James A. Kraft  
 Title: Sr. Vice President & General Counsel

035 Rec Fee  
 St. R. Tax  
 Co. R. Tax  
 Transfer  
 Clerk  
 Lib.(145)  
 T.T.F.  
 Grantor Tax  
 036 Proc. Fee  
 Total \$

14.50  
1.50  
5.00  
21.00

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

The foregoing instrument with acknowledgement  
 was admitted to record on 2-21 20 14,  
 at 2:35 PM in D.B. 414 Page(s) 325-329  
 Tester MALCOLM BOOKER, JR., CLERK  
 BY:  DEPUTY CLERK







# 13-1977

BOOK 412 PAGE 791

**AFTER RECORDING RETURN TO:**

Plum Creek Timberlands, L.P.  
601 Union Street, Suite 3100  
Seattle, WA 98101  
Seattle, WA 98101

**Tax IDs and Parcel specific Assessed Values  
See Exhibits A-3 and A-4**

**Actual Consideration Paid \$77,426,999.15  
Total Assessed Value \$81,864,600.00**

**THIS INSTRUMENT PREPARED OUTSIDE THE COMMONWEALTH BY:**

Nelson Mullins Riley & Scarborough LLP  
101 Constitution Ave NW #900,  
Washington, DC 20001  
Attention: E. Peter Strand, Esq. (VSB 77365)

THIS DEED made this 6<sup>th</sup> day of December, 2013, by and between **MWV COMMUNITY DEVELOPMENT AND LAND MANAGEMENT, LLC**, a Delaware limited liability company, successor by merger to MWV-Land Sales, Inc., a Delaware corporation; hereinafter referred to as the "Grantor," and **TIMBERLANDS III, LLC**, a Delaware limited liability company, whose mailing address is c/o Plum Creek Timberlands, L.P., 601 Union Street, Suite 3100, Seattle, WA 98101, party of the second part, hereinafter referred to as the "Grantee."

**WITNESSETH:**

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt whereof is hereby acknowledged, Grantor does grant and convey, with Special Warranty, unto Grantee, all those certain lots or parcels of land situate and being in Buckingham County, Virginia, being more particularly described on Exhibit A-1 and Exhibit A-2 attached hereto and made a part hereof, but expressly RESERVING unto Grantor, its successors and assigns, and EXCEPTING therefrom all such property rights and interests set forth on Exhibit B attached hereto and made a part hereof; provided, however, that this conveyance is made subject



to and there are hereby excepted from the covenants and warranties hereinabove set forth, the matters set forth in Exhibit C (including Exhibits C-1 and C-2A and C-2B) attached hereto and made a part hereof (the "Property").

AND the said Grantor does covenant that it is seized of said premises in fee simple, excepting and reserving property rights and interests, if any, set forth on Exhibit B, and except and subject to the matters set forth in Exhibit C (including Exhibits C-1 and C-2A and C-2B); and that the same are free from encumbrances done by the Grantor; and that it will warrant and defend the said title to the same against the claims of all persons claiming by, through or under the said Grantor and Grantor's predecessor affiliates in the chain of title, but against none other; provided, however, Grantor does not by this conveyance warrant, nor will it defend, title to any oil, gas or minerals on or under the Property; and further provided, however, that that this conveyance is made subject to and there are hereby excepted from the covenants and warranties hereinabove set forth, the matters set forth in Exhibit C (including Exhibits C-1 and C-2A and C-2B).

[INTENTIONALLY LEFT BLANK]  
[SEE NEXT PAGE(S) FOR SIGNATURES]



IN WITNESS WHEREOF, MWV has caused this deed to be executed on its behalf, and its corporate seal affixed hereto, the day and year first above written.

**MWV COMMUNITY DEVELOPMENT  
AND LAND MANAGEMENT, LLC**, a  
Delaware limited liability company,  
successor by merger to MWV-Land Sales,  
Inc., a Delaware corporation

By: James H. Hill  
Name: James H. Hill  
Its: Senior Vice President

STATE OF GEORGIA  
COUNTY OF FULTON

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of December, 2013,  
by James H. Hill, Senior Vice President of MWV Community Development and Land Management,  
LLC, the person that executed the within and foregoing instrument.

Stanley D. Troutman  
Notary Public

My Commission Expires: 10/4/15





**Parcel 69: Parcel 1 Charlton 40450**

I. All of that certain tract or parcel of land lying and being in Slate River Magisterial District of Buckingham County, Virginia adjoining the Old Brown Tract, the Old Harris Tract and the lands of Tapscott, Charlton & Dyches and Blake and containing one hundred and thirty-seven and one-half (137 ½) acres as shown by plat made by Emmett D. Gillispie, S.B.C. in April, 1953, and attached with deed recorded in Deed Book 56, Page 98.

II. All of that certain tract or parcel of land lying and being in Slate River Magisterial District of Buckingham County, Virginia, adjoining the lands of Tindall and containing two hundred and eighty-five (285) acres as shown by plat made by Emmett D. Gillispie, S.B.C., in May, 1953, and attached with deed recorded in Deed Book 56, page 98.

This is a part of the same property conveyed to Westvaco Corporation, a Delaware Corporation, by deed from KMI Continental Pulpwood, Inc., a Delaware Corporation, dated November 15, 1989, recorded November 17, 1989 in the aforesaid Clerk's Office in Deed Book 161, Page 615.

Being the same property conveyed in the Deed recorded at Deed Book 378, Page 351.



Parcel 6, I: All of that certain tract or parcel of land lying and being in Slate River Magisterial District of Buckingham County, Virginia, adjoining the lands of B.F. Burton, Mrs. C.T. Baber and B.W. Banton, containing twenty (20) acres as shown on a plat of survey of the Polly Lee Estate and the B.F. Burton lands, made by Carroll Gillispie, C.L.S., S.B.C., on September 26 and November 14, 1953, and attached with deed recorded in Deed Book 57, Page 52.

Parcel 5: A tract of land in Slate River District of Buckingham County, Virginia, containing fifty-five (55) acres, be the same more or less, bounded on the north by the old Virginia Mills Road, on the east by the Ridgeway Church lot and the land of Continental Timberlands Corporation, 011 the south by the lands by Allan W. Tapscott and on the west by the land of Elvira Brown, and more fully described by the metes and bounds of a plat thereof made by Carroll Gillispie, C.L.S. & S.B.C. as of July 26, 1956. A copy of said plat is recorded with a deed from Ella Fountain and husband, to Continental Timberlands Corporation in Deed Book 60, Page 253, LESS AND EXCEPT 0.785 acres conveyed by Westvaco Corporation to David Ayers, et als, Trustees of Ridgeway Baptist Church by deed dated March 25, 1997 and recorded in the aforesaid Clerk's Office in Deed Book 218, Page 569.

Parcel 6, II: All of that certain tract or parcel of land lying and being in Slate River Magisterial District of Buckingham County, Virginia adjoining the lands of Nelson Tindall, Pearl Toney, Mrs. Chas Tapscott, Mrs. C.T. Baber and the Polly Lee Estate, containing sixty (60) acres as shown on a plat of survey of the Polly Lee Estate and the RF. Burton Lands, made by Carroll Gillispie, C.L.S., S.B.C., on September 26 and November 14, 1953 and attached with deed recorded in Deed Book 57, Page 53.

Parcel 4: All that certain tract or parcel of land lying and being in Slate River Magisterial District, of Buckingham County, Virginia, containing 65 acres, more or less, bounded on the north by lands now or formerly of Continental Can Company and The Chesapeake Corporation, on the east by the land now or formerly of Troutman, on the west by the land now or formerly of N. Green Davis Estate. TOGETHER WITH an easement 30' in width for ingress and egress to Route 622 as granted in Deed Boole 134, Page 534.

Parcel 7: A certain tract of land in Slate River District of Buckingham County, Virginia, containing one hundred and twenty-four (124) acres, be the same more or less, bounded on the north by the lands of Elvira Brown; on the east by the lands of Ella Fountain and the lands of Continental Timber Lands Corporation; on the south by the lands of Continental Timber Lands Corporation and the Joe Ayres tract and on the west by the W.B. Catlett tract, now owned by Continental Timber Lands Corporation; the land hereby conveyed is more fully described by the metes and bounds of a plat thereof made by Carroll Gillispie, C.L.S. and S.B.C. on August 1<sup>st</sup>, 1956, a copy of which said plat is attached to a deed from A.W. Tapscott and wife, to Continental Timber Lands Corporation recorded in Deed Book 60, Page 248.



Parcel 3: All that certain tract of land in Slate River District of Buckingham County, Virginia, containing two hundred eleven (211) acres, more or less, bounded on the north by the lands of G.A. Baber, on the east by the estate of J.E. Tapscott and M.L.A. Moseley, on the south by the lands of H.B. Norvell and John Moseley, on the west by the lands of W.W. Tapscott and F.W. Steger, the land hereby conveyed being the estate of the late C.E. Steger, deceased, LESS AND EXCEPT the family burial plot containing one-half (1/2) acre of land with right of ingress and egress thereto and therefrom as reserved by Sallie H. Steger in deed to T.J. Davis and J.H. Emmerson, Jr., dated July 5, 1950, recorded in the Clerk's Office of the Circuit Court of Buckingham County July 11, 1950, in Deed Book 52, Page 191. TOGETHER WITH an easement 30' in width for ingress and egress to Route 622 as granted in Deed Book 134, Page 534.

Parcel 8: All of that certain tract or parcel of land lying in Slate River Magisterial District of Buckingham County, Virginia, containing Two Hundred and Twenty-Six and eight tenths (226.8) acres, more or less, bounded on the north by the lands of Continental Can Company, on the east by the lands of Walter Hollander and Chesapeake Corporation, on the south by the lands of Charles Steger and the J.S. Baber estate, and on the west by the lands of Continental Can Company, and being completely and particularly described by a plat made by T.W. Saunders, S.N.C., in December of 1956, a copy of which is recorded with deed in Deed Book 61, Page 195.

Parcel 2: All that certain tract or parcel of land lying and being in Slate River Magisterial District of Buckingham County, Virginia, adjoining the lands of Pearl Toney, Russell Taylor, Davis, Silas Taylor, A.W. Tapscott, Elmo Brown and W.E. Tapscott, and containing five-hundred sixty-three and four tenths (563 4/10) acres as shown by a plat of survey made by Carroll Gillispie, C.L.S., in March and April 1953 and attached with deed recorded in Deed Book 56, Page 142.

Being the same property conveyed in the Deed recorded at Deed Book 378, Page 351.



**Parcel 74: Maggie Turner 40320****Parcel 1:**

All that certain tract or parcel of land lying and being in State River Magisterial District of Buckingham County, Virginia, containing 667 acres, being more particularly described as to metes and bounds by a plat of survey made by Carroll Gillispie, C.L.S., S.B.C., dated December 16, 18, 1952, April 28, 29, 1953 and February 16, 1954, a copy of which is attached to the hereinafter mentioned deed, recorded in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

This is the same real estate conveyed unto Westvaco Corporation, a Delaware Corporation, from Burruss Land and Lumber Company, by deed dated March 28, 1973, recorded April 13, 1973, in the aforesaid Clerk's Office in Deed Book 89, Page 619.

**Parcel 2:**

All that certain tract or parcel of land lying and being in State River Magisterial District of Buckingham County, Virginia, containing 366 acres, more or less, bounded on the north by the lands now or formerly owned by Wilmer and Turpin, on the east by the land now or formerly owned by Holman Brothers, on the south by the Williamis Estate and on the west by the land now or formerly owned by Turner, being more particularly described as to metes and bounds by a plat of survey made by J.G. Trent, C.S.B., dated March 30, 1926, of record in the Office of the Clerk of the Circuit Court of Buckingham County, Virginia, in Deed Book 30, Page 313.

**Parcel 3:**

All that certain tract or parcel of land situated in State River Magisterial District of Buckingham County, Virginia, containing twelve and ninety-five one hundredths (12.95) acres, more or less, bounded on the northwest and north by the lands of Westvaco Corporation, on the east by the lands of Hallie Self Bowman, on the south by Virginia Secondary Highway No. 671, and on the southwest by the lands of the Maxey Estate.

This is the same real estate conveyed unto Westvaco Corporation, a Delaware Corporation, from Hallie Self Bowman and Daniel Bowman, her husband, by deed dated January 9, 1978, recorded February 24, 1978, in the aforesaid Clerk's Office in Deed Book 108, Page 36.

Being the same property conveyed in the Deed recorded at Deed Book 378, Page 351.



**Parcel 79: po Charlton 40450**

All that certain tract or parcel of land, together with the buildings and improvements thereon, and the privileges and appurtenances thereunto belonging, lying and being in the Slate River Magisterial District of Buckingham County, Virginia, containing 49.8 acres, more or less, bounded on the North by the lands now or formerly of Sarkissian, on the East by the lands now or formerly of Continental Can Company, on the South by the lands now or formerly of Varjibidian and on the West by the lands by State Highway #20. Being more particularly described as to metes and bounds by a plat of survey made by Carroll Gillispie, C.L.S., S.B.C., dated February, 1970, and October 1971, attached to and recorded along with a deed recorded in the Circuit Court Clerk's Office of Buckingham County, Virginia, in Deed Book 85, at page 393.

And being the same property conveyed to C. Douglas Branch and Jefferson M. Catlett, joint tenants, each a one-half undivided interest, by deed from Haroutun Kasparian and Elizabeth Kasparian, husband and wife, dated March 5, 2001, and recorded in the aforesaid Clerk's Office in deed Book 262, at page 348.

Being the same property conveyed to Westvaco Corporation by deed from C. Douglas Branch and Jefferson M. Catlett, dated April 16, 2001 and recorded in Deed Book 269, page 265.



**Parcel 80: po Charlton 40450**

All that certain tract or parcel of land, with improvements thereon and appurtenances thereunto belonging, situated in Slate River Magisterial District of Buckingham County, Virginia, containing Fifteen (15) acres, more or less, said lands being bounded on the northeast and south by the lands of Westvaco Corp., and on the west by the lands of Sarkissian, the lands of Kasparian, and the lands of Meeks; TOGETHER WITH a right-of-way and easement, for the purposes of ingress and egress, over a private road running from Virginia Primary Route #20 in a general easterly direction through the lands of Sarkissian, the lands of Kasparian, and the lands of Meeks 10the aforesaid 15 acre parcel. Said lands being the same conveyed unto W. E. Ragland and Joan E. Ragland, as tenants by the entireties, from Mary Worrell et vir by deed dated March 6, 1995 and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 200, at page 123 et seq.

Being the same property conveyed to Westvaco Corporation by deed from W. E. Ragland and Joan E. Ragland, dated December 19, 1996 and recorded in Deed Book 216, page 62.



**Parcel 81: po Charlton 40450**

All that certain tract or parcel of land, with improvements thereon and appurtenances thereunto belonging, situated in Slate River Magisterial District of Buckingham County, Virginia, containing Sixty-Three and six/hundredths (63.06) acres, more or less. Said lands being more particularly described by a plat of survey prepared by Robert L. Lum, C.L.S., dated November 18, 1977 and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 107, at page 51, as follows: commencing at the westernmost corner of the lands hereby conveyed, the same being a common, three-way corner between the lands of Westvaco Corporation (shown on said plat as the lands of Continental Can Co.), and the lands of Meeks (shown on said plat as the lands of Varjabodian), thence N. 47° 1.9' 38" E. for 1,604.30 feet to a pipe planted near a 36 inch white oak; thence N. 72° 1.2' 46" E. for 1,048.83 feet to a point; thence N. 79° 02' 28" E. for 1,286.85 feet to a pipe planted near a 20 inch white oak; thence N. 75° 28' 58" E. for 905.88 feet to a point; thence S. 16° 07' 49" W. for 627.22 feet to a pipe planted near a 24 inch white oak; thence S. 15° 50' 39" W. for 164.42 feet to a pipe planted near a 15 inch white oak; and, thence S. 74° 44' 04" W. for 4,249.36 feet to a common corner with the lands of Westvaco Corporation and the lands of Meeks, the same being the point of beginning. Said lands being the same conveyed as sixty acres to Thomas A. Toney and P. M. Toney, his wife, from J. T. Stinson et ux by deed dated April 12, 1926 and recorded in the aforesaid Clerk's Office in Deed Book 30, at page 534 at seg.

Being the same property conveyed to Westvaco Corporation by deed from Grace T. Dorsey, et al, dated February 16, 1993 and recorded in Deed Book 242, page 462.



**Parcel 8: Baird-Payne 40384**

All those two certain adjoining tracts or parcels of land situate in State River Magisterial District, Buckingham County, Virginia, on Big Georgia Creek, containing a total of 183.00 acres, more or less, together with the improvements thereon and all easements, rights-of-way, privileges and appurtenances thereunto belonging, including all interest of the Grantor in and to the coal, gas, oil and any other minerals on, within and underlying said real estate, being shown and described as the 92 acres tract and the upper or western most 91 acres tract on a plat of survey made by Emmett D. Gillispie, Surveyor, dated January, 1943, and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 51, Page 156. Being the same properly conveyed to Westvaco Corporation from Edward A. Payne and Julia C. Payne, his wife, by deed dated January 12, 1977, and recorded January 26, 1977, in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 103, Page 577.

The party of the first part further grants and conveys to the party of the second part, its successors, heirs and assigns, all of the right, title, and interest that it has in and to the access road or roads leading from the public road to the above described property, including without limit, any rights obtained by prescription, implication, 125stoppels and/or necessity. MeadWestvaco has used the existing access road leading from the public road to the above-described property regularly and continuously, for purposes of accessing such property, for the duration of its ownership.

Being the same property conveyed in the Deed recorded at Deed Book 378, Page 431.



**Parcel 9: Bransford 40451**

All of that certain tract or parcel of land situate in, State River Magisterial District of Buckingham County, Virginia, on State Route 678, containing 58.00 acres, more or less, together with the improvements thereon and all easements, rights-of-way, privileges and appurtenances thereunto belonging, including all interest of the Grantor in and to the coal, gas, oil and any other minerals on, within and underlying said real estate, described by a plat made by Carroll Gillespie, C.U.S., on July 15, 1953, which plat was recorded in the Clerk's Office of the Circuit Court of Buckingham County with deed in Deed Book 56, Page 270. Being the same real estate described as "Parcel 8 Map Number: BK52502; Tract Number: 9237; Tract Name: Bransford Acreage: 58" conveyed to Westvaco Corporation from KMI Continental Pulpwood, Inc. by deed dated November 15, 1989, and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 161 at page 612. The aforesaid tract is more specifically described on page 616 therein.

Being the same property conveyed in the Deed recorded at Deed Book 378, Page 431.



**Parcel 10: Stegar 40265**

All of that certain tract or parcel of land situate in State River District of Buckingham County, Virginia, now containing 361.28 acres, more or less, being that certain tract containing three hundred sixty-eight (368) acres, be the same, more or less, known as the "Stegar Tract", lying on State Road 704 as shown and described on a plat of survey made by Carroll Gillispie, dated May 21-22, July 18 and Nov. 13, 1957, and recorded in the Clerk's Office of the Circuit Court of Buckingham County, Virginia, in Deed Book 70, page 354, LESS AND EXCEPT: All that certain tract or parcel of real estate, together with any and all Improvements thereon being in State River Magisterial District, Buckingham County, Virginia, and being a part of the land known as the "Stegar Tract", containing 5.00 acres, conveyed to Willie Eugene Ragland and Joan E. Ragland, husband and wife, by deed dated October 12, 1996, recorded January 8, 1997, in Deed Book 216, page 64, as shown by a plat of survey made by Fred C. Howell, P.L.S., dated September 30, 1996, and recorded January 8, 1997, in the aforesaid Clerk's Office in Deed Book 216, page 067; and LESS AND EXCEPT 1.72 acres conveyed to the Commonwealth of Virginia by deed dated November 16, 1994.

This being all the rest and remainder of the same property conveyed to West Virginia Pulp and Paper Company, a Delaware corporation, by deed from J.R Spessard and Miriam P. Spessard, his wife, dated May 18, 1963, and recorded May 18, 1963, in the aforesaid Clerk's Office in Deed Book 70, page 354.

Being the same property conveyed in the Deed recorded at Deed Book 378, Page 431.



**Parcel 14: Davis Catlett 40070**

Parcel 1: All that certain tract or parcel of land lying and being in State River Magisterial District, Buckingham County, Virginia, containing Ninety-Six (96) acres, more or less, and more fully described by survey made by Paul M. Saunders, C.L.S., September, 1965.

Being the same land conveyed to West Virginia Pulp and Paper Company from Burruss Land and Lumber Company, Incorporated, a Virginia Corporation, by deed dated September 25, 1965, recorded October 2, 1965, in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 74, Page 455.

Parcel 2: All that certain tract or parcel of land lying and being in State River Magisterial District of Buckingham County, Virginia, containing 61 acres, by survey, being more particularly described by a plat of survey made by Emmett D. Gillispie, S.B.C., dated April 2, 1951.

Being the same land conveyed unto West Virginia Pulp and Paper Company from Claude Davis, single, and Fred Davis, single, by deed dated November 22, 1965, recorded December 10, 1965, in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 75, Page 71.

All being the same land that was conveyed to MWV Community Development and Land Management, LLC from MeadWestvaco Corporation as "TRACT 12: FRIS Davis-Catlett Tract #40070, estimated to contain 157 acres, more or less" by deed dated December 31, 2009, and recorded February 12, 2010, in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 378, page 371, as Instrument No. 10-251, Effective December 31, 2002, Westvaco Corporation, a Delaware Corporation, merged into MeadWestvaco Corporation, a Delaware Corporation, with MeadWestvaco Corporation, a Delaware Corporation, being the surviving corporation.

Being the same property conveyed in the Deed recorded at Deed Book 395, Page 760.



Parcel 36 – 120-40	\$107,800.00
Parcel 37 – 131-22	\$9,743,200.00
Parcel 38 – deleted	\$0
Parcel 39 – 156-4	\$641,500.00
Parcel 40 – 156-5	\$54,400.00
Parcel 41 – 157-1	\$77,000.00
Parcel 42 – 157-13	\$44,000.00
Parcel 43 – 157-17	\$479,600.00
Parcel 44 – 166-1	\$574,800.00
Parcel 45 – 166-2	\$801,500.00
Parcel 46 – 167-1	\$128,000.00
Parcel 47 – 55-2	\$432,300.00
Parcel 48 – 68-1	\$702,500.00
Parcel 49 – 68-13	\$909,000.00
Parcel 50 – 69-52	\$773,500.00
Parcel 51 – deleted	\$0
Parcel 52 – 82-4	\$1,539,900.00
Parcel 53 – 85-16	\$94,600.00
Parcel 54 – 85-17	\$1,415,300.00
Parcel 55 – 115-8	\$613,500.00
Parcel 56 – 92-61	\$57,400.00
Parcel 57 – 107-28	\$833,100.00
Parcel 58 – 107-33	\$15,000.00
Parcel 59 – 108-25	\$799,500.00
Parcel 60 – 110-22	\$834,500.00
Parcel 61 – 124-40	\$7,188,700.00
Parcel 62 – 137-36	\$522,700.00
Parcel 63 – 148-7	\$255,000.00
Parcel 64 – 17-8	\$780,300.00
Parcel 65 – 17-9	\$164,200.00
Parcel 66 – 17-13	\$83,300.00
Parcel 67 – 18-2	\$2,328,800.00
Parcel 68 – deleted	\$0
Parcel 69 – 26-72	\$707,300.00
Parcel 70 – deleted	\$0
Parcel 71 – 26-75	\$2,445,700.00
Parcel 72 – deleted	\$0
Parcel 73 – deleted	\$0
Parcel 74 – 39-21	\$1,457,000.00
Parcel 75 – 76-6	\$56,700.00
Parcel 76 – 64-23	\$1,420,600.00
Total	\$74,064,500.00



## EXHIBIT A-4

## Tax Map/Parcel No.'s for Property described on Exhibit A-2

(LS) Tax Map/Parcel Number	Assessed Value
Parcel 1 – deleted	
Parcel 2 – 158-42	\$390,000.00
Parcel 3 – 208-10	\$740,100.00
Parcel 4 – 35-4	\$578,700.00
Parcel 5 – 80-17	\$289,000.00
Parcel 6 – 136-46	\$512,000.00
Parcel 7 – 8-45	\$649,500.00
Parcel 8 – 10-11	\$235,500.00
Parcel 9 – 26-8	\$174,600.00
Parcel 10 – 26-20	\$717,500.00
Parcel 11 – 51-29	\$259,700.00
Parcel 12 – 64-23	\$1,420,600.00
Parcel 13 – 24-3	\$636,600.00
Parcel 14 – 26-67	\$343,200.00
Parcel 15 – 95-39	\$527,600.00
Parcel 16 – 159-21	\$325,500.00
Total	\$7,800,100.00



**EXHIBIT B**  
**RESERVED INTERESTS**

**NONE.**



PERMITTED EXCEPTIONS

(a) zoning, entitlement and other land use, building and fire, health and safety, environmental, wetlands, coastal or marshlands protection, forest protection, so-called "endangered species", and similar acts, codes, ordinances, laws, rules, and regulations by any nation or government, any state, province or other political subdivision thereof, and any entity exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any government authority, agency, department, board, commission or instrumentality of the United States, any state of the United States or any political subdivision thereof ("Governmental Authority");

(b) any lien for current Taxes, assessments or other claims by a Governmental Authority not yet due and payable;

(c) rights (if any) previously granted to or reserved by others to minerals of whatever kind and character, including all coal, iron ore, oil, gas, sulfur, occluded methane and gob gas in coal seams, limestone and other minerals, metals and ores located on, in or under each parcel of real property and all leases, licenses, rights, limitations, restrictions, severances and reservations with respect to the mining, extraction, storage, transmission and removal of the minerals so located;

(d) grant or lease of water rights by persons other than Grantor, including the rights of riparian landowners for the use and the continued flow of the streams and creeks running over, upon, and through the Property, if any;

(e) all existing public and private roads, roadways and streets whether dedicated or undedicated, proposed or opened, and all existing railroad lines, spur tracks, sidings and rights-of-way in connection therewith, and all rights of others to use or access the same;

(f) covenants, conditions, restrictions, encroachments, boundary line disputes, overlaps, gaps, strips and gores, de minimis shortages in area, drainage, slope and other easements, cemeteries and burial grounds, of record, or which would be disclosed by a current and accurate survey of the Property, which do not, individually or in the aggregate, materially interfere with the operation and management of the affected Property as commercial timberlands or are listed on Exhibit C-1;

(g) all existing leases, licenses, permissions and other agreements or arrangements, if any, for roads, bridges, boat ramps, woodyards, nurseries, orchards, forestry practice and research and testing activities, hunting and fishing (including cabins and camps relating thereto) and other residential and recreational purposes which do not, individually or in the aggregate, materially interfere with the operation and management of the affected Property as commercial timberlands, or are listed on Exhibit C-1;

(h) all electric power, telephone, cable, gas, sanitary sewer, storm sewer, water and other utility lines, pipelines, service lines, drains, drainage ditches, dikes, berms, detention



ponds, conduits, tunnels, culverts, roads, bridges, improvements, buildings, fixtures and structures located on, over or under any real property, of record or which would be disclosed by a current and accurate survey of the Property;

(i) all rights of access or access restrictions pursuant to recorded interests, ingress and egress and rights-of-way of record or which would be disclosed by a current and accurate survey of the Property;

(j) any state of facts not described in items (a) through (i) above which a visual inspection or a current and accurate survey of the Property would disclose which do not, individually or in the aggregate, materially interfere with the operation and management of the affected Property as commercial timberlands;

(k) lack of access to any portion of the Property; and

(l) items attached as Exhibit C-2A and Exhibit C-2B.



EXHIBIT C-2A

(PERMITTED EXCEPTIONS AS TO PROPERTY DESCRIBED ON EXHIBIT A-1)  
(continued)

(Affects Parcel 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 69, 71, 74, 75, 76)

1. This parcel is currently enrolled in the Land Use program. Past, present or future real estate taxes due resulting from the land being enrolled in the Land Use Program.

(Affects Parcel 1)

2. Easements recorded January 11, 2004 in Deed Book 130, page 702.
3. Rights of others in and to right of way as established in Deed of Right of Way recorded August 28, 1975 in Deed Book 98, page 171.

(Affects Parcel 3)

4. Easement to Central Telephone Company recorded November 22, 1976 in Deed Book 102, page 632.

(Affects Parcel 4)

5. Boundary Line Agreement as recorded in Deed dated May 23, 2008 in Deed Book 360, page 287.

(Affects Parcel 6)

6. Easement Deed to Commonwealth of VA dated July 27, 1989, in Deed Book 162, page 43.
7. Boundary Line Agreement W/Johnson dated September 16, 1985 in Deed Book 140, page 574.

(Affects Parcel 8)

8. Right of others in and to the use of the "Fire Trail" and the "Woods Road" as shown on plat of survey by William W. Dickerson, Jr., CLS, dated November 17, 2008, recorded in Plat Cabinet A, Slide 193E.

(Affects parcel 10)

9. Easement granted Transcontinental Gas Pipe Line Corporation dated April 14, 1950, recorded June 5, 1950, in Deed Book 52, page 85, for transportation of gas, oil, etc.



10. Reservation of ½ acre for a cemetery with full rights of ingress and egress as reserved in Deed Book 52, page 172.
11. Right of ingress and egress to the cemetery situated on the insured premises and title to such portion of the insured premises as is embraced within the bounds of the cemetery.
12. Colonial Pipeline Easement recorded November 6, 1965 in Deed Book 74, page 530.

**(Affects Parcel 11)**

13. Roadways as shown on plat recorded with Affidavit recorded January 3, 2003 in Deed Book 284, page 513 and Plat Cabinet A, page 123F.
14. Affidavit recorded in Deed Book 378, page 273.
15. Affidavit and Plat recorded in Deed Book 107, page 445.
16. Easement to American Telephone and Telegraph Co. of VA dated July 5, 1963 in Deed Book 70, page 519.
17. Boundary line agreement dated April 13, 1977 in Deed Book 104, page 515.
18. Easement to Central Telephone Co. of VA in Deed Book 104, page 358.
19. Rights of others in and to the right of way contained in Easement granted to Westvaco Corp at Deed Book 94, page 571.
20. Deed of Easement recorded August 18, 1994 in Deed Book 194, page 704.
21. Boundary Agreement as mentioned in Sch. A, recorded in Deed Book 23, page 302.

**(Affects Parcel 13)**

22. Easement to W. Kidd Central Telephone Co. of VA dated February 24, 1978 in Deed Book 108, page 477.
23. Deed to Commonwealth of VA dated February 9, 1990 in Deed Book 164, page 122.

**(Affects Parcel 14, 16, 17, 18)**

24. Parcel does not appear to abut a public road.

**(Affects Parcel 16)**

25. Subject to any and all matters shown on the plat of survey by Carroll Gillispie, C.L.S./S.B.C., dated August 10, 1963 and May 6, 1964, and recorded in Deed Book 72, at Page 324.

**(Affects Parcel 17)**



**EXHIBIT C-2B**

**(PERMITTED EXCEPTIONS AS TO PROPERTY DESCRIBED ON EXHIBIT A-2)**  
**(continued)**

**(Affects Parcels 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16)**

1. This parcel is currently enrolled in the Land Use program. Past, present or future real estate taxes due resulting from the land being enrolled in the Land Use Program.

**(Affects Parcel 3)**

2. Easement granted American Telephone and Telegraph Company dated June 5, 1963, recorded July 17, 1963, in Deed Book 70, page 543, for communication lines and systems.
3. Easement granted Department of Conservation and Economic Development, Division of Forestry dated May 17, 1963, recorded September 12, 1963, in Deed Book 71, page 155, for a forest truck trail 24' in width and approximately ¼ of a mile in length.
4. Easement granted Department of Conservation and Economic Development, Division of Forestry dated May 13, 1967, recorded May 12, 1967, in Deed Book 77, page 160, for a forest trail 25' in width and approximately 1 mile in length.
5. Easement granted Department of Conservation and Economic Development, Division of Forestry dated November 17, 1967, recorded November 30, 1967, in Deed Book 78, page 99, for a forest truck trail, 30' in width and approximately 1 mile in length.
6. Deed of Easement recorded November 21, 1991, in Deed Book 173, page 747.

**(Affects Parcel 4)**

7. Easement granted to Commonwealth of Virginia (with reverter) by instrument dated November 14, 1986 recorded December 3, 1986, in Deed Book 143, Page 665.
8. Rights of other in and the use of Old Mill Road (Route 740) and to the cemetery as described in deed dated December 29, 1954, recorded on December 30, 1954 in Deed Book 58, Page 61.
9. Title to that portion of the Land lying within the bounds of the flavius Cobb Family Cemetery, together with the right of ingress and egress.

**(Affects Parcel 6)**

10. Easement granted Virginia Electric and Power Company dated November 20, 1950, recorded January 3, 1951, in Deed Book 52, page 577, for a pole line.



11. Easement granted the Commonwealth of Virginia by two deeds recorded in Deed Book 76, page 8, and Deed Book 140, page 472, for the proper execution, construction and maintenance of work by the Commonwealth of Virginia for three drainage outlet ditches.

**(Affects Parcel 7)**

12. Easements granted Virginia Telephone and Telegraph Company dated February 15, 1951, recorded March 5, 1952, in Deed Book 54, page 209, for a pole line.
13. Easement granted Central Virginia Electric Cooperative dated January 30, 1981, recorded February 24, 1981, in Deed Book 120, page 354, for a pole line.
14. Easement granted Commonwealth of Virginia dated July 20, 1962, recorded January 23, 1963, in Deed Book 69, page 461, for the proper construction and maintenance of drainage ditches.

**(Affects Parcel 8)**

15. Easement granted to Columbia Gas of Virginia, Inc., dated April 17, 2009 recorded on May 28, 2009 in Deed Book 370, Page 984.

**(Affects Parcel 11)**

16. Deed of Easement recorded August 22, 1990 in Deed Book 166, page 572.

**(Affects Parcel 12)**

17. Easement to Transcontinental Gas Pipe Line Corporation as recorded in Deed Book 307, page 603.

**(Affects Parcel 15)**

18. Easement granted Central Virginia Electric Cooperative dated November 20, 1979, recorded January 20, 1980, in Deed Book 116, Page 184, for a 40' right-of-way.

**(Affects Parcel 16)**

19. Easement granted Commonwealth of Virginia dated July 21, 1986, recorded October 15, 1986, in Deed Book 143, Page 188, for a permanent right-of-way and easement to use area for the proper construction and maintenance of a drainage outlet ditch.

035 Rec Fee	1.00	VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY
St. R. Tax	204661.50	
Co. R. Tax	68320.50	
Transfer	1.00	The foregoing instrument with acknowledgement
Clerk	48.50	was admitted to record on 12/12/2012
Lib. (145)	1.50	at 12:15 P.M. in D.B. 412 Page(s) 91-945
T.T.F.	5.00	
Grantor Tax	81,865.00	Teste: MALCOLM BOOKER, JR., CLERK
036 Proc. Fee	20.00	
Total \$	354,829.00	BY: <u>Don Bryant</u> , DEPUTY CLERK







#17-96

## Commonwealth of Virginia



## State Corporation Commission

## CERTIFICATE OF FACT

*I Certify the Following from the Records of the Commission:*

The records of this office show on September 28, 2016, Weyerhaeuser Company, a Washington corporation qualified to transact business in Virginia, filed in the Office of the Secretary of State of Washington, articles of merger, merging Plum Creek Timberlands, L.P., a Delaware limited partnership, into Weyerhaeuser Company, a Washington corporation qualified to transact business in Virginia, a duly authenticated copy was filed in the Clerk's Office of the Commission on December 12, 2016.

Nothing more is hereby certified.



CIS0357

*Signed and Sealed at Richmond on this Date:  
December 13, 2016*

*Joel H. Peck*

Joel H. Peck, Clerk of the Commission

035 Rec Fee  
St. R. Tax  
Co. R. Tax  
Transfer  
Clerk  
Lib.(145)  
T.T.F.  
Grantor Tax  
036 Proc. Fee  
Total \$

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
12 00  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
10 00

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

The foregoing instrument with acknowledgement  
was admitted to record on 1-17 20 17,

at 11:25AM. in D.B. 438 Page(s) 226

Teste: MALCOLM BOOKER, JR., CLERK

BY: David Jensen, DEPUTY CLERK







Date: 5/24/22 Cash Register: 001 BUCKINGHAM COUNTY 16:23:26

Cshr: REBECCA RAGLAND Account#: 000001181 Cust.Transactions:  
Type: PAY Dept/Bill#: RE2021 00067590002 P/I Date: 5/24/2022 5/24/2022  
Name: LACY LESTER S & CYNTHIA J Bill Date: 4/30/2021 Half: 2  
Nam2: Due/PstDt: 12/06/2021  
Addr: 12782 S CONSTITUTION RTE PAdr: 12782 S CONSTITUTION RTE

SCOTTSVILLE VA

Zip: 24590 - 0000 Map#: 26 73  
Desc: NEAR RT 652 - 1 MI E OF MMMIIDDBBLLLLLS  
CENTENARY 49.474 AC Acre: 49.474 Dist/Cls 06 / 02 Status  
MrtgCo: 003 CORELOGIC TAX SERVICES  
SSN: 000 - 00 - 0000 000 - 00 - 0000

Land:	\$90,900	Improve:	\$335,900	Use:	\$0
Original Bill:	\$1,109.68	Credits:	\$1,109.68	Discount:	\$0.00
Penalty Paid:	\$0.00	Int Paid:	\$0.00	Last Date:	12/02/2021
Amount Owed:	\$0.00	Other:	\$0.00	Setoff Claim#:	000000000
Total Owed:	\$0.00	Penalty:	\$0.00	Interest:	\$0.00
Principal Due:		Pen Rate	% Int Fact		
Penalty Due:		Interest Due:			
Total Amount Due:		Aging:			
		Promise to Pay Date:			

F1=Amt Tender F2=Next Ticket F3=Exit F10=Funcnt Menu F20=Attach



Date: 5/24/22 Cash Register: 001 BUCKINGHAM COUNTY 16:22:25

Cshr: REBECCA RAGLAND Account#: 000012472 Cust.Transactions:  
Type: PAY Dept/Bill#: RE2022 00067970001 P/I Date: 5/24/2022 5/24/2022  
Name: LACY LESTER S & CYNTHIA J LACY Bill Date: 4/28/2022 Half: 1  
Nam2: Due/PstDt: 6/06/2022  
Addr: 12782 S CONSTITUTION RTE PAdr: S CONSTITUTION RTE

SCOTTSVILLE VA

Zip: 24590 - 0000 Map#: 26 7 6  
Desc: RT 20 - AT CENTENARY MMMIIDDDBLLLLLS  
LOT 6 64.27 AC Acre: 64.270 Dist/Cls 06 / 01 Status  
MrtgCo: \_\_\_\_\_  
SSN: 000 - 00 - 0000 000 - 00 - 0000

Land:	\$179,200	Improve:	\$0	Use:	\$0
Original Bill:	\$465.92	Credits:	\$465.92	Discount:	\$0.00
Penalty Paid:	\$0.00	Int Paid:	\$0.00	Last Date:	5/20/2022
Amount Owed:	\$0.00	Other:	\$0.00	Setoff Claim#:	000000000
Total Owed:	\$0.00	Penalty:	\$0.00	Interest:	\$0.00
Principal Due:	_____	Pen Rate	% Int Fact		
Penalty Due:	_____	Interest Due:	_____		
Total Amount Due:	_____	Aging:			
		Promise to Pay Date:	_____		

F1=Amt Tender F2=Next Ticket F3=Exit F10=Funcnt Menu F20=Attach



Date: 5/24/22 Cash Register: 001 BUCKINGHAM COUNTY 16:22:58

Cshr: REBECCA RAGLAND Account#: 000012473 Cust.Transactions:  
Type: PAY Dept/Bill#: RE2022 00067980001 P/I Date: 5/24/2022 5/24/2022  
Name: LACY LESTER S & CYNTHIA J LACY Bill Date: 4/28/2022 Half: 1  
Nam2: Due/PstDt: 6/06/2022  
Addr: 12782 S CONSTITUTION RTE PAdr: 12738 S CONSTITUTION RTE

SCOTTSVILLE VA

Zip: 24590 - 0000 Map#: 26 7 7  
Desc: RT 20 - AT CENTENARY MMMIIDDDBLLLLLS  
LOT 7 2.93 AC Acre: 2.930 Dist/Cls 06 / 01 Status  
MrtgCo: \_\_\_\_\_  
SSN: 000 - 00 - 0000 000 - 00 - 0000

Land:	\$27,800	Improve:	\$0	Use:	\$0
Original Bill:	\$72.28	Credits:	\$72.28	Discount:	\$0.00
Penalty Paid:	\$0.00	Int Paid:	\$0.00	Last Date:	5/20/2022
Amount Owed:	\$0.00	Other:	\$0.00	Setoff Claim#:	000000000
Total Owed:	\$0.00	Penalty:	\$0.00	Interest:	\$0.00
Principal Due:	_____	Pen Rate	% Int Fact		
Penalty Due:	_____	Interest Due:	_____		
Total Amount Due:	_____	Aging:			
		Promise to Pay Date:	_____		

F1=Amt Tender F2=Next Ticket F3=Exit F10=Funcnt Menu F20=Attach



Date: 5/24/22 Cash Register: 001 BUCKINGHAM COUNTY 16:24:00

Cshr: REBECCA RAGLAND Account#: 000000646 Cust.Transactions:  
Type: PAY Dept/Bill#: RE2021 00108160002 P/I Date: 5/24/2022 5/24/2022  
Name: SNODDY FREDDY C Bill Date: 4/30/2021 Half: 2  
Nam2: Due/PstDt: 12/06/2021  
Addr: 13664 S CONSTITUTION RTE PAdr: 13664 S CONSTITUTION RTE

SCOTTSVILLE VA

Zip: 24590 - 0000 Map#: 16 81  
Desc: RT 20 - 5 MI S OF MMMIIDDBBLLLLLS  
SCOTTSVILLE 93.87 AC Acre: 93.870 Dist/Cls 06 / 02 Status  
MrtgCo: \_\_\_\_\_  
SSN: 000 - 00 - 0000 000 - 00 - 0000

Land:	\$337,300	Improve:	\$439,000	Use:	\$0
Original Bill:	\$2,018.38	Credits:	\$2,018.38	Discount:	\$0.00
Penalty Paid:	\$0.00	Int Paid:	\$0.00	Last Date:	11/01/2021
Amount Owed:	\$0.00	Other:	\$0.00	Setoff Claim#:	000000000
Total Owed:	\$0.00	Penalty:	\$0.00	Interest:	\$0.00
Principal Due:	_____	Pen Rate	% Int Fact		
Penalty Due:	_____	Interest Due:	_____		
Total Amount Due:	_____	Aging:			
		Promise to Pay Date:	_____		

F1=Amt Tender F2=Next Ticket F3=Exit F10=Funcnt Menu F20=Attach



Date: 5/24/22 Cash Register: 001 BUCKINGHAM COUNTY 16:24:47

Cshr: REBECCA RAGLAND Account#: 000001132 Cust.Transactions:  
Type: PAY Dept/Bill#: RE2021 00123070002 P/I Date: 5/24/2022 5/24/2022  
Name: WEYERHAEUSER COMPANY Bill Date: 4/30/2021 Half: 2  
Nam2: Due/PstDt: 12/06/2021  
Addr: 100 PROFESSIONAL CENTER PAdr: S CONSTITUTION RTE

BRUNSWICK GA

Zip: 31525 - 0000 Map#: 26 26  
Desc: RT 20 - 1 MI S OF MMMIIDDBLLLLLS  
CENTENARY 49.8 AC Acre: 49.800 Dist/Cls 06 / 02 Status  
MrtgCo: \_\_\_\_\_  
SSN: 000 - 00 - 0000 000 - 00 - 0000

Land:	\$79,700	Improve:	\$0	Use:	\$0
Original Bill:	\$207.22	Credits:	\$207.22	Discount:	\$0.00
Penalty Paid:	\$0.00	Int Paid:	\$0.00	Last Date:	5/28/2021
Amount Owed:	\$0.00	Other:	\$0.00	Setoff Claim#:	000000000
Total Owed:	\$0.00	Penalty:	\$0.00	Interest:	\$0.00
Principal Due:	_____	Pen Rate	% Int Fact		
Penalty Due:	_____	Interest Due:	_____		
Total Amount Due:	_____	Aging:			
		Promise to Pay Date:	_____		

F1=Amt Tender F2=Next Ticket F3=Exit F10=Funcnt Menu F20=Attach



Date: 5/24/22 Cash Register: 001 BUCKINGHAM COUNTY 16:25:31

Cshr: REBECCA RAGLAND Account#: 000001174 Cust.Transactions:  
Type: PAY Dept/Bill#: RE2021 00123080002 P/I Date: 5/24/2022 5/24/2022  
Name: WEYERHAEUSER COMPANY Bill Date: 4/30/2021 Half: 2  
Nam2: Due/PstDt: 12/06/2021  
Addr: 100 PROFESSIONAL CENTER PAdr: BRIDGEPORT RD

BRUNSWICK GA

Zip: 31525 - 0000 Map#: 26 67  
Desc: RT 652 - 6 MI E OF MMMIIDDBLLLLLS  
SCOTTSVILLE 157.3 AC Acre: 157.300 Dist/Cls 06 / 02 Status  
MrtgCo: \_\_\_\_\_  
SSN: 000 - 00 - 0000 000 - 00 - 0000

Land:	\$236,000	Improve:	\$0	Use:	\$0
Original Bill:	\$613.60	Credits:	\$613.60	Discount:	\$0.00
Penalty Paid:	\$0.00	Int Paid:	\$0.00	Last Date:	5/28/2021
Amount Owed:	\$0.00	Other:	\$0.00	Setoff Claim#:	000000000
Total Owed:	\$0.00	Penalty:	\$0.00	Interest:	\$0.00
Principal Due:	_____	Pen Rate	% Int Fact		
Penalty Due:	_____	Interest Due:	_____		
Total Amount Due:	_____	Aging:			
		Promise to Pay Date:	_____		

F1=Amt Tender F2=Next Ticket F3=Exit F10=Funcnt Menu F20=Attach



Date: 5/24/22 Cash Register: 001 BUCKINGHAM COUNTY 16:25:58

Cshr: REBECCA RAGLAND Account#: 000001180 Cust.Transactions:  
Type: PAY Dept/Bill#: RE2021 00123090002 P/I Date: 5/24/2022 5/24/2022  
Name: WEYERHAEUSER COMPANY Bill Date: 4/30/2021 Half: 2  
Nam2: Due/PstDt: 12/06/2021  
Addr: 100 PROFESSIONAL CENTER PAdr: BRIDGEPORT RD

BRUNSWICK GA

Zip: 31525 - 0000 Map#: 26 72  
Desc: NEAR RT 20 - 1/4 MI E OF MMTIIDDBLLLLLS  
CENTENARY 315.7 AC Acre: 315.700 Dist/Cls 06 / 02 Status  
MrtgCo: \_\_\_\_\_  
SSN: 000 - 00 - 0000 000 - 00 - 0000

Land:	\$436,100	Improve:	\$0	Use:	\$0
Original Bill:	\$1,133.86	Credits:	\$1,133.86	Discount:	\$0.00
Penalty Paid:	\$0.00	Int Paid:	\$0.00	Last Date:	5/28/2021
Amount Owed:	\$0.00	Other:	\$0.00	Setoff Claim#:	000000000
Total Owed:	\$0.00	Penalty:	\$0.00	Interest:	\$0.00
Principal Due:	_____	Pen Rate	% Int Fact		
Penalty Due:	_____	Interest Due:	_____		
Total Amount Due:	_____	Aging:			
		Promise to Pay Date:	_____		

F1=Amt Tender F2=Next Ticket F3=Exit F10=Funcnt Menu F20=Attach



Date: 5/24/22 Cash Register: 001 BUCKINGHAM COUNTY 16:25:07

Cshr: REBECCA RAGLAND Account#: 000001182 Cust.Transactions:  
Type: PAY Dept/Bill#: RE2021 00123100002 P/I Date: 5/24/2022 5/24/2022  
Name: WEYERHAEUSER COMPANY Bill Date: 4/30/2021 Half: 2  
Nam2: Due/PstDt: 12/06/2021

Addr: 100 PROFESSIONAL CENTER PAdr:

BRUNSWICK GA

Zip: 31525 - 0000 Map#: 26 74  
Desc: OFF RT 20 - 2 MI S OF MMTIIDDBLLLLLS  
CENTENARY 15 AC Acre: 15.000 Dist/Cls 06 / 02 Status  
MrtgCo:  
SSN: 000 - 00 - 0000 000 - 00 - 0000

Land:	\$22,500	Improve:	\$0	Use:	\$0
Original Bill:	\$58.50	Credits:	\$58.50	Discount:	\$0.00
Penalty Paid:	\$0.00	Int Paid:	\$0.00	Last Date:	5/28/2021
Amount Owed:	\$0.00	Other:	\$0.00	Setoff Claim#:	000000000
Total Owed:	\$0.00	Penalty:	\$0.00	Interest:	\$0.00
Principal Due:		Pen Rate	% Int Fact		
Penalty Due:		Interest Due:			
Total Amount Due:		Aging:			
		Promise to Pay Date:			

F1=Amt Tender F2=Next Ticket F3=Exit F10=Funcnt Menu F20=Attach



Date: 5/24/22 Cash Register: 001 BUCKINGHAM COUNTY 16:26:25

Cshr: REBECCA RAGLAND Account#: 000001183 Cust.Transactions:  
Type: PAY Dept/Bill#: RE2021 00123110002 P/I Date: 5/24/2022 5/24/2022  
Name: WEYERHAEUSER COMPANY Bill Date: 4/30/2021 Half: 2  
Nam2: Due/PstDt: 12/06/2021  
Addr: 100 PROFESSIONAL CENTER PAdr: BRIDGEPORT RD

BRUNSWICK GA

Zip: 31525 - 0000 Map#: 26 75  
Desc: RT 652 - 8 MI S OF MMMIIDDBLLLLLS  
SCOTTSVILLE 1430.8 AC Acre: 1,430.800 Dist/Cls 06 / 02 Status  
MrtgCo: \_\_\_\_\_  
SSN: 000 - 00 - 0000 000 - 00 - 0000

Land:	\$1,931,400	Improve:	\$0	Use:	\$0
Original Bill:	\$5,021.64	Credits:	\$5,021.64	Discount:	\$0.00
Penalty Paid:	\$0.00	Int Paid:	\$0.00	Last Date:	5/28/2021
Amount Owed:	\$0.00	Other:	\$0.00	Setoff Claim#:	000000000
Total Owed:	\$0.00	Penalty:	\$0.00	Interest:	\$0.00
Principal Due:	_____	Pen Rate	% Int Fact		
Penalty Due:	_____	Interest Due:	_____		
Total Amount Due:	_____	Aging:			
		Promise to Pay Date:	_____		

F1=Amt Tender F2=Next Ticket F3=Exit F10=Funcnt Menu F20=Attach



Date: 5/24/22 Cash Register: 001 BUCKINGHAM COUNTY 16:26:52

Cshr: REBECCA RAGLAND Account#: 000001924 Cust.Transactions:  
Type: PAY Dept/Bill#: RE2021 00123130002 P/I Date: 5/24/2022 5/24/2022  
Name: WEYERHAEUSER COMPANY Bill Date: 4/30/2021 Half: 2  
Nam2: Due/PstDt: 12/06/2021  
Addr: 100 PROFESSIONAL CENTER PAdr:

BRUNSWICK GA

Zip: 31525 - 0000 Map#: 38 70  
Desc: RT 651 - 3 MI W OF MMMIIDDBBLLLLLS  
RANSON 63.06 Acre: 63.060 Dist/Cls 06 / 02 Status  
MrtgCo:  
SSN: 000 - 00 - 0000 000 - 00 - 0000

Land:	\$94,600	Improve:	\$0	Use:	\$0
Original Bill:	\$245.96	Credits:	\$245.96	Discount:	\$0.00
Penalty Paid:	\$0.00	Int Paid:	\$0.00	Last Date:	5/28/2021
Amount Owed:	\$0.00	Other:	\$0.00	Setoff Claim#:	000000000
Total Owed:	\$0.00	Penalty:	\$0.00	Interest:	\$0.00
Principal Due:		Pen Rate	% Int Fact		
Penalty Due:		Interest Due:			
Total Amount Due:		Aging:			
		Promise to Pay Date:			

F1=Amt Tender F2=Next Ticket F3=Exit F10=Funcnt Menu F20=Attach



**TAB C**  
Adjacent Property  
Owners List



Pineside Solar

Adjacent Property Owner List

	Parcel #	Owner	Street Address	Mailing Address
1.	16-78	Jolly O'Neill	54 Hummingbird Rd. Scottsville, VA 24590	
2.	16-78B	Stuart F & Carolyn E. Barbour	43 Hummingbird Rd. Scottsville, VA 24590	
3.	16-77	Samuel E. & Rose M Newton	34 Rebel Ln. Scottsville, VA 24590	
4.	16-77A	Samuel E. & Rose M Newton	34 Rebel Ln. Scottsville, VA 24590	
5.	16-76	Gwen R. Napier	159 Hummingbird Rd. Scottsville, VA 24590	
6.	16-75	Earl E. Bryant	1275 Poplar Spring Rd. Scottsville, VA 24590	
7.	16-82	Amber M. Shifflett	216 Hummingbird Ln. Scottsville, VA 24590	
8.	16-83	Robert W. & Gayle G. Noble		PO Box 597 Scottsville, VA 24590
9.	16-7-12	Neal H. & Ruth O. Aldridge	286 Hummingbird Rd. Scottsville, VA 24590	
10.	16-84B	Melissa A. Miller	116 Quail Run Ln. Scottsville, VA 24590	
11.	16-84C	Susan Pamela Goodwin, TR	160 Quail Run Ln. Scottsville, VA 24590	
12.	16-84D	Calvin G. Nichols & Dian S. Nichols		830 S. Ellison Ln. Waynesboro, VA 22980
13.	16-84E	Calvin G. Nichols & Dian S. Nichols		830 S. Ellison Ln. Waynesboro, VA 22980
14.	16-84	William D. & Rebecca S. Cobb	234 Quail Run Ln. Scottsville, VA 24590	
15.	27-2	Pamela Sue Edwards	1775 Bridgeport Rd. Scottsville, VA 24590	
16.	27-1	Bernard L. Wyland, JR		348 Lake Rd. Stuarts Draft, VA 24477
17.	26-68	Barbara D. & Bernice W. Wyland Life Est.		C/O Bernice Townsend 251 Old Oak Rd. Prospect, VA 23960
18.	26-66	Kenneth L. Davis, TR		PO Box 5506 Charlottesville, VA 22902
19.	26-65	Kenneth L. Davis, TR		PO Box 5506 Charlottesville, VA 22905
20.	16-38	Allen T. & Tracey L. Herndon		PO Box 425 Scottsville, VA 24590
21.	16-79	Freddie C. Snoddy	13664 S Constitution Rte. Scottsville, VA 24590	



	<b>Parcel #</b>	<b>Owner</b>	<b>Street Address</b>	<b>Mailing Address</b>
22.	16-80	William R. Leffel Shirley A. Leffel		PO Box 656 Scottsville, VA 24590
23.	16-8-4	Brandon Scott Hayton	13582 S Constitution Rte. Scottsville, VA 24590	
24.	16-8-5	Paul B. & Dorys P. Willis		PO Box 242 Scottsville, VA 24590
25.	26-51	James & Helen Crowley	58 Bridgeport Rd. Scottsville, VA 24590	
26.	26-3-3	Vaughn A. Hicks		510 Bulkeley Pl., Apt. 5 Newport News, VA 23601
27.	26-3-4	Erma Hicks Abernathy Ray Abernathy		936 Lewis Ave. Plainfield, NJ 07063
28.	26-63	Jean D. Ayers Rosalind A. Fenner		11 West 20 <sup>th</sup> St., Apt. 12K Baltimore, MD 21218
29.	26-71	Ridgeway Baptist Church Trustees	Buckingham, VA 23921	
30.	26-70	Wayne B. & Sharon B. Snoddy		9741 Bridgeport Rd. Arvon, VA 23004
31.	26-69	Wayne B. Snoddy		9741 Bridgeport Rd. Arvon, VA 23004
32.	26-69A	Wayne B. Snoddy		9741 Bridgeport Rd. Arvon, VA 23004
33.	27-19	Wayne B. & Sharon B. Snoddy		9741 Bridgeport Rd. Arvon, VA 23004
34.	27-18	Wayne B. & Sharon B. Snoddy		9741 Bridgeport Rd. Arvon, VA 23004
35.	27-17	Catlett Brothers Lodging LLC		PO Box 623 Scottsville, VA 24590
36.	27-2-	Catlett Brothers Lodging LLC		PO Box 623 Scottsville, VA 24590
37.	39-1	Barbara J. Teeple	1357 Sharps Creek Rd. Scottsville, VA 24590	
38.	39-6	Henry & Cornelia Payne		c/o Doy Payne PO Box 4 Arvon, VA 23004
39.	39-2A	John C. & Rachel A. Allen		PO Box 492 Dillwyn, VA 23936
40.	39-3-3	John A. & Dorothy M. Oberlander		3602 Gentle Rd. Portsmouth, VA 23703
41.	39-8A	John A. & Dorothy M. Oberlander		3602 Gentle Rd. Portsmouth, VA 23703
42.	39-7	John A. & Dorothy M. Oberlander		3602 Gentle Rd. Portsmouth, VA 23703
43.	51-3	Cherry Family Limited Partnership		7090 Covenant Woods Dr., M 300 Mechanicsville, VA 23111
44.	38-68	Walter E. Saxon, Jr., Trustee		c/o Wes Saxon PO Box 306 Buckingham, VA 23921



	Parcel #	Owner	Street Address	Mailing Address
45.	38-61	Phyllis E. Newton	1319 Sharon Church Rd. Arvonias, VA 23004	
46.	38-60	Susan M. Allen Marion M. Allen	1245 Sharon Church Rd. Arvonias, VA 23004	
47.	38-59	Susan M. Allen Marion M. Allen	1245 Sharon Church Rd. Arvonias, VA 23004	
48.	38-58	Steve Walter Self		825 Texas School Rd. Wingina, VA 24599
49.	38-57	Steve Walter Self		825 Texas School Rd. Wingina, VA 24599
50.	38-69	Walter H. Dabney		PO Box 243 Rockville, VA 23146
51.	38-50	Raymond E. Banton Mona W. Banton	355 Sharon Church Rd. Scottsville, VA 24590	
52.	38-6-6	John H. & Mary J. Meeks		c/o Joel Berrios 2406 Piping Tree Ferry Rd. Mechanicsville, VA 23111
53.	38-6-5	John H. & Mary J. Meeks		1750 Saw Mill Rd. Farmville, VA 23901
54.	38-6-7	John H. & Mary J. Meeks		1750 Saw Mill Rd. Farmville, VA 23901
55.	38-6-8	John H. & Mary J. Meeks	c/o Christine Perkins 304 Sharps Creek Dr. Scottsville, VA 24590	
56.	38-6-4	Kevin Thomas & Kristen Jamerson	311 Sharps Creek Dr. Scottsville, VA 24590	
57.	38-6-3	Terrance L. Putnam, Jr. Sherri M. Putnam	177 Sharps Creek Dr. Scottsville, VA 24590	
58.	38-5-1	Deborah E. Cooper		7201 Harver Wy. Mechanicsville, VA 23111
59.	38-5-2	Alvin D. Crow		PO Box 531 Dania Beach, FL 33004
60.	38-5-3	Gerry T. Toney Laquinta Thurston	10732 S. Constitution Rte. Scottsville, VA 24590	
61.	38-5-4	Marcos A. Albay & Blanca E. Vallejo	10788 S. Constitution Rte. Scottsville, VA 24590	
62.	38-5-6	Azhar Hayat	10884 S. Constitution Rte. Scottsville, VA 24590	
63.	38-5-7	George Robert Gough, Sr.	10906 S. Constitution Rte. Scottsville, VA 24590	
64.	38-5-8	Glen S. & Rhonda J. Snow	10928 S. Constitution Rte. Scottsville, VA 24590	
65.	38-5-9	Alyssa N. & Benjamin Aponte	11022 S. Constitution Rte. Scottsville, VA 24590	
66.	38-5-10	Stephen Phillip & Mary Winkler	11090 S. Constitution Rte. Scottsville, VA 24590	
67.	38-5-11	Stephen Phillip & Mary Winkler	11090 S. Constitution Rte. Scottsville, VA 24590	



	<b>Parcel #</b>	<b>Owner</b>	<b>Street Address</b>	<b>Mailing Address</b>
68.	38-5-12	Kimberly Nichole Stephens	11132 S. Constitution Rte. Scottsville, VA 24590	
69.	38-5-13	Justin Tyler & Brittany Ann Clabo	11212 S. Constitution Rte. Scottsville, VA 24590	
70.	38-5-15	Christine D. Cain		PO Box 914 Dillwyn, VA 23936
71.	38-5-16	Taylor C. & Bryce Gibson		177 Sharpes Creek Dr. Scottsville, VA 24590
72.	38-5-21	John H. & Mary J. Meeks		c/o Joel Berrios 2406 Piping Tree Ferry Rd. Mechanicsville, VA 23111
73.	38-5-24	John H. & Mary J. Meeks		c/o Joel Berrios 2406 Piping Tree Ferry Rd. Mechanicsville, VA 23111
74.	26-6-27	Jaquelin A. Marshall		PO Box 328 Scottsville, VA 24590
75.	26-22	Samuel G. Spangler, III		PO Box 319 Scottsville, VA 24590
76.	26-23	Jean Ann Smith		1062 Gough Town Rd. Scottsville, VA 24590
77.	26-24	Susan H. Ferguson	11775 S. Constitution Rte. Scottsville, VA 24590	
78.	26-25	Norma Cruz Melo Emigdio S. Cruz, III		c/o Roel D. Cruz 141 Waterfall Rd. Seneca, SC 29672
79.	26-27	Michael D. & Deborah J. Hoskin	11654 S. Constitution Rte. Scottsville, VA 24590	
80.	26-27A	Harold E. & Priscilla G. Wright	11840 S. Constitution Rte. Scottsville, VA 24590	
81.	26-7-1	Clifford A. & Jenny Anne Price		155 Ridge Ln. Scottsville, VA 23590
82.	26-7-4	Betty Jean Anderson		c/o Betty Jean Anderson 4329 S. Queen Ct. Littleton, CO 80127
83.	26-36	Ashley Austin Claire Ltd. LLC		c/o C. Nield 3800 Chelsea Ct. Alexandria, VA 22304
84.	26-7-5	Jessup R. & Amy B. Duffy		1313 Briar Dr. Bedford, TX 76022
85.	26-38	John G. & Vicki J. Ragland	12516 S. Constitution Rte. Scottsville, VA 24590	
86.	26-39	Robert A. Reeder, Jr. Irene E. Wing	12592 S. Constitution Rte. Scottsville, VA 24590	
87.	26-40	Steve W. & Gloria Jan Shifflett		1138 Locust Ave. Charlottesville, VA 22901
88.	26-41	William C. Morris	12678 S. Constitution Rte. Scottsville, VA 24590	
89.	26-43	Tracy L. Cersley		8145 Langhorne Rd.



	<b>Parcel #</b>	<b>Owner</b>	<b>Street Address</b>	<b>Mailing Address</b>
				Scottsville, VA 23590
90.	26-44	CMH Homes, Inc.		5000 Clayton Rd. Maryville, TN 37804
91.	26-45	Tracey Cersley	12841 S. Constitution Rte. Scottsville, VA 24590	
92.	26-50	Maria Ford		c/o Kenneth A. Ford 11303 Sherrington Ct. Largo, MD 20774
93.	27-20	Catlett Brothers Logging, LLC		PO Box 623 Scottsville, VA 23590
94.	16-41B	David W. & Carole M. Jones	c/o Rigoberto G. Hernandez 13669 S. Constitution Rte. Scottsville, VA 24590	
95	16-41	Rigoberto G. Hernandez	13731 S. Constitution Rte. Scottsville, VA 24590	
96.	16-43	Dora Thomas & Elizabeth Parsons		4819 Central Ave., NE Washington, DC 20019
97.	16-44C	Donna B. & Isaiah Johnson	13849 S. Constitution Rte. Scottsville, VA 24590	
98.	16-44B	Rockshell & Sons Development Co., LLC		c/o Albert Joseph, III PO Box 3131 Souix Falls, SD 57104
99.	16-45	Shirley M. Smith	13917 S. Constitution Rte. Scottsville, VA 24590	



**TAB D**  
**Adjacent Owners**  
**Affidavit Form**



# ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 19th day of May, year 2022,

I Donnie Brennan Keene 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)

Donnie Brennan Keene

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

NOTARY:  
COMMONWEALTH OF VIRGINIA

City  
COUNTY OF Richmond

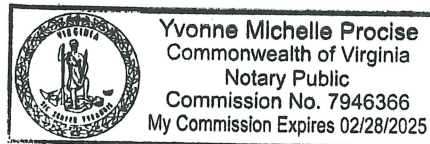
STATE OF Virginia

Subscribed and sworn to me on the 19th day of May,

of the year 2022. My Commission expires on 7/28/2025.

Notary Public Signature: Yvonne Michelle Procise

Stamp:





**TAB E**  
Interest  
Disclosure Affidavits



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 6<sup>th</sup> day of May, of the year 2022,

I Lester S. Lacy (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)

Lester S. Lacy

NOTARY PUBLIC

COUNTY OF

Buckingham

STATE OF

Virginia

Subscribed and sworn to me on this 6<sup>th</sup> day of May,

of the year 2022. My commission expires 10/31/2023

Notary Public Signature:

Linda Slagle Seay

Stamp:

LINDA SLAGLE SEAY  
NOTARY PUBLIC  
REG. #110343  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES OCT. 31, 2023



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 6<sup>th</sup> day of May, of the year 2022,

I, Cynthia J. Lacy (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)

Cynthia J. Lacy

NOTARY PUBLIC

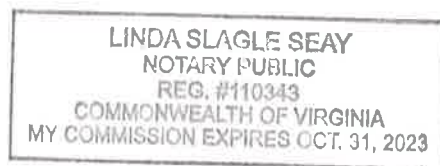
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 6<sup>th</sup> day of May,

of the year 2022. My commission expires Oct. 31, 2023

Notary Public Signature: Linda Slagle Seay

Stamp:





INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, VIRGINIA

On this 12<sup>th</sup> day of May, of the year 2022

I Freddy C. Snaddy (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)

Freddy C. Snaddy

NOTARY PUBLIC  
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 12<sup>th</sup> day of May  
of the year 2022. My commission expires May 31, 2025

Notary Public Signature: Dana H. Amburgey  
Stamp:

DANA H AMBURGEY  
NOTARY PUBLIC  
REG. #7314674  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES MAY 31, 2025



### Weyerhaeuser Disclosure

The Application includes several parcels owned by Weyerhaeuser Company. As a publicly traded company, we have confirmed that no member of the Buckingham County Board of Supervisors or the Planning Commissioners hold ten percent (10%) of the shares the Weyerhaeuser Company or any other interest in the company. This information is provided in place of the Interest Disclosure Affidavit.



**TAB F**

**Powers of Attorney/Consents**







SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that we, Lester S. Lacy and Cynthia J. Lacy, own in fee (the "Owners") that certain real property located in the County of Buckingham, Virginia (the "County") identified as Tax Map Nos. 26-7-3, 26-7-6, and 26-7-7 (the "Property"). On or about April 2022, Owner executed an Option to Purchase agreement (the "Option Agreement") with Virginia Electric and Power Company, a Virginia public service corporation ("VEPCO"), whereby Owner granted VEPCO the option to purchase the Property upon the terms and conditions set forth in the Option Agreement. VEPCO proposes to develop and operate an approximately 74.9 MW solar facility (the "Solar Facility") on a portion of the Property. VEPCO is required to obtain a special use permit ("SUP") from the County Board of Supervisors in order to develop, construct and operate the Solar Facility and/or related facilities on the Property.

Owner of the Property, having full right and authority to do so, do hereby makes, constitutes, and appoints Edwin Giraldo, Senior Business Development Manager and D. Brennen Keene, Esq., McGuireWoods, LLP, (collectively, the "Appointees"), either of whom may act, as the true and lawful attorneys in fact for the Owner in connection with the filing and approval of the SUP. The Appointees shall have full power and authority to do and perform as may be necessary to prepare and file zoning application documents (the "Application") and such other supporting information (including but not limited to conditions of development) on behalf of the Owner, to seek and obtain approval of the SUP and to agree to any and all terms and conditions as necessary for the use of the Property as requested in the Application.

IN WITNESS WHEREOF, I have hereunto set my hand this 6<sup>th</sup> day of May, 2022

By:

Lester S. Lacy  
Name: Lester S. Lacy

STATE OF Virginia

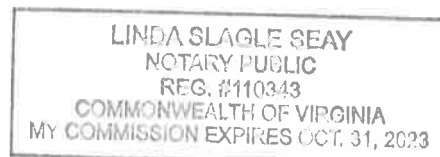
COUNTY OF Buckingham, to-wit:

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 2022, by Lester S. Lacy.

Linda Slagle Seay  
Notary Public

My Commission Expires: 10/31/2023

Notary Registration Number: 110343





IN WITNESS WHEREOF, I have hereunto set my hand this 6<sup>th</sup> day of May, 2022

By:

Cynthia J. Lacy  
Name: Cynthia J. Lacy

STATE OF Virginia

COUNTY OF Buckingham, to-wit:

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 2022, by Cynthia J. Lacy

Linda Slagle Seay  
Notary Public

My Commission Expires: 10/31/2023

Notary Registration Number: 110343

LINDA SLAGLE SEAY  
NOTARY PUBLIC  
REG. #110343  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES OCT. 31, 2023







SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Freddy C. Snoddy, own in fee (the "Owner") that certain real property located in the County of Buckingham, Virginia (the "County") identified as Tax Map No. 16-81 (the "Property"). On or about October 2021, Owner executed an Option to Purchase agreement (the "Option Agreement") with Virginia Electric and Power Company, a Virginia public service corporation ("VEPCO"), whereby Owner granted VEPCO the option to purchase the Property upon the terms and conditions set forth in the Option Agreement. VEPCO proposes to develop and operate an approximately 74.9 MW solar facility (the "Solar Facility") on a portion of the Property. VEPCO is required to obtain a special use permit ("SUP") from the County Board of Supervisors in order to develop, construct and operate the Solar Facility and/or related facilities on the Property.

Owner of the Property, having full right and authority to do so, do hereby makes, constitutes, and appoints Edwin Giraldo, Senior Business Development Manager and D. Brennen Keene, Esq., McGuireWoods, LLP, (collectively, the "Appointees"), either of whom may act, as the true and lawful attorneys in fact for the Owner in connection with the filing and approval of the SUP. The Appointees shall have full power and authority to do and perform as may be necessary to prepare and file zoning application documents (the "Application") and such other supporting information (including but not limited to conditions of development) on behalf of the Owner, to seek and obtain approval of the SUP and to agree to any and all terms and conditions as necessary for the use of the Property as requested in the Application.

IN WITNESS WHEREOF, I have hereunto set my hand this 12<sup>th</sup> day of May 2022.

By:

Freddy C. Snoddy  
Name: Freddy C. Snoddy

STATE OF Virginia

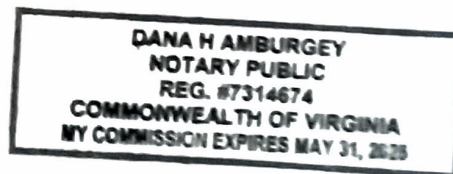
COUNTY OF Buckingham, to-wit:

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of May, 2022, by Freddy C. Snoddy.

Dana H. Amburgey  
Notary Public

My Commission Expires: May 31 2025

Notary Registration Number: 7314674









## OWNER CONSENT

KNOW ALL MEN BY THESE PRESENTS, that I, Anthony Chavez, am the Director - Renewable Energy of Weyerhaeuser Company, a Washington corporation (the "Owner"). To the best of my knowledge, Owner owns in fee that certain real property located in the County of Buckingham, Virginia (the "County") identified as Tax Map Nos. 26-20, 26-26, 26-67, 26-72, 26-74, 26-75, and 38-70 (the "Property"). On or about March 2, 2021, Owner executed a Solar Ground Option and Lease Agreement (the "Option Agreement") with Virginia Electric and Power Company, a Virginia public service corporation ("VEPCO"), whereby Owner granted VEPCO the option to lease the Property or portions thereof upon the terms and conditions set forth in the Option Agreement. VEPCO proposes to develop and operate an approximately 74.9 MW solar facility (the "Solar Facility") on a portion of the Property. VEPCO is required to obtain a special use permit ("SUP") from the Buckingham County, Virginia Board of Supervisors in order to develop, construct and operate the Solar Facility and/or related facilities on the Property.

Owner of the Property, having full right and authority to do so, does hereby consent to Edwin Giraldo, Senior Business Development Manager, or other authorized employee of VEPCO that has been approved by Owner in writing (collectively, the "Appointees"), filing and pursuing the SUP. The Appointees shall have permission to prepare and file the SUP application documents (the "Application") and such other supporting information (including but not limited to conditions of development) on behalf of the Owner, to seek and obtain approval of the SUP and to agree to any and all terms and conditions as necessary for the use of the Property as requested in the Application, all subject to the terms, conditions and limitations set forth in the Option Agreement. It shall be VEPCO's sole responsibility for ensuring that all actions taken under this Consent comply with the terms, conditions and limitations of the Option Agreement; neither the County nor any supervisors or employees thereof shall have any responsibility therefor.

This Consent shall terminate on the earliest to occur of the following: (a) such Solar Facility is approved and constructed; or (b) the Option Agreement is terminated. Owner and Appointee shall be responsible for notifying the County in the event that the Option Agreement is terminated for any reason. The County may rely on this Consent until actual notice of termination is received.



IN WITNESS WHEREOF, I have hereunto set my hand this 19<sup>th</sup> day of May 2022

By:

[Signature]  
Name: Anthony Chavez  
Title: Director - Renewable Energy

STATE OF WASHINGTON

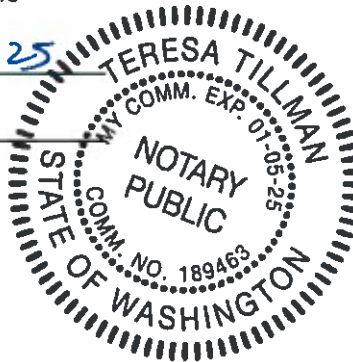
COUNTY OF KING, to-wit:

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May, 2022, by Anthony Chavez, as Director - Renewable Energy.

[Signature]  
Notary Public

My Commission Expires: Jan 05, 2025

Notary Registration Number: 189463



Acknowledged and Agreed  
VEPCO

By: [Signature]

Name: Emil Avram

Title: Vice President-Business Development



**TAB G**

**Cultural Resource  
Assessment Form**



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

Case Number / File Name: Pineside Solar

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

The property primarily comprises planted pine in various stages of growth. Agricultural fields are present in the northern portion of the property. A modern house with outbuildings is present near the center of the property and a second house with outbuildings is located at the northern end. Two cemeteries (Steger Family Cemetery and Tapscott Cemetery) and one possible cemetery were observed. The Steger Family Cemetery was associated with a former farmstead. The house is no longer extant, but feature depressions remain.

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

A cultural resource desktop screening has been performed using the Virginia Department of Historic Resources State Database – no archaeological or architectural resources were noted on the project area. In addition, the project team has reviewed deeds and plats recorded in Buckingham County which revealed the existence of cemeteries on several of the parcel. A summary of the cultural effort to date is provided as an attachment.

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

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

The Steger Family and Tapscott cemeteries are both located south of Sharps Creek. The Steger Family Cemetery is in a stand of deciduous trees otherwise surrounded by planted pine in the southeast portion of the site. The cemetery includes eight formal, carved headstones as well as depressions surrounded by a metal pipe fence. Additional burials may be present beyond the fencing. The cemetery is a short distance southeast of the remains of the former Steger farmstead. The Steger Family Cemetery contains marked burials dating from the nineteenth to the twentieth century. The Tapscott Cemetery is west of the Steger Family Cemetery. Located in a stand of deciduous trees otherwise surrounded by planted pine, the cemetery includes three burial depressions as well as fieldstone burial markers and a single formal, carved headstone. The headstone belongs to William Wallace Tapscott who died in the 1920s and the stone features a masonic symbol. A third potential cemetery location is situated at the northern end of the site, a short distance southeast of an extant house with outbuildings and a modern cellular tower. The potential cemetery is unmarked but is represented by a stand of mature cedar trees in an agricultural field. The field is surrounded by planted pine. The cedar trees do not appear to mark a low or wet spot in the fields and cedars are often associated with cemeteries. However, additional research would be required to determine if the trees mark a cemetery location.

Will this proposal have any impact on the historical site or gravesite? Yes \_\_\_\_\_ No X

If yes, please explain any impact:

The cemetery locations will be avoided and appropriate buffer per the Virginia Department of Historic Resources will be incorporated.

Owner/Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_



**TAB H**

**Traffic Impact  
Determination Form**







Please fill out the following information before presenting to VDOT:

Proposed Use: Utility Scale Solar

A request was sent to VDOT for signature. See attached emails. Despite the lack of a signed form, a Traffic Study was included in the Application.

---

---

---

---

---

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_







**From:** [Orrell, Jim](#)  
**To:** [scott.frederick@VDOT.Virginia.gov](mailto:scott.frederick@VDOT.Virginia.gov)  
**Subject:** Buckingham County SUP Traffic Study Determination  
**Attachments:** [VDOT - Traffic Study Determination.pdf](#)  
[Pineside - LGL - Local Zoning Lnd - Parcel - MAP.pdf](#)  
[Pineside Solar WY-10.kmz](#)  
[pineside\\_access\\_points\\_vdot.kmz](#)

---

Mr. Frederick,

I am working with Dominion Energy on the environmental and engineering aspects of a potential solar facility in Buckingham County. As I think you are aware, the Special Use Permit process in Buckingham County requires a traffic impact determination from VDOT. I have attached the request form from the SUP Application as well as a map and KMZ to give you an idea of the project location. The last KMZ shows the locations of 11 possible entrances. We will not use all of these but I assumed it would be better to show all that are under consideration at this early planning stage. Please let me know if you need anything else to make this determination.

Thank you for your assistance.  
-Jim

**Jim Orrell**

Senior Landscape Architect

Direct: 757 220-6869

Mobile: 757 784-8440

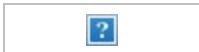
Fax: 757 229-4507

[jim.orrell@stantec.com](mailto:jim.orrell@stantec.com)

Stantec

5209 Center Street

Williamsburg VA 23188-2680



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.



**From:** [Frederick, Scott](#)  
**To:** [Orrell, Jim](#)  
**Cc:** [Steve Snell](#)  
**Subject:** Re: Buckingham County SUP Traffic Study Determination  
**Date:** Friday, May 6, 2022 8:16:41 AM

---

Mr. Orrell,

Thank you for the information. I will have it reviewed and we will get back to you as soon as possible. Steve Snell will be handling the review. He is copied on this email. His phone number is 434-610-6319 if you need to speak with him.

On Thu, May 5, 2022 at 9:20 PM Orrell, Jim <[jim.orrell@stantec.com](mailto:jim.orrell@stantec.com)> wrote:

Mr. Frederick,

I am working with Dominion Energy on the environmental and engineering aspects of a potential solar facility in Buckingham County. As I think you are aware, the Special Use Permit process in Buckingham County requires a traffic impact determination from VDOT. I have attached the request form from the SUP Application as well as a map and KMZ to give you an idea of the project location. The last KMZ shows the locations of 11 possible entrances. We will not use all of these but I assumed it would be better to show all that are under consideration at this early planning stage. Please let me know if you need anything else to make this determination.

Thank you for your assistance.

-Jim

**Jim Orrell**

Senior Landscape Architect

Direct: 757 220-6869  
Mobile: 757 784-8440  
Fax: 757 229-4507  
[jim.orrell@stantec.com](mailto:jim.orrell@stantec.com)

Stantec  
5209 Center Street  
Williamsburg VA 23188-2680





The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

--



**Scott D. Frederick, P.E.**

*Resident Engineer/ Farmville*

Virginia Department of Transportation

434-394-8684

[scott.frederick@VDOT.Virginia.gov](mailto:scott.frederick@VDOT.Virginia.gov)



# **TAB I**

## Signage Form



## 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: Edwin Giraldo

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



# **TAB J**

## **Written Narrative**



## PROJECT NARRATIVE<sup>1</sup>

### A. Applicant & Owner/Operator Information

Virginia Electric and Power Company (d/b/a Dominion Energy Virginia) (“Dominion”) is proposing an approximately 74.9 MWac utility-scale solar facility known as “Pineside Solar” (the “Project”) in Buckingham County, Virginia (the “County”). The Project will be located on ten (10) parcels that comprise approximately 2,276 acres<sup>2</sup> in total (the “Property”) of which approximately 900 acres will be disturbed and approximately 365 acres will be used for solar panels. The Project site is generally identified on the “Conceptual Layout” (the “Site Plan”) attached as TAB N. The Project will interconnect to Central Virginia Electric Cooperative (CVEC) existing 46kV transmission line via an on-site Project substation and a switchyard that CVEC will own and operate in perpetuity (the “Switchyard”).

Prior to filing this application, Dominion held several meetings, engagements, appointments, and conversations with numerous local community leaders, faith leaders, pastors, business owners, engaged stakeholders, and other related organizations about the Project. We also attended the Dr. Carter Woodson Community Celebration to discuss the project with members of the Buckingham County community. An open house public meeting was held on Thursday evening, May 19, 2022, at the Agricultural Service Center. A webpage for the Project ([www.dominionenergy.com/PinesideSolar](http://www.dominionenergy.com/PinesideSolar)) has been established to serve as a source of information about the Project.

### B. Dominion’s Renewable Energy Goals

Over the next 15 years, Dominion plans to add about 16,000 MWs of solar generating capacity as part of Virginia’s plan for 100% zero-carbon electricity by 2045 and the company’s goal to achieve net zero emissions from its electric and gas infrastructure by 2050.

In order to meet these ambitious renewable energy and sustainability targets, Dominion is exploring all types of renewable energy opportunities. One such project is the proposed Pineside Solar Facility, which will be up to a 74.9 MWac solar facility in the County.

In addition to supporting a clean and sustainable energy future in Virginia, solar projects like Pineside provide many benefits to the local community. Projects often use Virginia and locally based suppliers and labor, help create clean energy jobs, and increase local tax revenues.

### C. Project Description

The Property is located in the northern area of the County. Currently, the Property is used primarily for timber production and the timber parcels are in various states of growth or harvest. One parcel is used primarily for agricultural purposes (parcel 16-81). That parcel includes a residential home and a telecommunications tower. The Property is located on the east side of South Constitution Route (“Constitution”/Route 20). About 10% of the Property is located on the north side of Bridgeport Road

---

<sup>1</sup> This Project Narrative includes applicable information set forth in the Buckingham county Special Use Permit Application form, specific items requested by the County, plus descriptions and additional information pertinent to solar facilities.

<sup>2</sup> The acreage identified was calculated by a preliminary engineered calculation of the land and boundaries established through GIS. The acreage of the Property on the compiled plat, which is based on various deeds, shows an estimated acreage of 2,242. The County’s GIS/Real Estate Record information indicates an acreage of 2,242.204. For this application, all reports and related materials reference 2,276 acres.



north to Hummingbird Road. The remainder is located on the south side of Bridgeport Road running south almost to Sharon Church Road.

Approximately 515 acres will be within the Project fence line (i.e., the areas utilized as module array locations). Existing vegetation and topography on the site will be utilized for visual screening and to maintain the rural character of the area.

The Property is zoned A-1 (Agricultural) and all the parcels surrounding the Project site are also zoned Agricultural. Large-scale solar facilities and major utilities are permitted in the Agricultural district by Special Use Permit ("SUP"). The Comprehensive Plan identifies most of the area for Agricultural uses. The area between Gough Town Road at its intersection with Constitution to a point approximately a 0.25 mile north of Bridgeport Road is designated on the Comprehensive Plan as a part of the Centenary–Scottsville Growth Corridors.

The Project will consist of arrays of solar modules mounted on single-axis tracker or fixed tilt racking that collect sunlight and convert it to electricity. The number of modules will vary based on final design and procurement with approximately 179,296 panels. Low voltage electrical cables link the modules and collect the electricity before sending it to the inverters where the direct current (DC) energy is converted to alternating current (AC) energy. The electricity is then directed to transformers which step up the voltage so the electricity can be delivered to the point of interconnection at the Switchyard. CVEC will own and operate the Switchyard as a separate authorized use, in perpetuity. Subdivision of the Switchyard will be required as part of the construction of the Switchyard. No setbacks shall be required between the Project substation and Switchyard.

Multiple points of access to the Project are anticipated. Many of the proposed entrances will use existing driveways or timber roads. Preliminary access points are detailed in the Pineside Solar Traffic Statement in TAB V. The general array layout, points of access, and the location of related facilities are shown on the Site Plan in TAB N. In addition, the Project will be developed in accordance with the conditions set forth in the siting agreement. The approval of the siting agreement will also provide confirmation that the Project is deemed "substantially in accord" with the County Comprehensive Plan pursuant to the *Code of Virginia* § 15.2-2316.9.

#### **D. Project Design & Operation**

The Project's location is sited and designed to ensure compatibility and harmony with the neighboring agricultural, timber, rural residential land uses. Other large tracts adjacent to the Property are also used for timbering activities and farming. The existing residential uses, primarily located along Constitution, will be screened and buffered from the Project.

To minimize visibility from nearby and adjacent properties, the Project site will include a minimum seventy-five (75) foot from public rights-of-way and fifty (50) feet from the Property line. Within the setbacks, a minimum of fifty (50) feet of vegetation will be preserved or planted. Additional landscaping, where needed, will be installed and will include non-invasive and wildlife friendly plants as shown on "Project Screening and Vegetation Plan" at TAB P. A minimum setback of 350 feet will be



maintained from adjacent residential structures.<sup>3</sup> Areas between module array segments will be fenced separately allowing the open area between the fences to serve as wildlife corridors to allow movement of migratory animals and other wildlife as shown at TAB N. Groundcover on the site will consist of grasses, forbs, and wildflowers. All groundcovers will be maintained as set forth in TAB P.

Once constructed, the Project will be monitored 24/7. The Project will be constructed over an approximate 18-month period with an average daily total of 170 employees [118 new jobs], but a peak of approximately 300 employees during solar panel modules installation. It is anticipated that land disturbing activity will commence in 2026 and the Project will be operational by late 2027/early 2028 subject to PJM interconnection approval. Opportunities will be provided for local labor where practicable. Once operational, maintenance crews of 2-3 people will visit the Project site as necessary to mow and perform other maintenance activities. The Project will place little to no burden on the existing transportation infrastructure once constructed. Furthermore, the Project will not require water or sewer, trash collection, or increase the student population of area schools. At the end of its useful life, the Project will be decommissioned in accordance with an approved decommissioning plan and all County requirements.<sup>4</sup> See the “Pineside Solar Project Decommissioning Plan” at TAB O.

#### **E. Comprehensive Plan**

The SUP application requires a detailed review of various sections of the *Buckingham County Comprehensive Plan 2015-2020* adopted on September 14, 2015 (the “Comprehensive Plan”). County’s Comprehensive Plan. In addition, the Code of Virginia §15.2-2232(A) requires that before a “public utility facility” (including a utility-scale solar energy facility) may be constructed, established or authorized, the “general location or approximate location, character, and extent thereof” must be submitted to and approved by the local planning commission as being “substantially in accord” with the adopted comprehensive plan or part thereof (“2232 Review”). As set forth herein, the Project substantially conforms to the Comprehensive Plan and the 2232 Review shall be deemed complete based on approval of a siting agreement.

As background, the Virginia Code §15.2-2223 states that:

The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities.

The comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature, including any road improvement and any transportation improvement, shown on the plan and shall indicate where existing lands or facilities are proposed to be extended,

---

<sup>3</sup> Setbacks will not apply to internal property lines that are part of the Project site, including the Switchyard site. Access roads, stormwater management facilities and interconnection facilities are permitted in the setback(s) provided they are generally perpendicular to the property line, where applicable.

<sup>4</sup> The Switchyard will not be decommissioned but will remain part of CVEC’s electrical system.



widened, removed, relocated, vacated, narrowed, abandoned, or changed in use, as the case may be.

The following sections describe the relationship of the Project to the relevant Comprehensive Plan components and explain the Project's relationship to the Comprehensive Plan as requested in the SUP application form . Certain studies and reports are also included in the application materials to supplement the descriptions below.

## **1. Land Use Description**

The Comprehensive Plan recognizes the need to balance new growth and development while maintaining rural character and viability. A significant portion of the County is identified as forestry land. The 2012 Forestry Inventory Analysis calculated that there was 317,151 acres of commercial forest in the County; 92.7% of that acreage in private holdings. The Comprehensive Plan notes that "there will be continued pressure on the County's open space, agricultural and forestry areas" to these areas that offer economic benefits to the County and the region. The Comprehensive Plan continues to explain that the County will also need to accommodate future growth in a planned manner and encourage residential, commercial, and industrial growth in the areas of the County where adequate public services are available or planned and address one of the land use goals by encouraging "commercial and industrial development in appropriate areas of the County."

The Project is consistent with the Future Land Use Map as it is located outside of areas with public services as well as away from any Industry/Mining, High Growth Area, or Recreation, Parks and Wildlife Areas within the County. One small area of the Project falls within the southern portion of the Centenary–Scottsville Growth Corridors. This corridor area is designated due to the location of existing commercial uses along Constitution. Constitution is considered a major point of access in and through the County. The Project will not impact the level of service, safety, or capacity of Constitution, nor will it change the character and visual aspects of the area.

The Project is sited in an area of the County that will minimize impacts to adjacent land uses, preserve village centers and growth corridors, have minimal demand on public resources, and will not require any extensions or development of public services including utilities. The Project will not permanently alter the land and when it is no longer generating power, the Project will be removed, and the land can be returned to timber and/or agricultural use.

## **2. Community Design**

There are no set design criteria for solar facilities in the Comprehensive Plan. Nevertheless, the Project is designed to protect the surrounding community, balance the County's preservation objectives, and not impact the public health and welfare of the County citizens. The Project is designed so it will not adversely impact the health, safety, or welfare of the surrounding community people nor will it harm the character of the area where it is located. The value of surrounding properties will not be negatively impacted as shown in the Adjacent Property Impact Analysis Report, TAB U.



Views into the Project will be screened, allowing the existing viewsheds in the area to remain. Changes in sound/noise will be limited to the construction period and the loudest activities of the construction will be limited to certain days and times.

### **3. Cultural Resources**

The Comprehensive Plan includes a goal to recognize and preserve the County's historical and cultural resources for future generations. The Comprehensive Plan notes that identification and evaluation are primary strategies to reaching the goal. A desktop survey of known cultural and historic resources utilizing the Virginia Department of Historic Resource's (DHR) Virginia Cultural Resource Information System (VCRIS) has been conducted and can be found in TAB R, titled, "Management Summary – Phase 1A Cultural Resource Assessment for the Pineside Solar Site, Mecklenburg County, Virginia." The result of this initial analysis shows there are no known cultural or historic resources located on the Property.

The Applicant also conducted visual investigations, talked to landowners, and conducted title research to identify whether any known cultural resources. Two cemeteries were positively identified during a cultural resource walkover of the site as well as a third location that exhibits features which are indicative of a cemetery although no markers were visible. Further investigation of these resources and the entire project area will be conducted as the project moves forward. Any and all cultural resources eligible or potentially eligible for inclusion in the Virginia Landmarks Registry or the National Registry of Historic Places, in addition to any identified cemeteries, will be avoided with the construction of the Project.

### **4. Economic Development**

Specialty Policy Area #7 of the Comprehensive Plan states that a "strong and diverse economy provides employment and a tax base that supports public services and a livable community." The Comprehensive Plan goals also state that the County should seek "sufficient economic growth by attracting socially and environmentally responsible businesses that will balance needs for jobs generated by residential development" and to ensure "that development is done in an environmentally sensitive, planned, and 'green' manner that serves to preserve environmentally sensitive features." These goals also include the preservation of "the County's natural resources that provide valuable benefits to the County and its residents." In addition, one of the objectives is to encourage "strengthening and diversification of the economic base of Buckingham County to provide a sound tax base to support the provision of needed public services."

The Project will create jobs during development, construction and operations. (See the "Pineside Solar Economic & Fiscal Contribution to Buckingham County, Virginia" at TAB S. Whenever possible, solar projects use Virginia and locally based suppliers and labor. The Project will work with The Solar Hands-On Instructional Network of Excellence (SHINE), a public-private partnership founded by Southside Virginia Community College (SVCC), to recruit local labor in time to complete the two-week SHINE Solar Ready 101 Program.



Because the Project is a low-impact land use that will provide Buckingham County with substantial direct and indirect economic benefits with minimal to no impact on the County's resources, it can address the goals and objectives by:

- Increasing local tax revenue by an estimated \$26,780/year or a total of \$937,300 over the 35-year life of the Project
- Capital Investment of \$142.3 million
- Operating expenses of approximately \$468,300/year
- Anticipated Revenue Share of \$5,581,000 starting with \$115,346 in the first year of operation
- Direct and indirect State and Local tax revenue during construction of approximately \$447,200
- Anticipated 118 new jobs
- Post Construction benefits include:
  - Attracting additional businesses and investment for companies demand for solar to meet sustainability goals and a determinant in siting new businesses
  - Increase in County revenue without the need for public services
  - Solar power is a low-cost form of energy and has been shown to attract additional business development.

During construction, the Project will generate employment opportunities and local businesses will also realize increased business revenues due to the increase in workers in the area at the Project site as an indirect economic activity. Construction of the Project will also provide the potential for increased job skills, and specialized training in the development of renewable energy.

## **5. Environment**

Solar energy production is an environmentally friendly source of power. Dominion plans to add about 16,000 MWs of solar generating capacity as part of Virginia's plan for 100% zero-carbon electricity by 2045 and the company's goal to achieve net zero emissions from its electric and gas infrastructure by 2050. The Pineside Project will be a solar facility that will add to that generating capacity. Solar energy generation produces no carbon pollution and has a positive net effect on air quality, water resources, climate change, and human health. No fuel is required to operate the Project and will offset tons of carbon from emissions.

The Project incorporates wildlife corridors as shown on the Project Wildlife Corridors Plan, TAB N. The preservation of areas along streams, wetlands, and floodplains, provide additional areas for wildlife to safely cross through the Project. Access through the Property will generally follow existing timber roads and stream crossings will be kept to a minimum.

Stormwater regulations and rulemaking are changing the way runoff is controlled during construction and operations. Increasing the number of stormwater basins within a project will increase



protection to both the Project and adjacent properties. More information is set out in the report titled “Stormwater Management (SWM) and Erosion and Sediment Control (ESC)” at TAB Q.

Decommissioning of the Project will return the Property to its original use. This decommissioning process requires the Applicant to dismantle the facility and dispose of the various components. Most of the components can be reused or recycled including steel, glass, aluminum, and copper.

#### **6. Fire & Rescue/Law Enforcement**

Securing the Project will include a permanent perimeter fence around the solar arrays and equipment. The fence will be chain-link with a minimum height of six (6) feet and topped with one (1) foot of barbed wire and located inside the buffer areas. The Project will be monitored remotely on a 24/7 basis to ensure proper operation. If any emergency arises, the remote operator will contact and coordinate with the appropriate local emergency and security personnel and will be able to remotely de-energize the Project. The fence and the gates will be posted with security signage. Gate signage will include an emergency phone number for Property access. The County’s emergency services providers will be provided materials, education, and/or training on how to safely respond to any on-site emergencies and a key or code to access the property in case of an on-site emergency. Minimal to no impact on local law enforcement is anticipated.

#### **7. Housing**

This Project has been sited away from housing and other residential development. This Project is located outside of areas that are designated for residential growth and is not anticipated to have any effect on the housing stock in the County.

An independent third-party analysis accompanying this application as TAB U, titled “Pineside Solar Impact Analysis, Hummingbird Road, Scottsville, Buckingham County, VA,” confirms that this Project will not have any impacts on surrounding property values.

#### **8. Libraries**

The Project will not impact established libraries or the County’s future plans regarding libraries.

#### **9. Parks and Open Spaces**

There are no parks or designated open spaces in the vicinity of the Project. The majority of the Property is used for timber and delineated streams, wetlands, and setbacks will be preserved as open space. No park or recreation areas are identified in this area of the County and no proposed facilities have been designated in the Comprehensive Plan for the area. There is one Virginia Outdoor Foundation easement about 1.5 miles west of the proposed Project.

#### **10. Potable Water and Sewage**

The Comprehensive Plan acknowledges that groundwater is the primary source of potable water for a for most of the County and the public water and sewage lines are located in only limited areas of the County. Once operational, the Project will not require any public water or sewage systems. Any temporary wells used for construction will be capped, protecting the area for the future.



### **11. Schools**

Because the Project does not include residential uses, there will not be an impact on the County's schools or other educational facilities.

### **12. Telecommunications**

While the expansion of telecommunications services was identified as important to development in the County to support internet facilities and provide broadband. Because of recent Virginia legislation revenue generated by solar facilities have been used to expand telecommunications and broadband facilities. Such revenues can be used in the County's discretion to support expansion and upgrades; however, the Project itself is not expected impact existing telecommunications infrastructure in the County.

### **13. Transportation**

The Comprehensive Plan notes that land use and transportation are "inextricably linked." Solar does not impact the transportation system over the long term that residential or commercial development does. Nevertheless, during the Project's construction, plans will be developed with close with the Virginia Department of Transportation (VDOT) to ensure that construction and operations traffic does not negatively impact the safety of adjoining public roads and all entrances will meet VDOT standards. The Applicant has prepared an analysis of the traffic impacts in a report titled "Pineside Solar Traffic Statement" at TAB V to review the impact to local roads. The SUP conditions include a requirement to prepare a Construction Traffic Management Plan prior to the start of construction.

As shown in TABs N and V, the Applicant is proposing six entrances for the Project. Three (3) of the entrances will be from Constitution but separated by about a mile between each entrance. Three (3) accesses are proposed along Bridgeport Road – one serving the Property to the north and two to the south. Each of these entrances will use existing logging roads except for the northernmost access on Constitution, which will be new and will serve the Project substation and Switchyard. Once the Project is constructed the five (5) points of access to the solar panel areas will be used to service the Project with approximately 6-8 trips a month for maintenance activities. The proposed points of access have been selected based on the existing roads and that will minimize impacts to roads.

As part of the site plan approval process, a Construction Traffic Management Plan ("Traffic Plan") will be prepared and reviewed with the County and VDOT. The Traffic Plan will include items such as traffic control, lane closures, access restrictions, truck restrictions, flagmen, and temporary/short-term road closures.

### **14. Solid Waste**

Solid waste during construction will be collected periodically and as needed and taken away from the Property. At the end of its useful life, the Project will be decommissioned in accordance with the County requirements. To the extent possible, the Applicant will use all reasonable efforts to recycle the equipment and materials. See the TAB O for more details.



**F. Additional Information**

All signage on the Property will comply with the County Sign Ordinance all noise will comply with the County Noise Ordinance. All lighting will be limited to the minimum necessary for security purposes and fixtures will be dark sky compliant. The maximum height and will not exceed a height of 17 feet as measured from the highest natural grade below each solar panel (provided that the height limitation will not apply to utility poles and/or the interconnection to the overhead electric utility grid); however, as Dominion is required to negotiate a siting agreement with the County Board of Supervisors, that agreement may permit deviations from underlying zoning requirements if approved following a public hearing.<sup>5</sup>

**G. Weyerhaeuser Disclosure**

The Application includes several parcels owned by Weyerhaeuser Company. As a publicly traded company, we have confirmed that no member of the Buckingham County Board of Supervisors or the Planning Commissioners hold ten percent (10%) of the shares the Weyerhaeuser Company or any other interest in the company. This information is provided in place of the Interest Disclosure Affidavit.

---

<sup>5</sup> See VA. Code § 15.2-2316.9.



**TAB K**  
**Proposed Conditions**



PINESIDE SOLAR  
Buckingham County, Virginia  
Development Conditions

1. Inspections. Dominion 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 special use permit (the “SUP”) after the completion of the construction of the Pineside Solar Project (the “Project”). During construction of the Project, the County and its assigns and designees shall have access to the site for inspections and to assure compliance with the conditions of the SUP.
2. Compliance with Conditions. The Applicant shall sign the list of the adopted conditions for this SUP signifying acceptance and intent to comply with these conditions.
3. Compliance with Laws, Erosion and Sediment Control, and Stormwater. All applicable federal, state, and local laws, regulations, permit requirements and ordinances will be adhered to, including but not limited to:
  - A. All active solar systems and solar equipment used in this Project 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 shall comply with state building code and shall be inspected by a County building inspector through the building permit process.
  - B. An Erosion and Sediment Control Plan (the “E & S Plan”) must be submitted to the County and approved by the Soil and Water Conservation District and the Virginia Department of Environmental Quality prior to any land disturbance. Prior to Applicant’s submission of the E & S Plan, the Applicant will contact the County’s erosion and sediment control reviewer and use reasonable efforts to arrange a meeting on the Property with the Applicant’s engineer. The County may obtain an independent third-party review of the E&S Plan at the expense of the Applicant.
  - C. The E&S Plan shall be prepared in accordance with the Virginia Erosion and Sediment Control Handbook (the “Handbook”). As an additional precaution, the E&S Plan will be implemented as a sequential progression, demonstrating that not more than 33% of the Maximum Extents (a “Phase”) be initially disturbed during construction without temporary seeding or other temporary stabilization in accordance with the Handbook. Temporary seeding or other stabilization in accordance with the Handbook shall be implemented as soon as possible, and no more than seven (7) days after final grading in a Phase is complete. As soon as the



temporary stabilization of a Phase, as referenced above, has been completed, construction activity (disturbance) may commence in a subsequent Phase. This condition shall not prevent continued construction activities in a previous Phase after a previous Phase has been temporarily stabilized in accordance with the Handbook, and such stabilized areas will not be subject to the 33% limitation of this condition; however continued construction activities, excluding maintenance of erosion and sediment control and stormwater management features or associated activities, shall not be re-initiated in a previous Phase until at least 50% of the vegetative cover (as determined by an independent inspector) has been established in that Phase or 60 days after a Phase has been temporarily stabilized, whichever is sooner. During this period, the applicant shall take continued action implementing best management practices to promote successful establishment of vegetative cover in a Phase. The E&S Plan will provide the means and measures in accordance with the Handbook to achieve stabilization of the disturbed areas and to comply with this condition.

- D. During the construction of the Project, the Applicant shall require that:
- i. All Erosion and Sediment Control facilities to be inspected by a qualified third-party inspector:
    - a. At least every four calendar days; or
    - b. At least once every five calendar days and within twenty-four (24) hours following any runoff producing storm event. Any discrepancies in the Erosion and Sediment Control facilities shall be noted and corrective action shall be taken to ensure such facilities are properly operating. Corrective measures include cleaning out sediment basins and traps, stabilizing eroded banks or spillway structures, cleaning inlets and outlets, and repairing damaged silt fence.
  - ii. Runoff at stormwater outfalls will be observed on the same schedule set forth above for characteristics listed in the land disturbance permit (clarity, solids, etc.).
  - iii. A record of the amount of rainfall at the Project during land disturbing activities shall be kept.
  - iv. A record of major land disturbing activities, including dates when clearing, grading, and excavating occurred in each Phase. Dates when construction activities are either temporarily or permanently ceased in the Phase shall be recorded along with when areas have been stabilized.



- v. The County may inspect the Project during construction as determined by the County and shall retain all enforcement rights under applicable law.
- vi. A Stormwater Management Plan must be submitted to the Virginia Department of Environmental Quality (VDEQ) and approved by VDEQ prior to any land disturbance. The Applicant will obtain approval of a Stormwater Pollution Prevention Plan (“SWPPP”). The Applicant and its contractor will have operational day-to-day control of the Project and must implement the SWPPP measures. The Applicant will provide the public (either electronically or at a location viewable not less than once per month) with a copy of the active up to date SWPPP upon request by the public. The Applicant and its contractors will ensure that the applicable subcontractors are trained on appropriate best management practices and requirements in the SWPPP.
- vii. The Project shall fully comply with all applicable provisions of the Buckingham County Zoning Ordinance, to the extent not modified herein or by the siting agreement, throughout the life of this SUP.

4. Building Permit; Site Plan.

- A. A building permit application for the Project must be submitted within three (3) years of Siting Agreement approval (the “Building Permit Deadline”). The Applicant shall have the right to extend the Building Permit Deadline two times for two (2) additional years for each extension (each, an “Extension” and collectively, the “Extensions”) by submitting written notice of each such two-year Extension to the County Administrator prior to the expiration of then applicable Building Permit Deadline, provided that the Applicant otherwise complies with the terms of the Siting Agreement relative to each such Extension. 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.
- B. An approved site plan (the “Final Site Plan”) shall be required for the permitted use. Land disturbing shall be permitted following approval by the Virginia State Corporation Commission of a Certificate Public Convenience and Necessity (“CPCN”) for the Project, provided that preliminary land disturbing activities (i.e, grading, internal road construction, and installation of silt fences, basins, and perimeter fences) shall be permitting prior to CPCN approval as allowed by law.

5. Definitions.

- A. “Solar Equipment” is defined as: 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 and subject to the requirements for such, together with setback



requirements of that district and other requirements, unless otherwise stated in these conditions or the siting agreement. Solar Equipment shall not include access roads and transmission lines and poles.

- B. “Project Area” shall include all areas within the Property boundary that include, but are not limited to, Solar Equipment, ingress/egress, access roads, fencing, parking, laydown areas, setbacks, buffers, storage area, wetlands, erosion and sediment control features, storm water management features, and other ancillary components.
  - C. “Battery storage or other energy storage methods” are not approved as part of this SUP and will require separate special use permitting.
  - D. “Maximum Extents” shall not exceed 900 acres or as otherwise required by DEQ and is depicted on the Conceptual Layout Plan.
  - E. “Property” means the parcels identified as Buckingham County Tax Map Numbers 16-81, 26-26, 26-67, 26-72, 26-74, 26-75, 38-70, 26-73, 26-7-6, and 26-7-7 collectively containing approximately of 2276 +/- acres of land as shown on Buckingham County’s GIS maps and related data.
6. Binding Obligation. This SUP shall be binding on the Applicant or any successors, assignees, current or future lessee, sub-lessee, or owner of the solar energy facility.
7. Plan. The construction of the Project shall be in substantial conformance with these conditions and in general conformance with the plan titled “Conceptual Layout” prepared by Dominion Energy dated May 17, 2022 (the “Site Plan”). The Solar Equipment and accompanying stormwater features shall be limited to no more than the 900 acres of the Property as shown on the Site Plan. Modifications to the Site Plan shall be permitted at the time of building permit based on state and federal approvals and final engineering and design requirements that comply with these conditions.
8. Construction Hours. All site activity required for the construction and operation of the Project 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 Friday. The Applicant may request permission from the Zoning Administrator to conduct piling driving activity on Saturday or Sunday, but such permission will be granted or denied at the sole discretion of the Zoning Administrator.
  - B. All other construction activity within the Project Area 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 Sunday in accordance with the provisions of the County’s Noise Ordinance and shall not be unreasonably loud for a sustained duration of time as monitored at the Property line of the Project Area.



9. Noise. After completion of construction, the Project, during normal operation, but excluding maintenance, shall not produce noise that exceeds 50 dbA as measured at the Property line of the Project Area boundary, unless the owner of the adjoining property has given written agreement to a higher level.
10. Setback from Existing Residential Dwellings. A minimum three hundred fifty (350) foot setback shall be maintained from the Solar Equipment to any adjoining or adjacent residential dwellings (and not the Property line) that existed at the time of the approval of this SUP 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 adjoining or adjacent 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. The Applicant shall retain and maintain existing vegetation and timber in the setback under control of the Applicant and located on the Property.
11. Setback to Property Lines and Rights-of-Way.
  - A. Property Line. A minimum of a fifty (50) foot setback from the Solar Equipment to the Property line shall be provided around the perimeter of the Solar Equipment.
  - B. Right-of-Way. The Applicant shall provide a minimum of a seventy-five (75) foot setback from Solar Equipment to any adjoining public right-of-way.
  - C. Other Facilities. Transmission lines and poles, security fence, and Project roads may be located within the setbacks where necessary.
12. Setback to Perennial Streams and Connected Wetlands. As an additional erosion and sediment control and stormwater management precaution, a minimum fifty (50) foot setback shall be maintained from Solar Equipment to the edge of all perennial streams and connected wetlands located within the Project Area. Transmission lines and poles, Project roads, erosion and sediment control and stormwater management features may be located within the setbacks where necessary.
13. Buffer.
  - A. Within the setbacks and along public rights-of-way, the Applicant shall retain a minimum fifty (50) foot buffer of existing vegetation and timber with the intent to substantially obscure the Solar Equipment and the security fence from the Property line.
  - B. Where there is no existing vegetation or timber to retain, the Applicant shall provide new plantings (as described below) within the fifty (50) foot buffer.
  - C. Any 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 and 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.

- D. The Applicant shall 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 substantially obscures the visibility of the Solar Equipment and security fence, the Applicant shall plant a new buffer, or supplement the remaining buffer, including timber, evergreens, cedars or other vegetation as determined by the Applicant with the advice of a professional arborist or forester.
  - E. To ensure the buffer is adequately maintained for the life of the Project, a performance bond reflecting the estimated costs of anticipated landscaping maintenance, as determined by the Applicant with the advice of a professional arborist or forester, shall be posted by the Applicant prior to construction.
- 14. Fencing. The Applicant shall install a minimum six (6) foot high security fence around the Solar Equipment. Fencing must be installed on the interior of the buffer so that it is screened from the ground level view of adjacent property owners. The fencing shall be maintained while the Project is in operation.
  - 15. Lighting. Construction lighting shall be minimized and shall be directed downward. Post-construction lighting shall be limited to security and/or safety lighting only and shall be full cut-off fixtures and directed downward. All post-construction lighting shall be dark sky compliant.
  - 16. Decommissioning. If the solar energy facility is completely inactive or substantially discontinuing the delivery of electricity to an electrical grid for a continuous twelve (12) month period it shall be considered abandoned. The Applicant shall provide notice to County Administrator immediately upon the Project becoming abandoned, inactive, and/or shutting down operation. The Applicant or its successor and/or assign ("Project Owner") shall decommission the Project within twelve (12) months of abandonment, inactivity, or substantially discontinuing the delivery of electricity to an electrical grid, whichever occurs first. The decommissioning shall be in accordance with a Decommissioning Agreement between the Applicant, Project Owner, and the County. If the Project (or relevant part) is not removed within the specified time, the County may cause the removal of the Project with costs being borne by the Project Owner as will be provided for in the approved Decommissioning Agreement. If the Project is owned at any time by any entity other than an Investor-Owned Utility Company (defined below), the costs of decommissioning 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. The Applicant's cost estimate of the decommissioning shall not include the salvage value of the Solar Equipment. The cost estimate of the decommissioning shall be updated by the Applicant every five (5) years and be provided to the County. At its option, the County may require the surety amount be increased based on the new cost of decommissioning. The Decommissioning Agreement shall be agreed upon and the surety shall be provided, if applicable, before the issuance of the building permit or upon assignment of the Decommissioning Agreement to an entity that is not an Investor-Owned Utility Company. If the Project is owned by an Investor-Owned Utility Company, such owner shall not be required to submit a separate surety for decommissioning of the Project but such owner otherwise shall be required to executed a Decommissioning Agreement with the County. For purposes of these Conditions, the term "Investor-Owned Utility Company" means an electric utility as defined in Section 56-576 of the Code of Virginia.

17. Decommissioning Timeframe. The Project shall be decommissioned within twelve (12) months. The decommissioning shall require:
  - A. Removal of any Project facilities installed or constructed
  - B. Filling in and compacting of all trenches or other borings or excavations made in association with the Project
  - C. Removal of all debris caused by the Project from the surface and thirty-six (36) inches below the surface of the Property.
18. Training of Emergency Services. 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. Prior to construction, the Applicant shall ensure that emergency services staff has keys or other ways to access the Property and the Applicant shall provide the County and emergency services with safety data sheets (SDSs) on the Solar Equipment for the life of the project.
19. Access Roads and Signage. 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. Construction Management. The following measures shall be taken:
  - A. A Construction Traffic Management Plan (the "Traffic 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 Traffic Plan shall address traffic control measures, an industry standard pre- and post- construction road evaluation, proposed work zones and delivery locations, and any necessary localized repairs (i.e., potholes, wash-boarding of gravel, shoulder rutting, culvert crushing, etc.) to the public roads identified in the Traffic Plan and damaged as a result construction of the Project.

- B. During construction, each project entrance will have a dedicated wash station to mitigate natural debris from unintentionally leaving the Project Area. The Applicant shall take all reasonable precautions to minimize impact and damage to public roads including regular maintenance, washing, and sweeping. If a traffic issue arises during the construction of the Project, the Applicant shall immediately develop and implement measures to mitigate the issue with input from the County and VDOT.
  - C. During construction, the Applicant will hold a Town Hall every quarter within the County, inviting county officials, neighboring landowners, and the broader Buckingham community. Two representatives from District Six shall be appointed to attend the Town Hall meetings and to be present during inspections. During the Town Halls, the Applicant will provide a report on the progress of Project's construction from the previous quarter, summarize construction activity to occur in the subsequent quarter, and provide an opportunity to receive citizen comments.
- 21. Parking. Parking of vehicles or staging of equipment or materials related construction or decommissioning of the Project shall be limited to the Project Area.
  - 22. Glare. All panels will use anti-reflective coatings. Exterior surfaces of the collectors and related equipment shall have a non-reflective finish. 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. Height. No aspect of the Solar Equipment shall exceed seventeen (17) 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. No County Obligations. Nothing in this SUP 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. Road Use Restrictions. The Applicant will be restricted from using Sharps Creek Road.
  - 26. Solar Panel Technology. The Applicant will be restricted from utilizing photovoltaic panels with internal components containing cadmium telluride. Only silicon type panels, or those other panels that have been established as optimal standard best practice shall be utilized by the Applicant.



27. Ground Cover; Pollinators. Prior to the start of construction, the Applicant shall perform no less than ten (10) soil tests in areas across the Project Area to achieve an appropriate sample size of Project Area. The soil tests will be used to inform and develop a comprehensive and detailed vegetative management plan with the intended effect to revegetate the Project Area with ground cover. The vegetative management plan may include the optimal seed types, fertilizer rates, and liming rates (if necessary) to be used for temporary and permanent stabilization. Once operational, the Applicant will maintain ground cover in good condition throughout the operation of the Project. Where grubbing is not required for the construction or operation of the solar farm, or for the installation of erosion control and stormwater management features, existing stumps shall remain in place. The Applicant will consider implementation of pollinator habitats where appropriate and in accordance with applicable laws and regulations.
28. Severability of Conditions. If any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining conditions, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable.
29. Enforcement. Any infraction of the above-mentioned conditions could lead to a stop order and discontinuation or revocation of the SUP in accordance with Virginia law.



**TAB L**  
Plat of Property

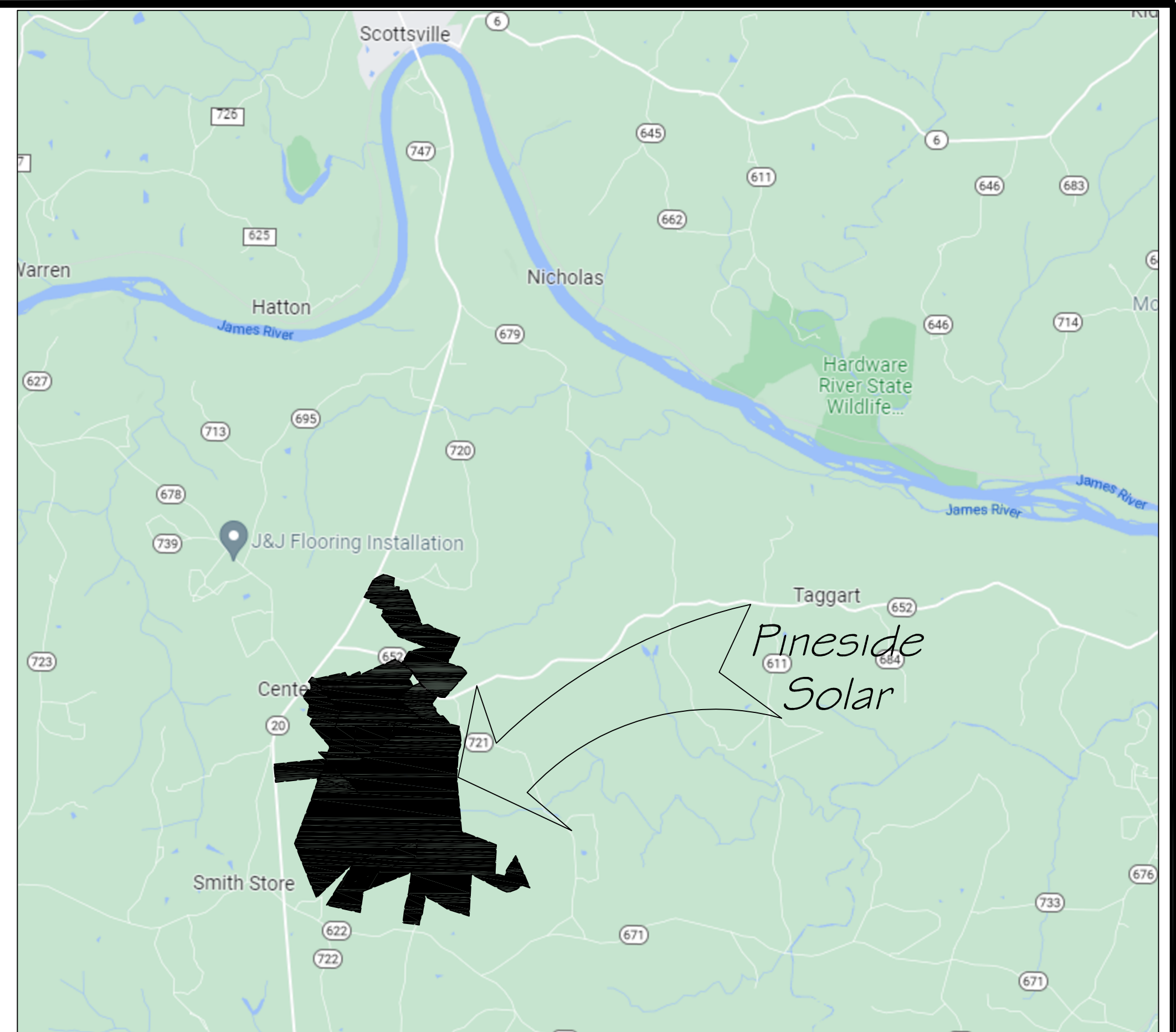
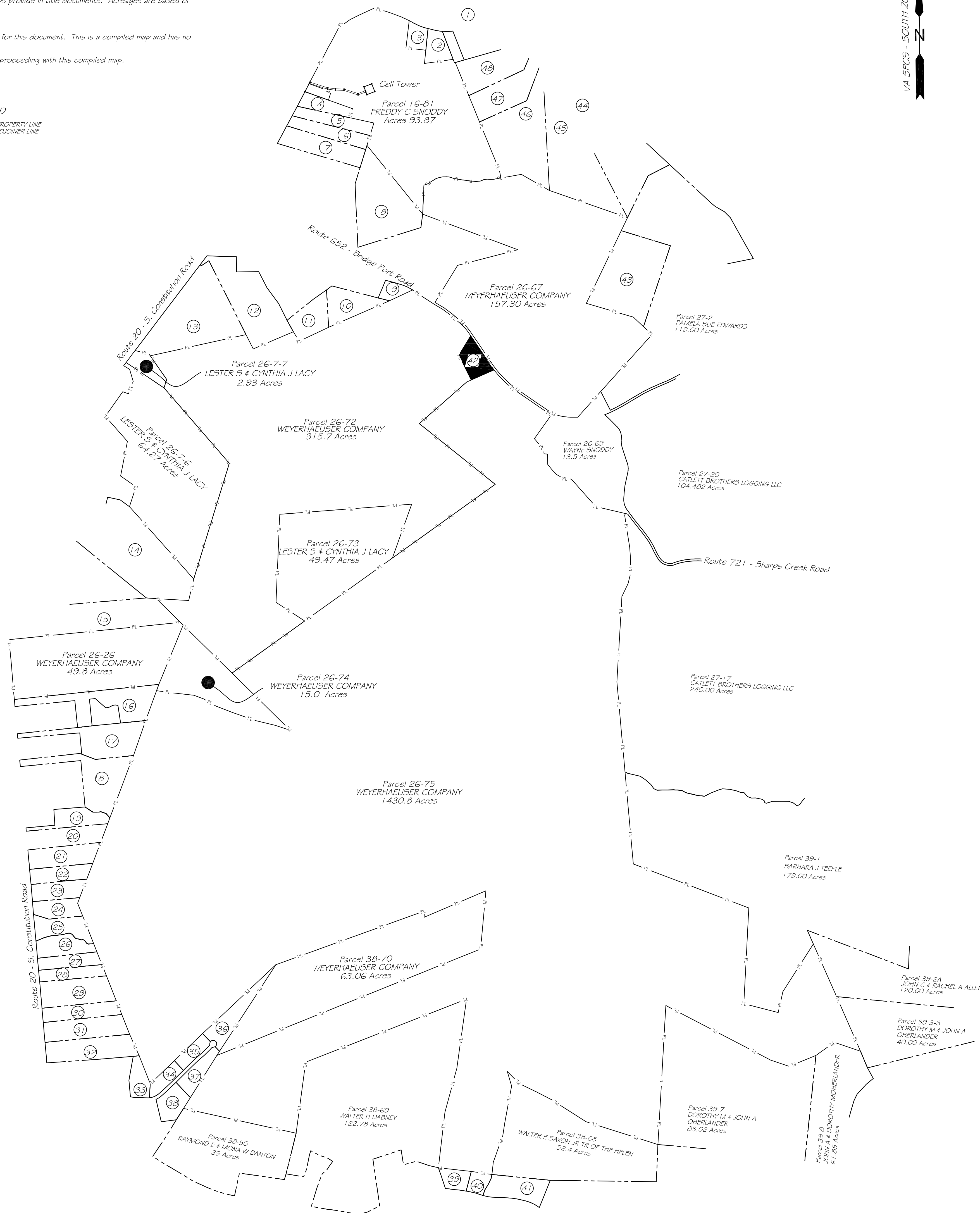


Notes:

1. This is a compiled survey based on GIS information provided by Stantec. The deeds provided in the title commitment could not be entered without overlapping lines, the compilation of the properties is taken from GIS data to prevent confusion. This map in no way constitutes a boundary or ALTA survey. This is a visual aid only.
2. The owners and adjacent owners were acquired by online GIS data which may not agree with the county record.
3. North is based on GIS. The map may not reflect the record document and or maps provide in title documents. Acreages are based of GIS records.
4. This compiled map is for submission by Stantec/Dominion to Buckingham.
5. There was no field reconnaissance or physical location of corners or improvement for this document. This is a compiled map and has no reference to title or ownership other than that which was found on-line.
6. The content and validity of this document were discussed with the client prior to proceeding with this compiled map.
7. It is understood that this is a "Compiled map"

- 1 Parcel 16-7-1-2  
NEAL H & RUTH D ALDRIDGE  
Acres 1.31
- 2 Parcel 16-8-3  
KORIAN W & GAYLE G NOBLE  
Acres 3.5
- 3 Parcel 16-8-2  
ANDER M SHIFFLETT  
Acres 2.5
- 4 Parcel 16-8-0  
WILLIAM S SHIRLEY A LEFFEL  
Acres 3.76
- 5 Parcel 16-8-4  
HAYTON BRANDON SCOTT  
Acres 5.18
- 6 Parcel 16-8-5  
PAUL B & DORIS F WILLIS SCOTT  
Acres 5.19
- 7 Parcel 16-8-6  
DOUGLAS G JR & NANCY D RUSH Acres  
8.76
- 8 Parcel 16-38  
ALLEN T & TRACEY L HENDON  
Acres 23.00
- 9 Parcel 26-63  
JEAN D ANDER & ROSALIND A FENNER  
Acres 1.00
- 10 Parcel 26-3-4  
JEAN D ANDER & ROSALIND A FENNER &  
Acres 6.781
- 11 Parcel 26-3-3  
VAUGHN A HICKS  
Acres 6.781
- 12 Parcel 26-51  
JAMES & HELEN CROWLEY  
Acres 22.95
- 13 Parcel 26-51  
MARIA FORD  
Acres 29.00
- 14 Parcel 26-7-1  
ADAM CLIFFORD & JENNY ANNE PRICE  
Acres 35.8
- 15 Parcel 26-27  
MICHAEL D & DEBORAH J HOSKIN  
Acres 17.25
- 16 Parcel 26-6-27 HOSKIN MICHAEL D &  
DEBORAH J 16.63 Acres
- 17 Parcel 38-5-24 MEERS JOHN H & MARY J  
11.87 Acres
- 18 Parcel 38-5-21  
JOHN H & MARY J MEERS  
12.87 Acres
- 19 Parcel 38-5-16  
TAYLOR CHEYENNE & BRUCE GIBSON  
5.13 Acres
- 20 Parcel 38-5-13  
CHRISTINE GAIN  
5.23 Acres
- 21 Parcel 38-5-11  
JUSTIN THOMAS & BRITTANY ANN CLABO  
6.22 Acres
- 22 Parcel 38-5-12  
KIMBERLY NICOLE STEPHENS  
4.1 Acres
- 23 Parcel 38-5-11  
STEPHEN PHILLIP & MARY WINKLER  
Acres 5.56
- 24 Parcel 38-5-10  
STEPHEN PHILLIP & MARY WINKLER  
Acres 5.59
- 25 Parcel 38-5-9  
ALYSSA N & BENJAMIN APOITE  
Acres 4.41
- 26 Parcel 38-5-8  
GLEN S & RHONDA J SNOW  
Acres 5.07
- 27 Parcel 38-5-7 COUGH  
GEORGE ROBERT COUGH SR  
Acres 4.47
- 28 Parcel 38-5-6  
ADRIAN TAYLOR  
Acres 3.91
- 29 Parcel 38-5-4  
MARCOS A ALBAY & BLANCA E VALLEJO  
Acres 9.5
- 30 Parcel 38-5-3  
GERRY T TONEY & LAQUINTA THURSTON  
Acres 5.18
- 31 Parcel 38-5-2  
ALVIN D CROW  
Acres 8.29
- 32 Parcel 38-5-1  
DEBORAH E COOPER  
Acres 8.82
- 33 Parcel 38-6-3  
RT 20 - 1 MI S OF CENTENARY LOT 3  
Acres 3.5
- 34 Parcel 38-6-4  
KRYVIN THOMAS & KRISTENAMERSON  
3.0 Acres
- 35 Parcel 38-6-5  
JOHN H & MARY J MEERS  
3.0 Acres
- 36 Parcel 38-6-6  
JOHN H & MARY J MEERS  
6.42 Acres
- 37 Parcel 38-6-7  
JOHN H & MARY J MEERS  
4.90 Acres
- 38 Parcel 38-6-8  
JOHN H & MARY J MEERS  
4.37 Acres
- 39 Parcel 38-5-9  
SUSAN W & MARION M ALLEN  
Acres 2.62
- 40 Parcel 38-6-0  
SUSAN W & MARION M ALLEN  
Acres 2.66
- 41 Parcel 38-6-1  
FRYLLUS E NEWTON  
Acres 4.0
- 42 Parcel 26-71  
RIDGEWAY BAPTIST CHURCH TRUSTEES  
Acres 6.623 (PARCEL IS EXCLUDED)
- 43 Parcel 27-1  
BORNARD L WYLAND JR  
Acres 20.00
- 44 Parcel 16-84  
WILLIAM D & REBECCA S COBB  
Acres 30.4
- 45 Parcel 16-84E  
CALVIN G & DIAN S NICHOLS  
Acres 30.597
- 46 Parcel 16-84  
DOUGLAS G & DIAN S NICHOLS  
Acres 27.351
- 47 Parcel 16-84C  
GOODWIN SUSAN PAMELA TR OF THE  
10.902 Acres
- 48 Parcel 16-84B  
MELOSA A MILLER  
Acres 12.008
- 49

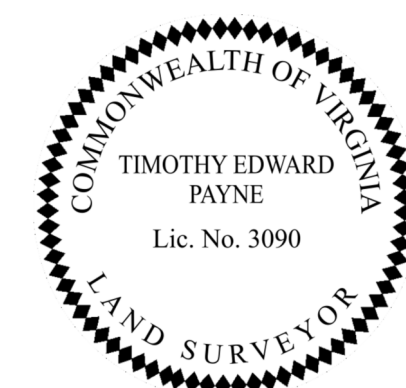
LEGEND  
--- PROPERTY LINE  
--- ADJACENT LINE



Vicinity Map 1" = 5,280' = 1 mi.

Compiled Map  
Pineside Solar Project  
for Dominion Energy

Map showing  
Approximately 2,242 ± Acres  
located in  
The Slate River District  
Buckingham County, Virginia.  
Scale 1" = 800'



RA

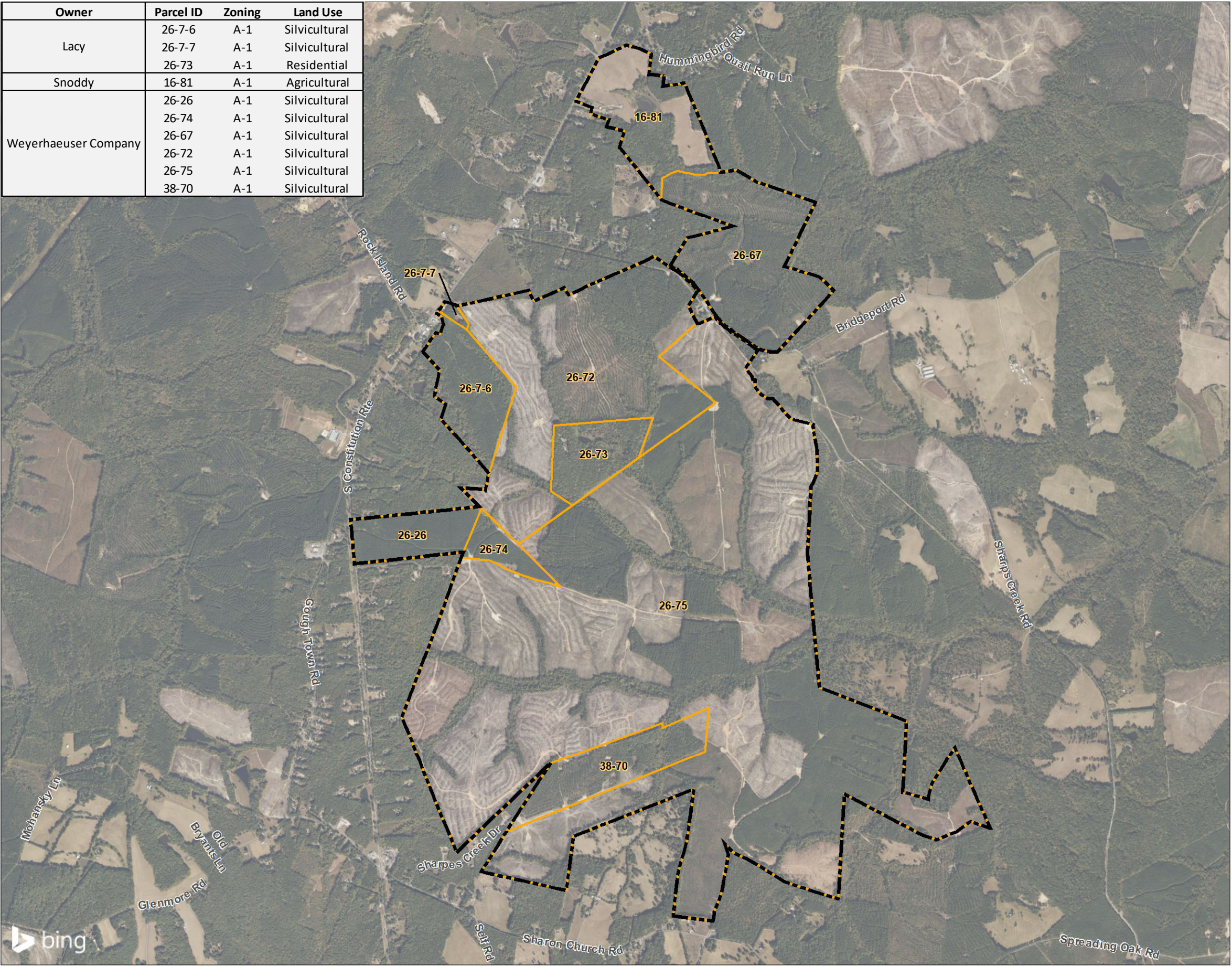
MAP PREPARED BY:  
RICE ASSOCIATES  
1025 BOULDERS PKWY, SUITE 105  
RICHMOND, VA 23225  
804-674-9723  
WWW.RICESURVEYS.COM



**TAB M**  
**Parcel (Tax) Map**



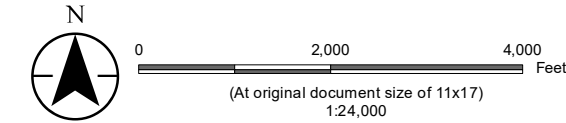
Owner	Parcel ID	Zoning	Land Use
Lacy	26-7-6	A-1	Silvicultural
	26-7-7	A-1	Silvicultural
	26-73	A-1	Residential
Snoddy	16-81	A-1	Agricultural
Weyerhaeuser Company	26-26	A-1	Silvicultural
	26-74	A-1	Silvicultural
	26-67	A-1	Silvicultural
	26-72	A-1	Silvicultural
	26-75	A-1	Silvicultural
	38-70	A-1	Silvicultural



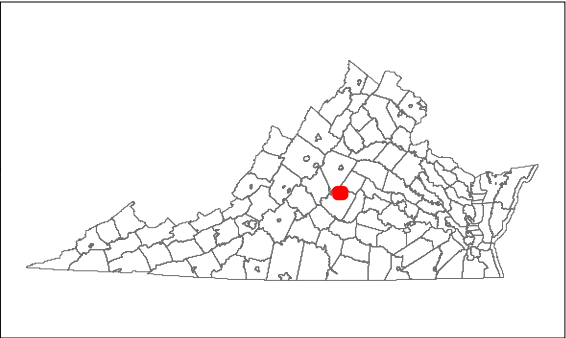
Title  
**Parcel Map**

Client/Project  
Dominion Energy Virginia  
Pineside Solar Project

Project Location  
Buckingham County, Virginia



- Project Limits
- Parcel Boundary



- Notes
1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet
  2. Data Sources: Dominion Energy Virginia, Stantec, VGIN, DCR, Buckingham County GIS
  3. Orthimagery © Bing Maps
  4. Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation



\\us0265-ppriss01\shared\_projects\20240178703\_data\gis\_cad\gis01787\_s\_parcel\sup.mxd Revised: 2022-05-09 By: kameeks




**TAB N**  
**Conceptual Site Plan**



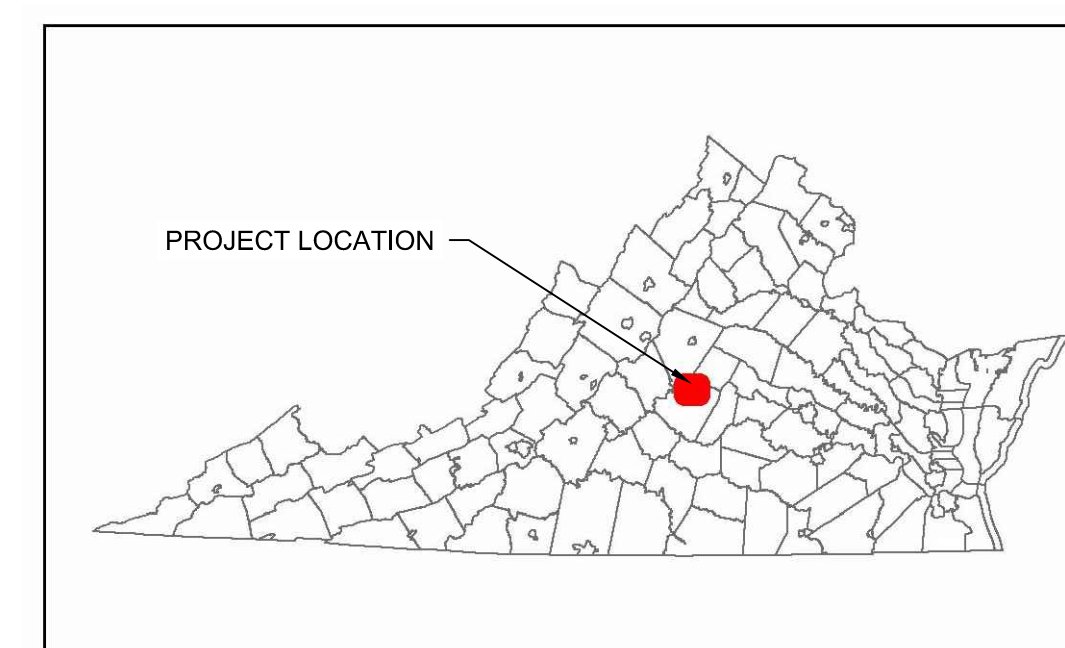
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultant

TOTAL PROJECT ACREAGE	APPROXIMATELY 2,276 ACRES (PER BUCKINGHAM COUNTY GIS DATA)
ESTIMATED DISTURBED ACREAGE	APPROXIMATELY 900 ACRES
ACREAGE DIRECTLY UNDER PANELS	APPROXIMATELY 365 ACRES
ACREAGE WITHIN PROJECT FENCELINES	APPROXIMATELY 515 ACRES



PROJECT LOCATION MAP



Client/Project  
DOMINION ENERGY VIRGINIA

PINESIDE SOLAR PROJECT

BUCKINGHAM COUNTY, VIRGINIA

Title

## CONCEPTUAL LAYOUT

Project No.  
203401787

Scale  
1" = 1000'

Revision	Sheet	Drawing No.
----------	-------	-------------

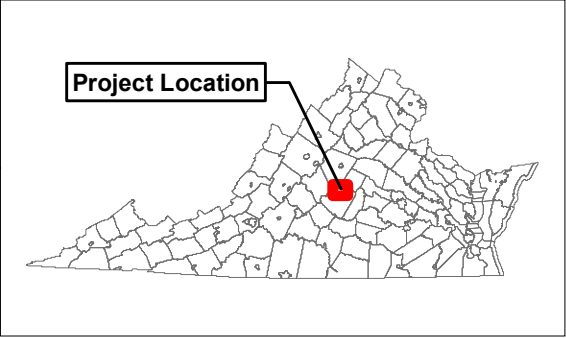
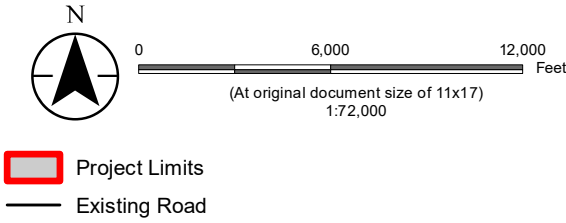
**E-1**





Figure No.  
**2**  
Title  
**Project Location Map**

Client/Project	203401787
Dominion Energy Virginia Pineside Solar Project	
Project Location	Buckingham County, Virginia
Revised: 2022-05-23	Prepared by JKM on 2022-05-05
	TR by JMH on 2022-05-09
	IR by JLO on 2022-05-09



**Notes**  
1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet  
2. Data Sources: Dominion Energy Virginia, Stantec, DCR, VGIN  
3. Orthimagery © Bing Maps  
4. Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation





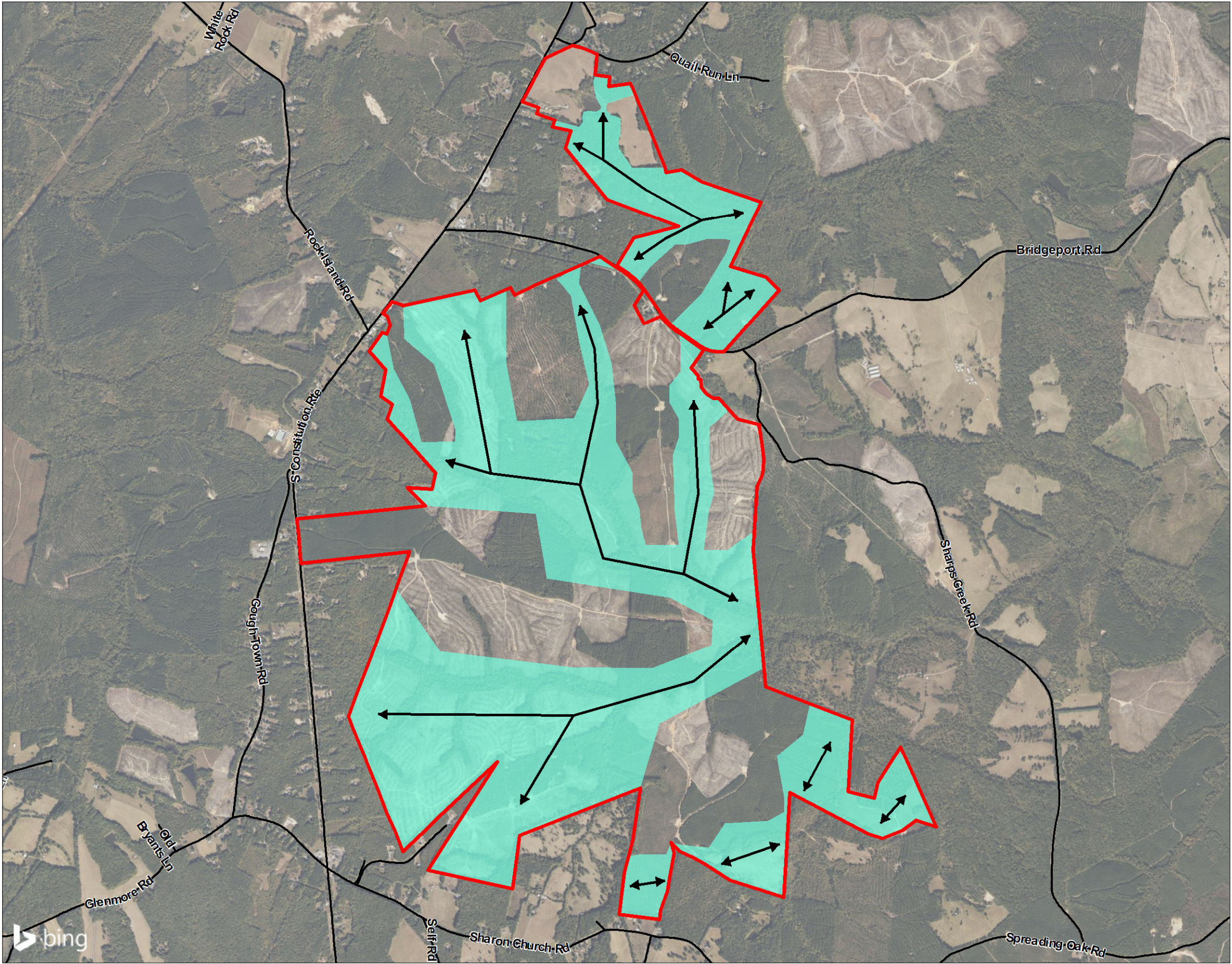
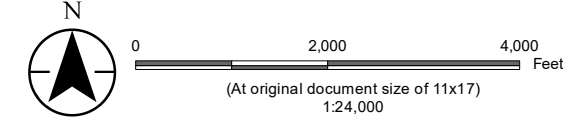
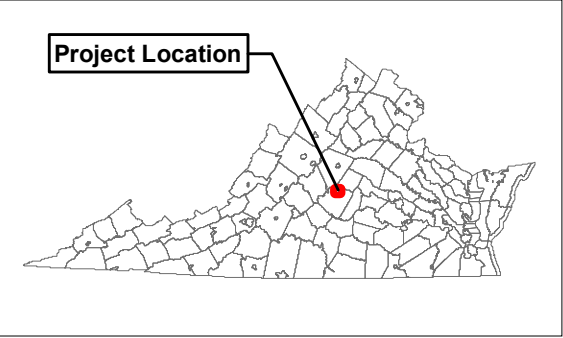


Figure No.  
**3**  
Title  
**Project Wildlife Corridors**

Client/Project  
Dominion Energy Virginia  
Pineside Solar Project  
Revised: 2022-05-19  
203401787  
Project Location  
Buckingham County, Virginia  
Prepared by JKM on 2022-05-10  
TR by JMH on 2022-05-11  
IR by JLO on 2022-05-11



- Project Limits
- Wildlife Corridor
- Wildlife Corridor Flow
- Existing Road



Notes  
1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet  
2. Data Sources: Dominion Energy Virginia, Stantec, VGIN, DCR  
3. Orthimagery © Bing Maps  
4. Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation





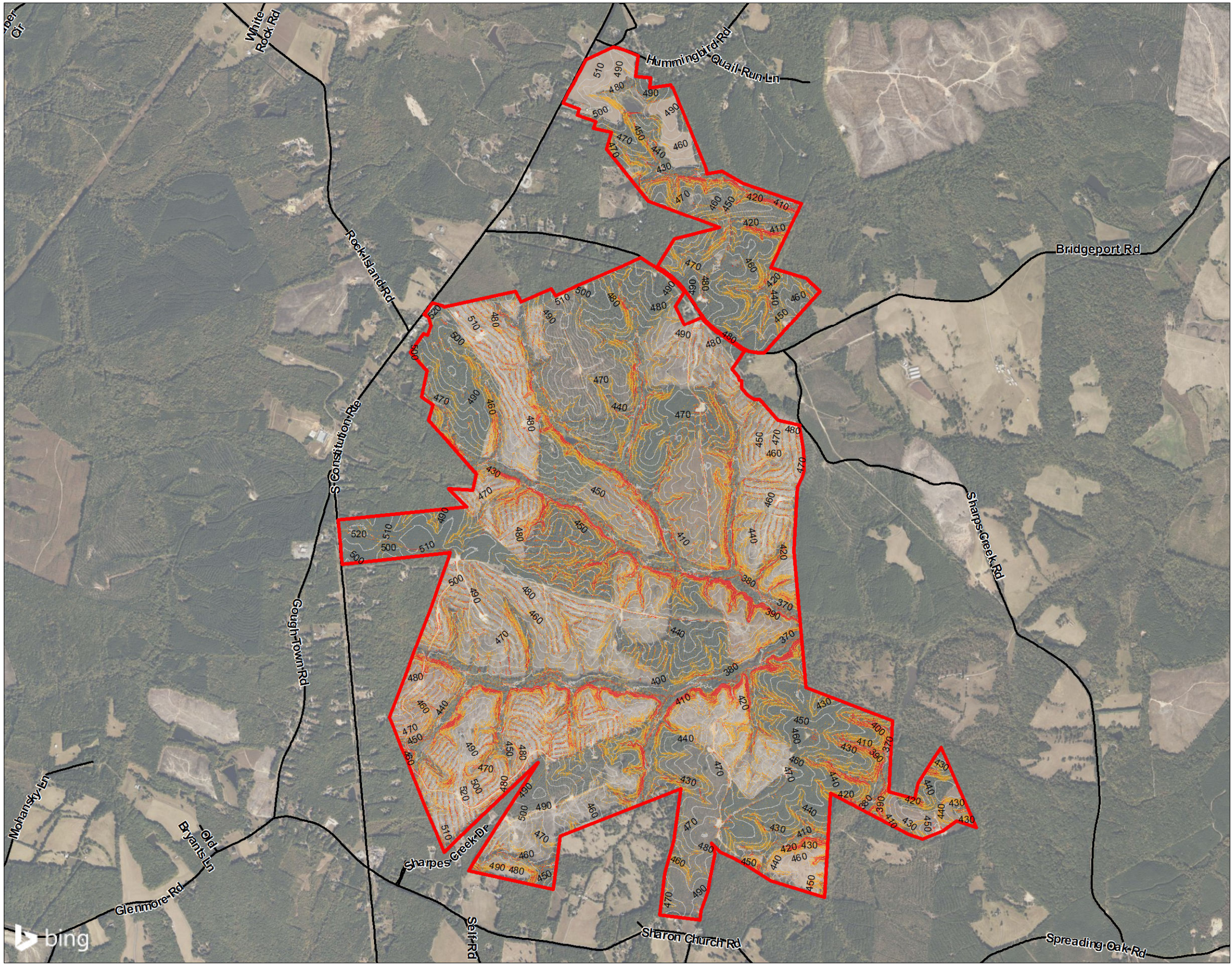
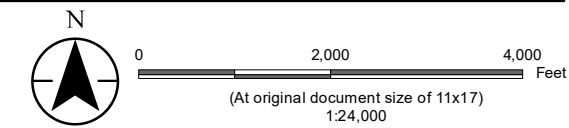
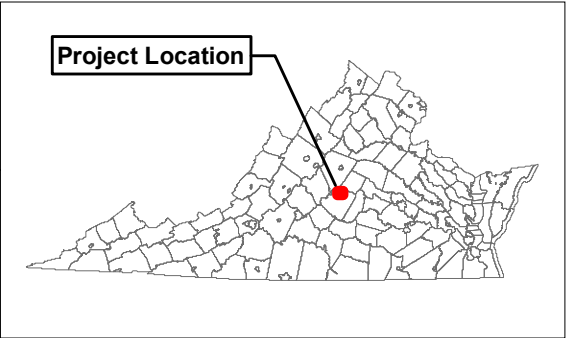


Figure No. **4**  
Title **Slope and Topography Map**

Client/Project **Dominion Energy Virginia  
Pineside Solar Project** 203401787  
Revised: 2022-05-19  
Project Location **Buckingham County, Virginia**  
Prepared by JKM on 2022-04-28  
TR by JMH on 2022-05-05  
IR by JLO on 2022-05-06



- Project Limits
- 15-25% Slope
- >25% Slope
- 10-Foot Contour
- Existing Road



Notes  
1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet  
2. Data Sources: Dominion Energy Virginia, Stantec, VGIN, Topography generated from digital elevation model derived from USGS LIDAR, DCR  
3. Orthoimagery © Bing Maps  
4. Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation



\\us0265-priss01\shared\_projects\203401787\03\_data\gis\_cad\gis01787\_s\_slope.mxd Revised: 2022-05-19 By: kameeks



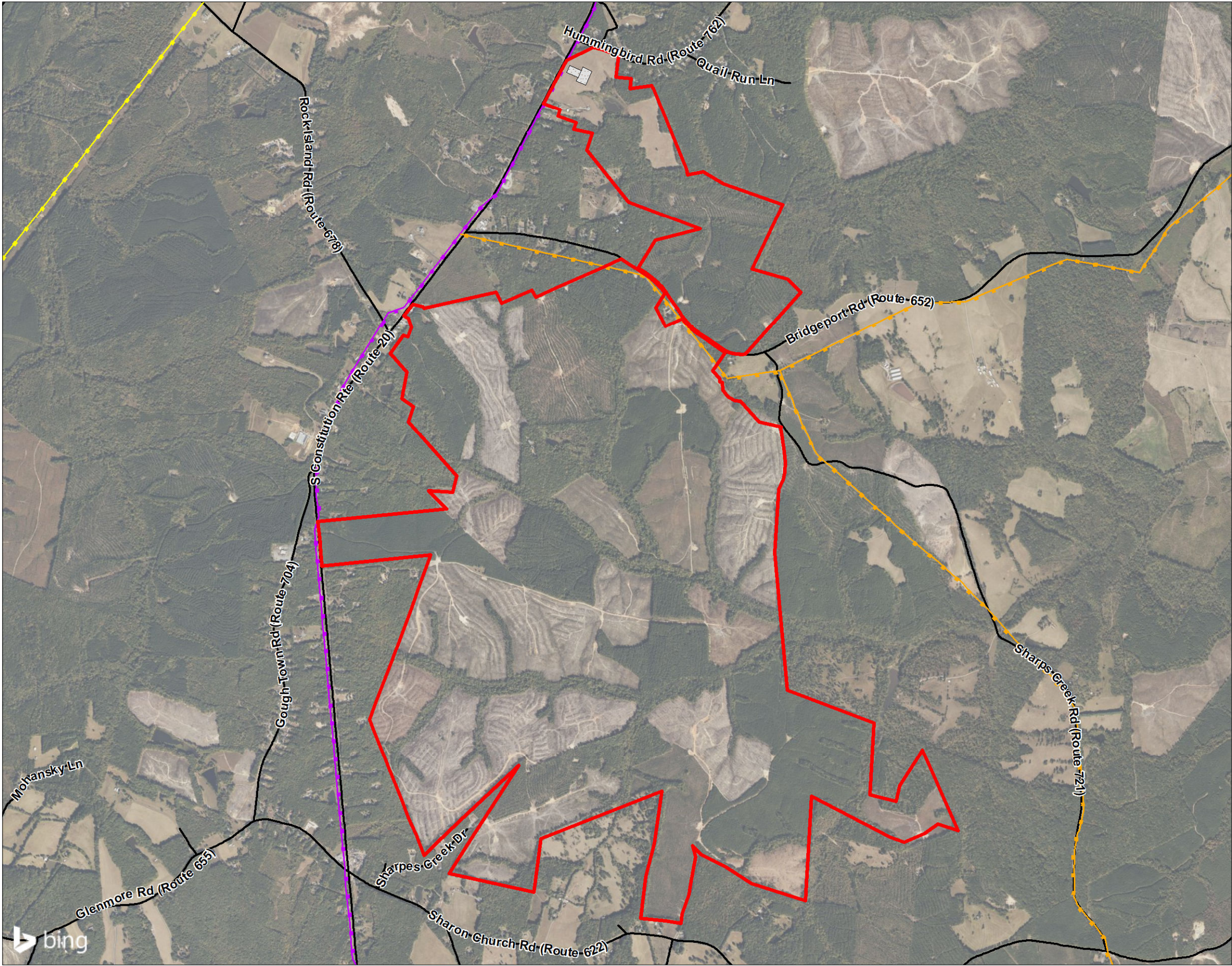
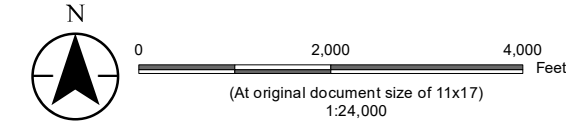
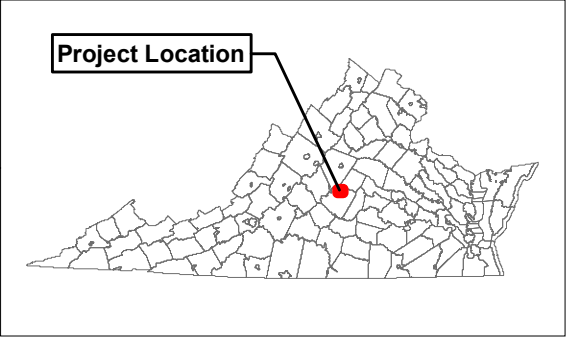


Figure No.  
**5**  
Title  
**Existing and Proposed Utilities**

Client/Project  
Dominion Energy Virginia  
Pineside Solar Project  
203401787  
Revised: 2022-05-19  
Prepared by JMH on 2022-05-12  
TR by ECL on 2022-05-13  
IR by JLO on 2022-05-13  
Project Location  
Buckingham County, Virginia



- Project Limits
- Proposed Substation/Switchyard
- Distribution Line
- Transmission Line
- Gas Pipeline
- Existing Road



Notes  
1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet  
2. Data Sources: Dominion Energy Virginia, Stantec, Ventx, VGIN, DCR, Distribution Lines and Transmission Line digitized from aerial imagery and are for planning purposes only  
3. Orthoimagery © Bing Maps  
4. Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation



\\us0265-pdfs01\shared\_projects\203401787\03\_data\gle\_cad\gle01787\_s\_utilities.mxd Revised: 2022-05-19 By: jehodges



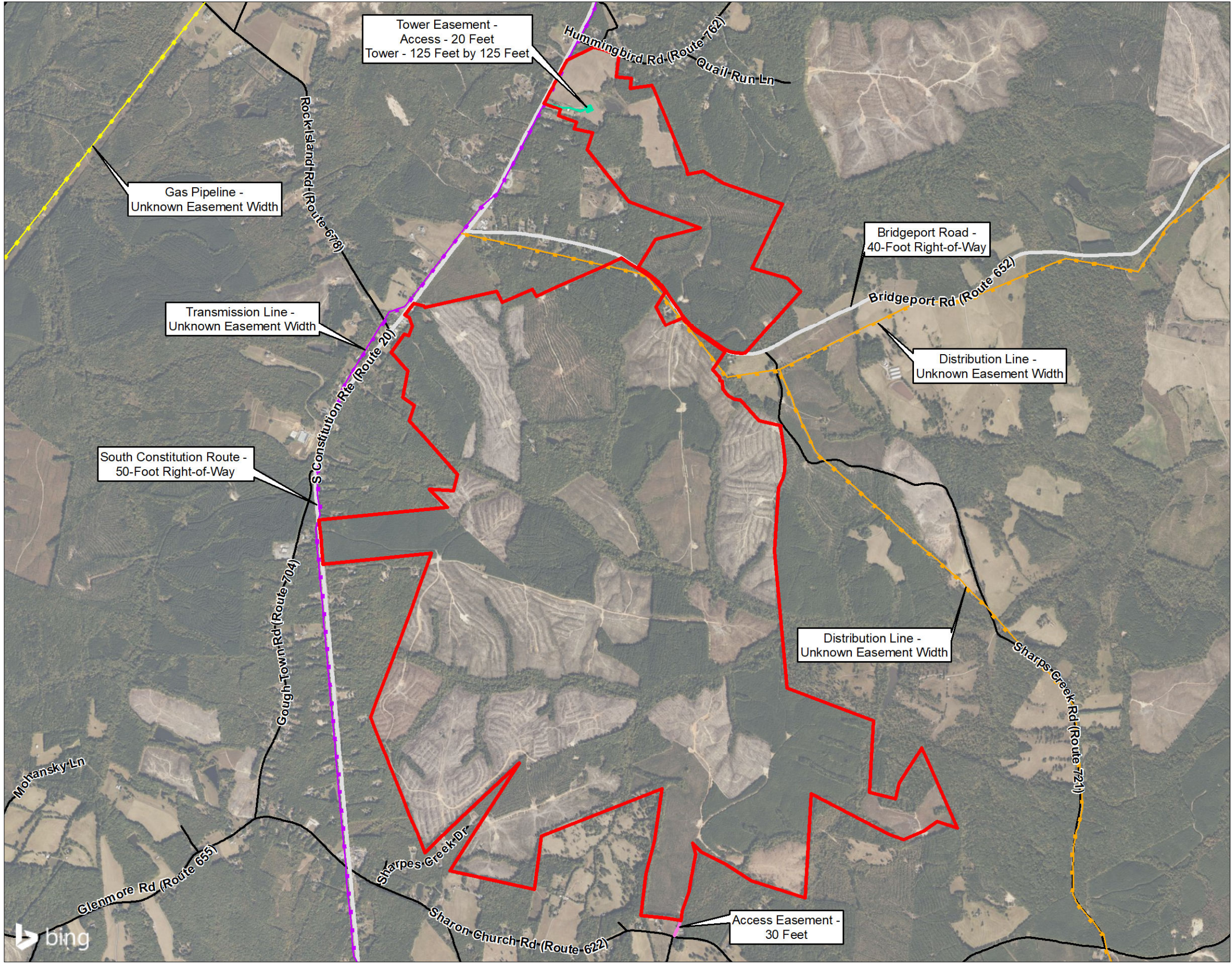
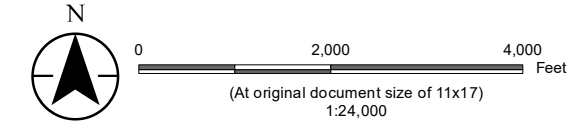


Figure No. 6  
Title  
**Known Roads, Easements, and Encumbrances**

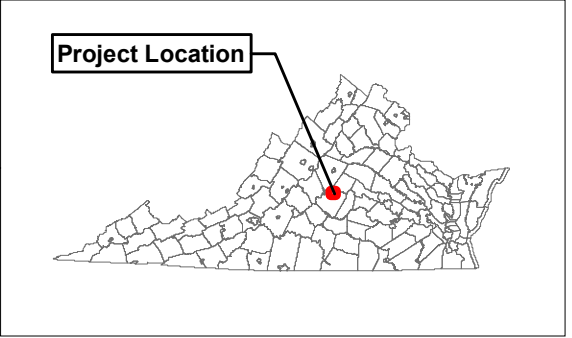
Client/Project  
Dominion Energy Virginia  
Pineside Solar Project

Project Location  
Buckingham County, Virginia

Revised: 2022-05-19  
Prepared by JMH on 2022-05-10  
TR by ECL on 2022-05-12  
IR by JLO on 2022-05-12



- Project Limits
- Road Right-of-Way
- Tower Easement
- Access Easement
- Distribution Line
- Transmission Line
- Gas Pipeline
- Existing Road



Notes

1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet
2. Data Sources: Dominion Energy Virginia, Stantec, Ventyx, VGIN, DCR, Distribution Lines and Transmission Line digitized from aerial imagery and are for planning purposes only
3. Easements are approximate and were determined using deeds and plats and are for planning purposes only
4. Road Rights-of-Way created using VGIN road centerlines and information from plats and are for planning purposes only
5. Orthoimagery © Bing Maps



\\us0265-pdfs01\shared\_projects\203401787\03\_data\gle\_cad\gle01787\_s\_esmts.mxd Revised: 2022-05-19 By: jehodges



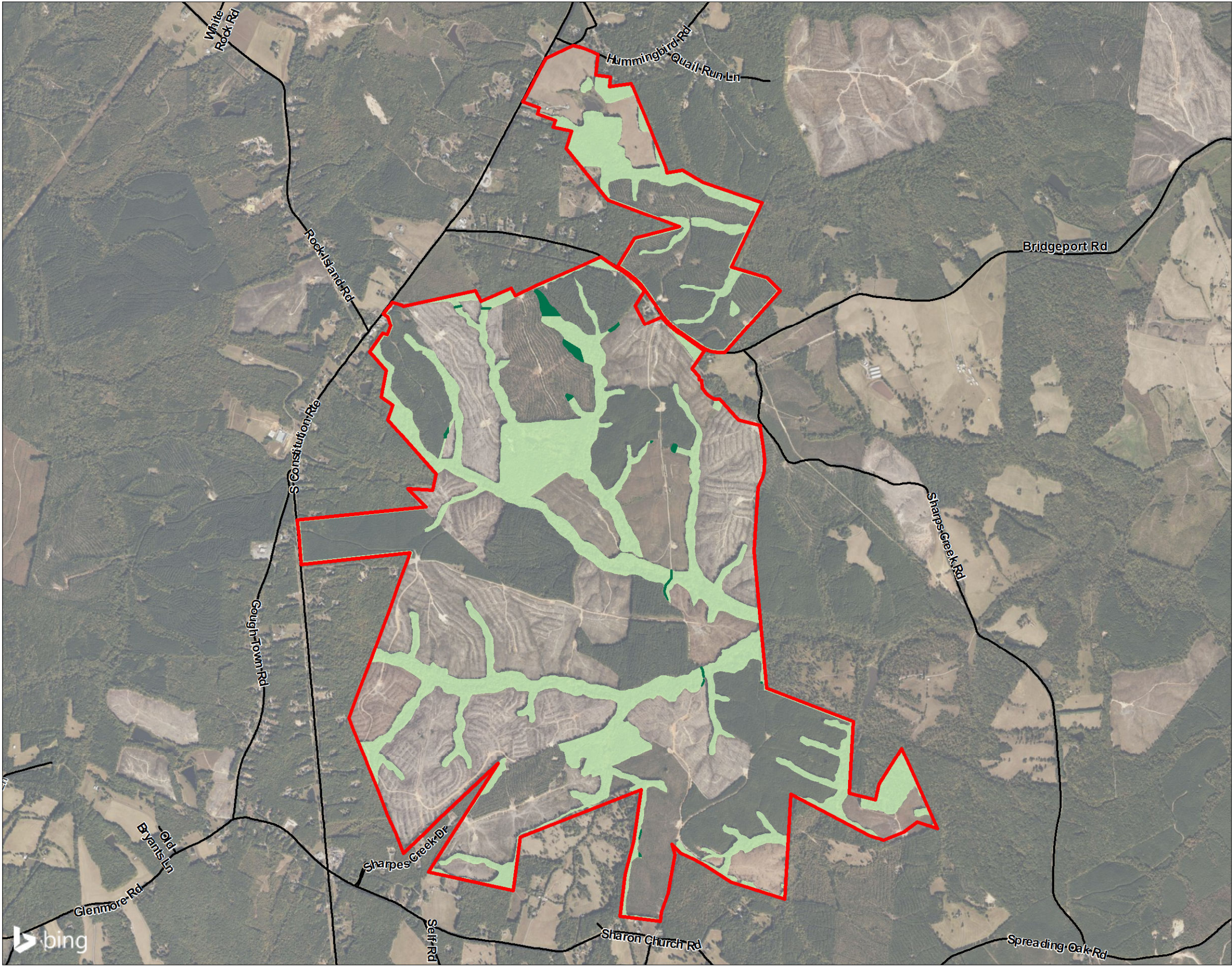
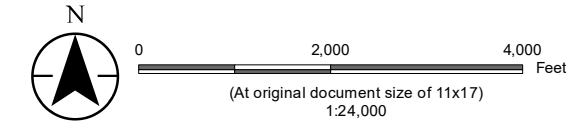


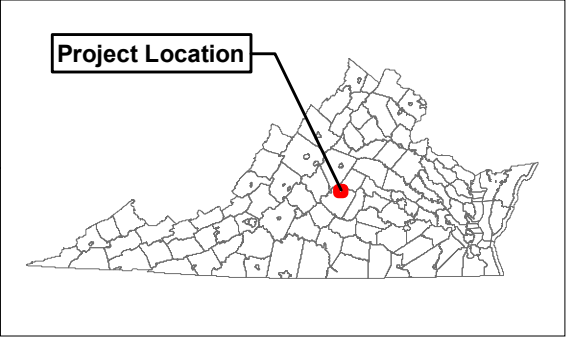
Figure No.  
**7**  
Title  
**Mature Tree Line Map**

Client/Project  
Dominion Energy Virginia  
Pineside Solar Project  
Revised: 2022-05-19  
Project Location  
Buckingham County, Virginia  
Prepared by JKM on 2022-05-11  
TR by JMH on 2022-05-11  
IR by JLO on 2022-05-11



- Project Limits
- Mature Trees\* on Site (~526.5 ac)
- Mature Trees\* Affected by Preliminary Site Layout (~5.2 ac)
- Existing Road

\*\*"Mature Trees" refers to unmanaged forest



- Notes
1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet
  2. Data Sources: Dominion Energy Virginia, Stantec, DCR, VGIN, mature tree line digitized from aerial imagery
  3. Orthoimagery © Bing Maps
  4. Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation





# **TAB O**

## **Decommissioning Plan**







# **Pineside Solar Project** **Decommissioning Plan**

*Prepared for:*  
**Buckingham County, Virginia**

*Prepared By:*  
**Dominion Energy**

*Date:*  
**May 20, 2022**



## Table of Contents

1. Introduction.....	1
2. Project Background.....	1
3. Existing Site Conditions.....	1
4. Description of Work to Construct Utility Scale Solar Facility .....	1
4.1. Major Activities.....	1
4.2. System Overview and Components.....	2
5. Decommissioning Process .....	3
5.1. Equipment Removal .....	4
5.2. Site Restoration .....	5
5.3. Managing Excess Materials and Waste.....	5
APPENDIX A – Decommissioning Estimate	



## **1. Introduction**

Dominion Energy will construct, own, and operate the approximately 75-megawatt alternating current (MW<sub>[AC]</sub>) capacity photovoltaic (“PV”) Pineside Solar Project (“Project”). The Project will encompass approximately 2,276 acres, on a portion of 10 tax parcels (see attached map for parcel numbers) near the unincorporated community of Centenary, in Buckingham County, Virginia. The Project provides this preliminary Decommissioning Plan and understands that the plan and cost estimate must be updated every five years and provided to the County. The requested Decommissioning Cost Estimate is provided as Appendix A.

## **2. Project Background**

The Project is located within Buckingham County, situated southeast of State Route (SR)-20 near the intersection of SR-20 and SR-652. The solar farm will consist of approximately 179,296 solar modules, associated solar module racking system and foundations, 23 solar inverters with medium voltage step-up transformers, and associated electrical equipment and materials necessary to collect the energy produced. The facility is secure, surrounded by 6-foot-tall chain link fence with 1-foot of barbed wire at the top.

## **3. Existing Site Conditions**

The Project lease will encompass approximately 515 acres within the perimeter fencelines. Land use prior to development was primarily forest and pine plantations with some smaller areas of pastureland and agricultural. The topography of the array area is generally gently rolling. Neighboring land uses include low-density residential, agricultural and forested.

## **4. Description of Work to Construct Utility Scale Solar Facility**

### **4.1. Major Activities**

**Cable Trenching:** Trenching requirements for the electrical cables and telecommunication lines would consist of a trench up to approximately three feet deep and one to four feet wide. The trenches would be back-filled with bedding or base material above and below the conductors and communications lines to ensure adequate thermal conductivity and electrical insulating characteristics. The topsoil from trench excavation would be set aside before the trench is backfilled and would ultimately comprise the uppermost layer of the trench. Any excess material from the foundation and trench excavations will be incorporated onsite and



will not be exported.

**Foundations:** The solar modules will be installed on steel tracking structures. The posts for the tracking structures will be driven approximately 4 to 8 feet into the ground using a post-driving machine. The solar inverters and medium voltage step-up transformers will be set on concrete pads which are typically 12-18 inches thick.

**Module Tracking System:** Galvanized beams and other structural members will be bolted to the foundation posts of the tracking system. The solar modules are then mounted on these structural members using different pieces of hardware.

**Solar Inverters and Medium Voltage Step-Up Transformers:** The solar inverters and medium voltage step-up transformers will be offloaded from delivery trucks and placed on concrete foundations. These pieces of equipment will be bolted to the concrete foundations. The underground electrical and communication cables will be routed and connected to these pieces of equipment.

## 4.2. System Overview and Components

Photovoltaic (PV) is a solar energy technology. Solar energy technology refers to the generation of electrical current from sun light. PV solar modules absorb sunlight and use silicone cells to generate electrical current. The PV Modules are mounted on a single axis tracking racking system which allows the modules to track the sun throughout the day. Components of the system include the following:

4.2.1. **Combiner Boxes:** Combiner boxes allow for the parallel connecting of multiple conductors/feeder inputs and allow for fewer outputs.

4.2.2. **Inverters:** Inverters are power conversion devices which transform direct current (DC) to alternating current (AC). In the case of the Project, there are 23 solar inverters.

4.2.3. **Transformers, Recloser, Disconnect Switch:** Transformers are an apparatus for reducing or increasing the voltage of an alternating current. There are 23 medium voltage step-up transformers on this project for distribution to the electrical grid. The Recloser and Disconnect Switch are protection devices that allow the Project or Dominion Energy to isolate the solar farm from the wider distribution system.

4.2.4. **Underground Cables and Conduits:** Underground power (AC and DC) cables, communication and grounding cables on



the Project will be either direct buried or placed in conduit. The cables will be rated in accordance with their application. The cables will be located in a conduit as per code when transitioning from below grade to above grade.

**4.2.5. Access and Internal Roads:** The Project will have internal roads to provide access to facility equipment. Internal access roads will be constructed using an aggregate base over compacted native soils with a geotextile fabric.

**4.2.6. Buildings and Enclosures:** The Project will not contain any permanent occupied building structures after construction is complete and the facility is operating. The site may have storage containers used for storing spare parts and materials, but these will not be affixed to a foundation. Except for periodic maintenance, the site is unmanned.

**4.2.7. Security Fencing:** To ensure security of the facility, the property will be fenced with six-foot-high chain link fencing topped by one foot of three strands of barbed wire. Access to the site will be controlled via locked access gates.

**4.2.8. Project Life:** The facility has an estimated useful life of at least 35 years with an opportunity for extension depending on equipment replacements or refurbishments.

**4.2.9. SCADA and Communications Equipment Enclosure:** Supervisory Control and Data Acquisition (SCADA) refers to the entire communication and control components. The SCADA equipment for the solar farm will be mounted inside of an enclosure which measures approximately 24-feet long by 10.5-feet wide. The enclosure is affixed to a foundation or mounted on piles, depending on soil conditions. The SCADA system includes an internet router, server(s), a firewall, battery backup, and other hardware to monitor the solar farm.

## 5. Decommissioning Process

Decommissioning consists of the removal of above- and below-ground facility components, management of excess wastes and materials, and the restoration of ground surface irregularities and herbaceous vegetation. As per the lease agreement with the landowner, the Project area is to be restored in a manner consistent with its condition prior to facility construction. Decommissioning activities are expected to take 18 months. Removal of all physical improvements will be done in accordance with applicable regulations at the time of decommissioning.



## **5.1 Equipment Removal**

After the facility has been disconnected and isolated from the utility power grid and all electrical components have been disconnected within the facility, equipment will be dismantled and removed. Decommissioning will be undertaken by licensed subcontractors using similar techniques and equipment to those used in the construction of the Project.

The following describes the methods for dismantling and removal of various Project Components:

### **PV arrays and associated equipment**

- Disconnect all wiring, cables and electrical interconnections.
- Remove PV modules from tracking.
- Dismantle and remove all racks and extract all pile-driven support structures (see Equipment foundations).

### **Inverter units**

- Remove inverter units from bases.
- Remove concrete foundations (see Equipment foundation).

### **Generation Tie-Line cables**

- All above ground cables will be removed and transported off-site to an approved recycling facility or landfill.
- Underground cable runs will be removed in their entirety. Removed cable will be recycled or taken to a landfill as appropriate.

### **Equipment foundations**

- The inverter units and pile-driven support structures for the solar arrays will have foundations that require removal. Other underground infrastructure requiring removal may include concrete protective electrical structures. Any foundation structures and below ground concrete will be fully removed from the ground and the affected area will be backfilled as necessary with native soil.

### **Access roads**

- Landowners shall be consulted to determine if any access roads are desired to remain in place for future use.
- Should roads be removed, all aggregate and other underlying materials (e.g. geotextile fabric) will be excavated.



- As necessary, all compacted areas will be disc-ed or tilled to restore soil densities consistent with the surrounding area. Topsoil will be distributed to provide substantially similar growing media as was present within the areas prior to site disturbance.

**Other components**

- Fences, gates, and guards will be removed.

## **5.2 Site Restoration**

Currently the Project area is primarily used for timber production and portions are routinely harvested on a rotational basis. The area will be restored to a state such that a similar land use could resumed.

## **5.3 Managing Excess Materials and Waste**

A variety of excess materials and wastes will be generated during decommissioning. To the extent practicable, Owner will coordinate with manufacturers, contractors, waste firms, and other entities to maximize the reuse and/or recycling of materials. Those materials deemed reusable/recyclable will be transported offsite and managed at approved receiving facilities following all applicable federal, state, and county waste management regulations of the time.

All residual waste will be removed by a licensed contractor and transported to an approved landfill. No waste materials will remain on the Project site.

Decommissioned materials will include:

### **5.3.1 PV Panels**

The Project will coordinate the collection and recycling of the PV modules, minimizing the potential for modules to be discarded. If there is no possibility for reuse, PV panels will either be returned to the manufacturer for appropriate recycling/disposal or will be transported to a recycling facility where the glass, metal and semiconductor materials will be recycled. Best management practices at the time of decommissioning shall be utilized.



### **5.3.2 Tracking and Supports**

All steel trackers and pile-driven supports will be transported offsite and recycled at an approved recycling facility.

### **5.3.3 Inverters**

All metal components of the inverters will be recycled at an approved recycling facility to the extent practical. Transformers will be transported off-site for reuse. If no reuse option is available, transformers will be recycled or disposed at an approved facility.

### **5.3.4 Gravel and Aggregates**

Should access roads be removed, any used gravel or aggregates will be tested for contamination prior to removal. All uncontaminated materials will be transported offsite for salvage processing and then reused for construction fill. In the unlikely event that the used gravel or aggregates are found to be contaminated, these will be disposed at an approved facility.

### **5.3.5 Concrete**

All concrete, including all foundations, will be broken down and transported to an approved landfill or recycling facility.

### **5.3.6 Cables and Wiring**

All copper and/or aluminum wiring and associated electronic equipment (e.g., isolation switches, fuses, metering) will be recycled to the extent practical. Any materials not deemed recyclable will be disposed of at an approved landfill. Underground cabling located 36 inches or greater in depth will be abandoned in place.

### **5.3.7 Fencing**

All fencing materials will be recycled at a metal recycling facility to the extent practical.

### **5.3.8 Debris and Residual Waste**

Any remaining debris or residual waste will be collected, and all recyclable materials will be sorted. All sorted materials will be removed and sent to either an approved recycling or disposal facility.



## **APPENDIX A**

### **Decommissioning Estimate**

#### **DECOMMISSIONING COST ESTIMATE SUMMARY**

Expenses associated with decommissioning the Project will be dependent on labor costs at the time of decommissioning. For the purposes of this report, early-2022 average market values were used to estimate labor expenses. Fluctuation and inflation of the labor costs were not factored into the estimates.

#### **Decommissioning Expenses**

Project decommissioning will incur costs associated with disposal of components, including materials which will be disposed of at a licensed facility, as required. Decommissioning costs also include backfilling, grading and restoration of the proposed Project site. The table below summarizes the estimates for activities associated with the major components of the Project. No revenue due to salvage of equipment or materials has been considered in this estimate.

#### **Estimated Decommissioning Expenses**

<b>Activity</b>	<b>Unit</b>	<b>Number</b>	<b>Cost per Unit</b>	<b>Total</b>
Overhead and management (includes estimated permitting required)	Lump Sum	1	\$418,000	\$418,000
Solar modules; disassembly and removal	Each	179,296	\$4.60	\$824,762
Tracking system disassembly and removal (64-module “equivalent tracker)	Each	2,802	\$510	\$1,429,020
Steel pile/post removal	Each	28,296	\$9.70	\$274,471
Transformers/Inverters	Each	23	\$1,820	\$41,860
Access road excavation and removal	Lump Sum	1	\$232,400	\$232,400
Perimeter fence removal	Linear Feet	87,500	\$2.80	\$245,000
Topsoil replacement and site rehabilitation	Lump Sum	1	\$824,700	\$824,700
Storage container removal	Lump Sum	1	\$5,000	\$5,000
Substation removal	Lump Sum	1	\$300,000	\$300,000
<b>Total estimated decommissioning cost</b>				<b>\$4,595,213</b>



**TAB P**

**Screening and Vegetation  
Plan Report**



## **PINESIDE SOLAR PROJECT, BUCKINGHAM COUNTY, VA**

Project Screening and Vegetation Plan  
May 20, 2022

### **PROJECT SCREENING AND VEGETATION PLAN**

The majority of the Pineside Solar project is currently in active silvicultural management for Loblolly Pine production. The site has been divided into management units which are harvested and replanted on a rotational basis. Therefore, the forest cover is in various stages of harvest and regeneration and is uneven aged. Wetland and stream buffers have been left intact during harvesting operations and therefore contain a more diverse woody species mix including many of the typical forest species found in central Virginia such as sweetgum, red maple, yellow poplar, loblolly pine, American holly, and various oak species. Wetlands and streams will be avoided to the greatest extent practicable during construction and vegetated riparian buffers will be preserved (minimum of fifty feet) to protect these resources in the future. These untouched natural areas will provide valuable wildlife habitat. The mature hardwood trees will provide mast (hard seeds such as acorns) for food, while the pines and other evergreens will provide winter cover. These areas will also provide travel corridors to allow animals to safely move from area to area.

In order to complete the intended project some clearing of the existing managed forest will be necessary. However, a minimum of fifty feet of the existing forest will be preserved on the perimeter of the site wherever possible. These retained forest areas will act as a visual screen between the solar facility and adjacent properties and roadways. These buffer areas will be left intact with the exception of the possible removal of any dead, dying, or diseased specimens that are deemed to pose a hazard to people or property. While Dominion Energy reserves the right to selectively remove any trees that are determined to be negatively affecting the production of the facility based upon shading, they are committed to maintaining an effective visual screen for the project. Trees removed from within these buffer areas will be left on-site to minimize soil disturbance and provide coarse, woody debris. The fallen, decomposing plant material will provide a source of shelter for many small mammals while simultaneously returning nutrients to the soil. Standing dead trees, that do not present a threat, will be left in place to provide roosting opportunities for avian species. Stumps left from previous logging operations, that are outside of the project footprint will be left in place to minimize land disturbance and retain organic matter on site. In areas of the site where no natural buffer exists or the forest cover is insufficient to provide adequate screening, planting will be initiated so that the entire perimeter is screened by, at a minimum, a fifty-foot-wide vegetated buffer.

The exact plant species and size will vary according to the screening needs and growing conditions. An attempt will be made to maximize usage of species which naturally occur in Buckingham County. In some cases, a landscape cultivar which is closely related to the native species may be chosen for a particular trait, such as maintaining a denser canopy to enhance screening. In general, the planting will consist of a mixture of evergreen trees/shrubs. In order to achieve the desired screen, the selected plants will be capable of achieving a mature height of at least 10-12 feet, although many of the tree species will be 20 feet or more. Some deciduous plant material will be dispersed throughout to add diversity and blend the plantings with the existing forest in the area. It is anticipated that these plants will be installed on approximately 10 to 15-foot centers; however, the final layout will be determined by the selected plants' growth capabilities. Similarly, the installed size of the plant material will be determined based on the growth rate of the selected plant material. It is anticipated that the minimum height of trees for initial



## PINESIDE SOLAR PROJECT, BUCKINGHAM COUNTY, VA

Project Screening and Vegetation Plan

May 20, 2022

installation will be four feet. These planted buffers will be encouraged to naturalize, and so minimal maintenance is anticipated. Should, at any point during the life of the project, mortality of the planted woody material cause gaps in the buffer that negatively affects the views from adjacent residential properties or roadways, Dominion Energy will replace that plant material. The replacement vegetation will be installed at a similar size to the original installation. As stated above, a final planting plan has not been developed at this time. However, the following list contains some potential choices for creating the desired screen:

- Wax myrtle (*Morella cerifera*),
- Arrowwood (*Viburnum dentatum*),
- Flowering Dogwood (*Cornus florida*),
- Witchhazel (*Hamamelis virginiana*),
- Nellie R. Stevens holly (*Ilex* x '*Nellie R Stevens*'),
- American holly (*Ilex opaca*),
- Eastern red cedar (*Juniperus virginiana*),
- Virginia pine (*Pinus virginiana*)
- Loblolly pine (*Pinus taeda*) and
- Southern magnolia (*Magnolia grandiflora*).

Below are photo renderings that depict three different views of the project. View 1 shows how the project would look after 3-5 years and 10-12 years where some existing vegetation is able to be retained within the setback, but it is not sufficient for full screening. In this case, new plantings will be interspersed within the existing vegetation to complete the screen. View 2 shows an example of an area where no vegetation is present, and the entire 50-foot setback would be planted. Artistic renderings show how the potential screening that would be present in areas receiving this treatment after 3-5 years and 10-12 years. View 3 shows how the project would look after 3-5 years and 10-12 years where the existing vegetation within the setback is sufficient for full screening and no planting would be done.



## PINESIDE SOLAR PROJECT, BUCKINGHAM COUNTY, VA

Project Screening and Vegetation Plan

May 20, 2022





## PINESIDE SOLAR PROJECT, BUCKINGHAM COUNTY, VA

Project Screening and Vegetation Plan

May 20, 2022





## PINESIDE SOLAR PROJECT, BUCKINGHAM COUNTY, VA

Project Screening and Vegetation Plan

May 20, 2022





## PINESIDE SOLAR PROJECT, BUCKINGHAM COUNTY, VA

Project Screening and Vegetation Plan

May 20, 2022





## PINESIDE SOLAR PROJECT, BUCKINGHAM COUNTY, VA

Project Screening and Vegetation Plan

May 20, 2022





## PINESIDE SOLAR PROJECT, BUCKINGHAM COUNTY, VA

### Project Screening and Vegetation Plan

May 20, 2022

All cleared areas on the interior of the project will be seeded with a mixture of grasses and forbs. The primary goal of the selected seed mixture will be to stabilize the disturbed areas and prevent erosion and sediment transport. Repairs to the solar arrays may dictate the timing of some mowing to provide access; however, the intention is to mow the site no more than five times a year. This should be sufficient to maintain the grasses and discourage woody species from growing too close to the solar arrays. To avoid rutting, erosion, and soil compaction, weather forecasts will be consulted, and on-site field inspections will be conducted prior to mowing to ensure that the site is able to withstand the activity. Detailed planting palettes will be developed as part of future design; however, the list below contains some potential species:

- Autumn bentgrass (*Agrostis perennans*),
- Weeping Lovegrass, (*Eragrostis curvula*),
- Creeping Red Fescue (*Festuca rubra*),
- Kentucky bluegrass (*Poa pratensis* 'Baron'), and
- White Clover, (*Trifolium repens*)

The final planting plan and seed mixtures for the project developed as a part of construction planning will be submitted for approval to the Virginia Department of Environmental Quality with the stormwater management plan. Prior to any planting taking place, soil testing will take place across the site and be used to inform a vegetation management plan which will include the optimal seed types, fertilizer rates, and lime rates to help ensure the stabilization of the project.



**TAB Q**

**Stormwater Management &  
Erosion and Sediment Control  
Report**



## **PINESIDE SOLAR PROJECT**

Stormwater Management and Erosion and Sediment Control

May 20, 2022

# **STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL**

## **Integrated Environmental Site Design (ESD) / Stormwater Management (SWM) Development Approach**

The overall project approach is being developed with a focus on early identification and avoidance of key environmental features, which might lead to a more streamlined design development process and benefit local water quality, while reducing the upfront impact of the development. This approach will remain adaptive throughout the process so that new information may be incorporated swiftly to address new sensitive areas identified onsite or relevant citizen concerns as they arise during the project approvals phase.

The ESD site planning approach is core to the integrated stormwater strategy, which includes the following key components:

1. Maintaining forested wetland/stream buffers to the greatest extent practicable.
2. Limiting the disturbance footprint where at all practicable. Disturbance shall be limited where practicable to maintenance access paths and solar array foundation footprints, as well as temporary and permanent stormwater management conveyances intended to protect downstream resources.
3. Use of non-invasive turfgrasses incorporated with native grasses and forbs, as applicable for limited maintenance and the overall improvement of site hydrology to the extent practicable.

Stantec will prepare a comprehensive stormwater management plan, with detailed routings and calculations demonstrating consistency with the Virginia Stormwater Management Program (VSMP) Regulations Part IIB Technical Criteria and associated requirements for water quality and water quantity. To date, Stantec has performed a preliminary SWM concept assessment of the proposed solar parcels, which includes cursory location and foot-printing of likely dry detention basins to address VSMP water quantity control requirements.

Where typical developments might have a relatively large disturbance footprint and land use change, the proposed development is not envisioned in this manner. It is understood that the Virginia Department of Environmental Quality is currently reconsidering how solar panels are treated with respect to impervious surfaces. While final guidance on this issue has not yet been issued, it is anticipated that the land cover change to impervious surface will no longer be isolated to gravel access paths of limited area and array foundations as has been the case. The proposed dry detention basins will serve areas naturally draining to these locations, where possible. Additional redirection of flow will be accomplished primarily via open channel ditches, which are also intended to elongate the flow paths to the basins. Drainage areas to any individual dry detention basins are intended to be limited to 25 acres or less, where practicable, to limit risk of hydraulically overloading any given facility.



## **PINESIDE SOLAR PROJECT**

### **Stormwater Management and Erosion and Sediment Control**

May 20, 2022

Relatively low stormwater quality compliance reduction requirements are anticipated given ESD and limited disturbance approach noted above. Water quality compliance is envisioned to be accomplished via site conservation methods and use of offsite compliance options, if necessary. Currently, no local Total Maximum Daily Loads (TMDLs) or downstream impairments have been noted at this time; however, this will be addressed in more detail as conceptual site planning and design commences.

### **Incorporation of Erosion and Sediment Control (ESC) Planning & Design into the ESD Approach**

The ESC strategy for the site will be integrated into the general ESD and SWM approach. Principally, this will focus on the following:

1. The initial identification of key resources (wetlands/waters, soils, slopes, etc.) that may be vulnerable, and that may require additional protection / management strategies, during construction. This strategy includes the buffering of certain key resources during and post-construction.
2. The paramount phasing of the initial installation of and conversion of temporary sediment basins to dry detention basin structures to be utilized as permanent stormwater features during post-construction. This phasing includes ensuring that the basins themselves and the conveyances to these basins are constructed as a first step in land-disturbing activity and are made functional prior to upslope land disturbance.
3. Phasing of the installation of key perimeter controls prior to upslope land disturbance.
4. Early site stabilization measures, particularly on downstream grading / slopes. Establishing stabilization on earthen structures such as dams, dikes and diversions immediately after installation.
5. Utilizing clean water diversions, where feasible, to limit construction site "run on" from offsite areas, seeking to discharge these clean water diversions as sheet flow, as applicable.
6. Providing micro phasing (facility level) steps for these temporary ESC measures, as needed, for successful transition to permanent controls post-construction, limiting contamination and erosion/sedimentation risk with successive reworking / regrading of features. Where applicable this phasing of permanent features will be tied to the postconstruction stormwater management record drawings to provide additional field contractor / quality control.
7. Daily management techniques to ensure continued functionality of ESC measures. As part of the management approach, specific maintenance of individual ESC components will be required. This strategy includes the documentation and completion of corrective actions.
8. Optimizing soil balance on site by minimizing and targeting site grading.
9. The stockpiling and reapplication of topsoil following necessary grading.
10. Utilizing construction techniques and practices that avoid compaction of soils except as required to meet engineering specifications (i.e. berms and sub-compaction of fill material).



**TAB R**  
Cultural Resources  
Report  
(Phase IA)





Stantec Consulting Services Inc.  
5209 Center Street  
Williamsburg VA 23188-2680

May 18, 2022

Project/File: 203401787

**Mr. Morgan Vickery**

Construction Project Manager, Solar Renewables

Dear Dr. Vickery,

**Reference: Management Summary: Phase IA Cultural Resources Assessment for the Pineside Solar Site, Mecklenburg County, Virginia**

On May 2 and 3, 2022, Stantec Consulting Services Inc. (Stantec) conducted a site walkover in association with a Phase IA Cultural Resources Assessment and Work Plan for the approximately 2,276-acre proposed Pineside Solar Project (Project) in Buckingham County, Virginia. The Study Area was defined as the entire approximately 2,276-acre property, which comprises 10 contiguous parcels. The Study Area, located east of South Constitution Road (Route 20) and south and west of the James River, primarily comprises pine plantation in various stages of clearing and growth. The work was conducted at the request of Dominion Energy Virginia (Dominion Energy).

The cultural resources investigations described herein were conducted pursuant to the National Historic Preservation Act of 1966 (NHPA-PL89-665), as amended, the Archaeological and Historic Preservation Act of 1974, Executive Order 11593, and relevant sections of 36 CFR 60 and 36 CFR 800. The cultural resources investigations were conducted with reference to federal (*Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* [United States Department of the Interior {USDI} 1983]) and state guidelines (*Guidelines for Conducting Historic Resources Investigations in Virginia* [Virginia Department of Historic Resources {DHR} 2017]) for conducting archaeological investigations.

This management summary provides a brief synopsis of the site visit and is accompanied by select graphics in Draft format to illustrate the level of effort and results of the investigation. The data presented herein is considered preliminary. Preparation of the Draft Report detailing the results of the cultural resources assessment is underway. The Draft Report will include a detailed account of the investigations and will be fully illustrated with figures and photographs to support the data.

Stantec conducted the Phase IA cultural resource assessment to provide information on previously identified cultural resources located within the bounds of the Study Area. The assessment also identified all previously recorded cultural resources located within a 1-mile radius of the Study Area. In addition, the results of the site visit in conjunction with desktop research (historic map review, cultural context, etc.) will be utilized to create a predictive model that identifies areas of enhanced and low cultural resources potential within the Study Area, to serve as a planning tool for proposed Project. Determinations of high, moderate, and low potential and areas requiring no survey will be based upon soil properties, drainage, topography, distance to water, and a predictive model extrapolated from archaeological survey in similar environments, among other criteria. Development of this model is in progress.



**Reference:** Management Summary: Phase IA Cultural Resources Assessment for the Pineside Solar Site, Mecklenburg County, Virginia

No previously identified archaeological sites or architectural resources are located within the Study Area. There are four previously identified sites and eight previously identified architectural resources within 1 mile of the Study Area, including architectural resource Virginia Department of Historic Resources (DHR) #014-5115, which is immediately adjacent to the Study Area (Figures 1 and 2). Two of the four previously identified archaeological sites are prehistoric, including a Late Woodland period lithic scatter and an isolated steatite pipe blank of indeterminate temporal affiliation. The historic archaeological sites included a twentieth century single dwelling and a nineteenth to twentieth century cemetery. Previously identified architectural resources included seven houses dating from the early to late twentieth century and an early twentieth century commercial building. Architectural resource DHR #014-5115, adjacent to the Study Area, is a circa 1950 house that has not been formally evaluated for potential National Register of Historic Places (NRHP) eligibility by the DHR.

The presence of Native American archaeological sites in close proximity to the Study Area, particularly on relatively level landforms adjacent to first order streams, suggest that similar landforms within the Study Area may have been attractive for Native American use. In addition, the presence of nineteenth- to twentieth century archaeological sites and architectural resources in the surrounding area indicate that though the Study Area's setting has generally been rural and little developed throughout its post-Contact history, additional historic farmstead sites may be present within the Study Area, particularly dating from the late nineteenth to early twentieth century.

Prior to the site walkover, Dominion Energy provided Stantec with deed research which indicated that several cemeteries may be present within the Study Area. As a result, the site visit took particular care to assess the parcels on which deeds indicated cemeteries may be located in addition to assessment the larger Study Area. Much of the Study Area included mature planted pine and areas of more recently planted pine or logged areas. Subsoil was visible on the ground surface throughout the Study Area, which was crossed by a number of dirt logging roads. Push piles were also noted throughout the Study Area.

During the site visit, two cemeteries and one possible cemetery location were identified (Figure 3). The two definite cemeteries are located south of Sharps Creek and the possible cemetery is present in the far northern portion of the Study Area. Though not identified, additional cemeteries may be present within the larger Study Area. One cemetery, which was associated with a former farmstead, included seven carved headstones within a fence comprising metal piping. The cemetery and the nearby former farmstead, which included a large patch of lily of the valley, a potential cellar depression, and two circular depressions, is associated with the Steger family. According to a 2016 entry for the Joseph Steger Family Cemetery on findagrave.com, the cemetery included nine marked graves and two unmarked burials of children and was somewhat maintained by descendants. Today, the cemetery is located within a stand of deciduous trees surrounded by a new growth pine plantation (Figure 4). The interior of the cemetery exhibits overgrowth and substantial pine tag litter on the ground surface. In addition, though the findagrave.com entry indicates nine marked burials, only eight stones were observed during Stantec's site visit (Figure 5).

A second, smaller cemetery was identified approximately 0.6 mile west of the Steger Family Cemetery. Also located within a stand of deciduous trees, the Tapscott Cemetery included three depressions with fieldstone markers and a single carved stone bearing the masonic square and compass with a "G" in the center and the name William Wallace Tapscott (1851-1928) (Figures 6 and 7). Although a death certificate for a William Wallace Tapscott of Buckingham County with the correct birth and death dates was found on ancestry.com, this document listed the place of burial as the Scottsville Cemetery to the north of the Study Area where Albemarle, Buckingham, and Fluvanna counties meet. However, the findagrave.com entry for the Scottsville Cemetery does not include Tapscott and it appears that the death certification was inaccurate, though it is likely the correct individual. The Tapscott Cemetery has no fencing or other evidence of an enclosure.



**Reference:** Management Summary: Phase IA Cultural Resources Assessment for the Pineside Solar Site, Mecklenburg County, Virginia

Both cemeteries identified within the Study Area appear to represent relatively small family plots. Though the Seger Family Cemetery includes a metal pipe fence, it is possible that additional unmarked burials are present beyond the limits of the fencing, which was added at an unknown date. The Tapscott Cemetery includes depressions and field stone markers with only one formal, carved headstone. This cemetery too may include additional unmarked burials. The possible cemetery at the northern end of the Study Area exhibits a cluster of old growth cedar trees in an otherwise open field with planted pine beyond. Though not a guarantee of a burial location, cedar trees are a common indicator of cemeteries. No evidence of formal headstones, fieldstones, or other features (depressions or mounds) was noted; however, burial may still be present and additional investigation is warranted.

In addition to the two cemeteries and the farmstead associated with the Seger Family Cemetery, Stantec identified several areas of cultural potential (Figure 3). Approximately 0.07 mile northeast of the Tapscott Cemetery, in an area of mature planted pine, surface artifacts were noted in a dirt logging road. These artifacts included a brick, a brick fragment, and a possible flake. North of Sharps Creek, a pile of stone possibly representing chimney fall from a former house was observed approximately 97 feet east of a light scatter of historic surface artifacts in a dirt road. These artifacts included solarized bottle glass and white ware. Approximately 0.27 mile west of the historic surface scatter and possible architectural remains was a light scatter of quartz flakes in a recently logged area, also north of Sharps Creek. This material comprised non-diagnostic lithic debitage. A grassy clearing approximately 0.32 mile north of an unnamed tributary of Sharps Creek, near the center of the Study Area, exhibited yucca. Yucca is often planted at house sites and may indicate the presence of a former domestic structure, though no artifacts or surface features (depressions, etc.) were observed in this location. Approximately 0.52 mile northwest of this clearing is a modern house site. Finally, a property fronting on Route 20 in the far northern portion of the Study Area includes a house and outbuildings. This area may retain cultural deposits associated with domestic and agricultural use of the property. Architectural resource DHR #014-5115, which abuts the northern portion of the Study Area, was not within the Study Area and was not observed during the walkover.

The Draft Report detailing the results of the site visit and desktop review is in progress and will include the aforementioned predictive model. While a formal predictive model is not yet available, the site visit indicated that much of the Study Area has been heavily impacted by logging and exhibits truncated soils or subsoil on the ground surface. Despite this, cultural material and surface features were still observed throughout, and additional resources not yet observed, including cemeteries, may be present in the larger Study Area. The extreme northern portion of the Study Area where fields are present rather than planted pine, may retain greater soil integrity and therefore cultural resources potential than other portions of the Study Area.

Please do not hesitate to contact me if you have any questions or need additional information regarding this project and the forthcoming report. We appreciate the opportunity to work with Dominion Energy on this project.

Sincerely,



**Brynn Stewart** MA  
Senior Principal Investigator  
Phone: (757) 525-5695  
brynn.stewart@stantec.com



**Reference:** Management Summary: Phase IA Cultural Resources Assessment for the Pineside Solar Site, Mecklenburg County, Virginia

**Attachments:** Figure 1: Archaeological Sites within a 1-Mile Radius of the Study Area  
Figure 2: Architectural Resources within a 1-Mile Radius of the Study Area  
Figure 3: Base Map of Archaeological Observations within the Study Area  
Figures 4–7: Steger Family and Tapscott Cemetery Photographs



U:\203401787\03\_data\gis\_cad\gis01787\_c\_archae\_mileout.mxd Revised: 2022-05-18 By: ejlko

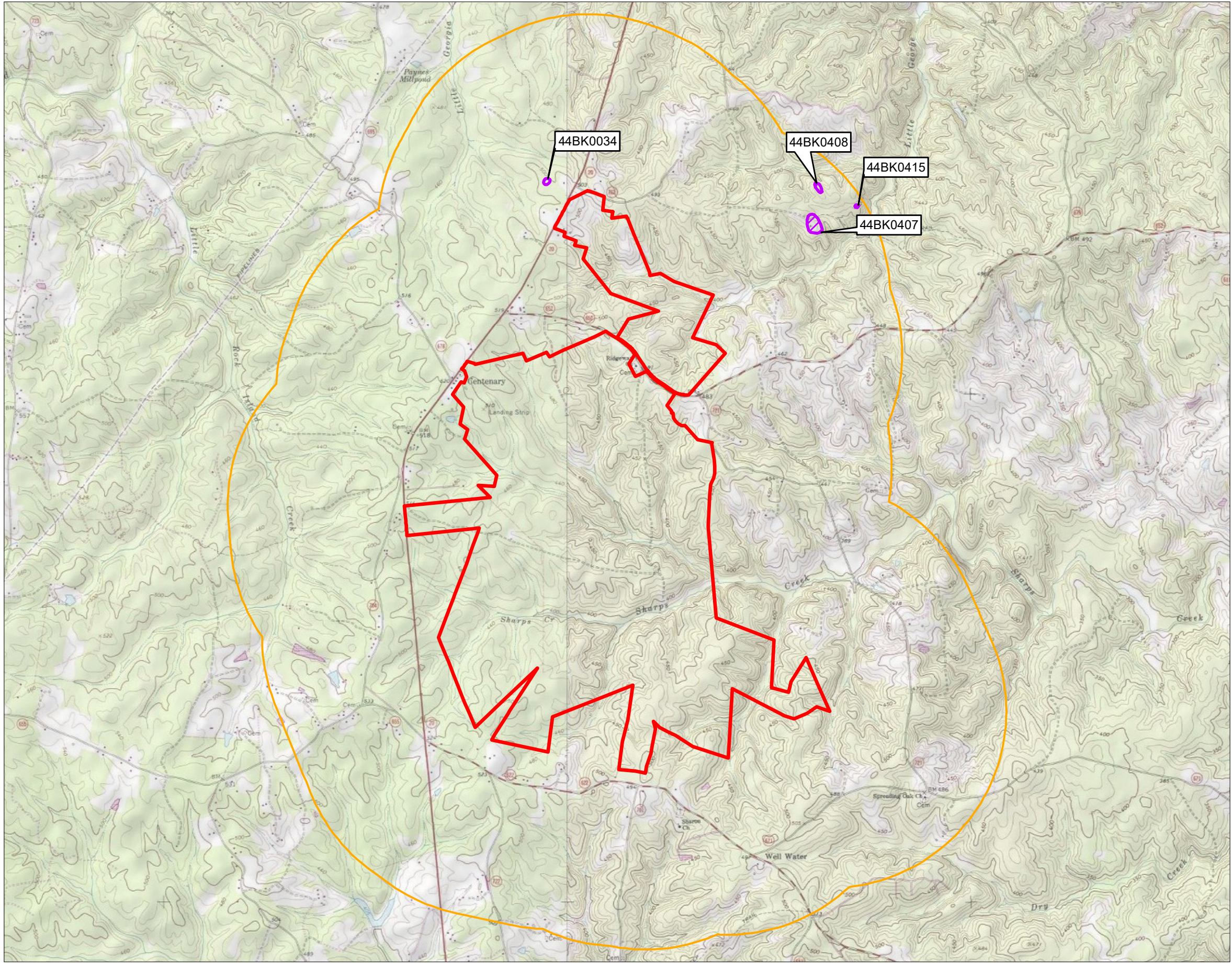
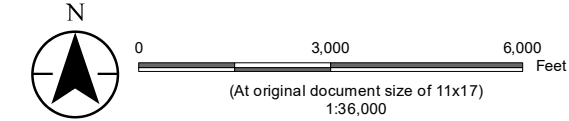


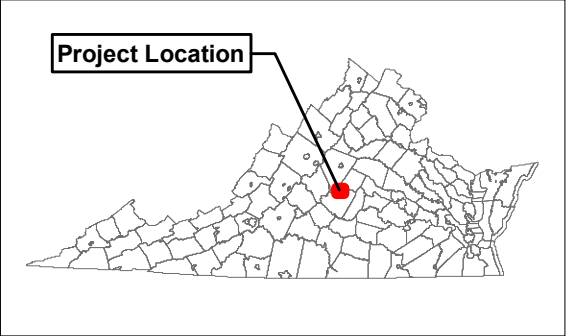
Figure No. 1  
Title  
**Previously Identified Archaeological Sites within a 1-Mile Radius of the Study Area**

Client/Project 203401787  
Dominion Energy Virginia  
Pineside Solar Project

Project Location Prepared by ECL on 2022-05-03  
Buckingham County, Virginia TR by JMH on 2022-05-11  
IR by BSS on 2022-05-10



- Study Area
- Archaeological Resource
- 1-Mile Buffer



Notes  
1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet  
2. Data Sources: Dominion Energy Virginia, Stantec, DCR, Virginia Department of Historic Resources, Virginia Cultural Resources Information System (VCRIS)  
3. Topographic map © USGS 7.5 Minute Series Topographic Map, Diana Mills, VA Quadrangle, 1967 and Glenmore, VA Quadrangle, 1968





\\us0265-pplss01\shared\_projects\203401787\03\_data\gis\_cad\gsa01787\_c\_arch\mileout.mxd Revised: 2022-05-13 By: devwhite

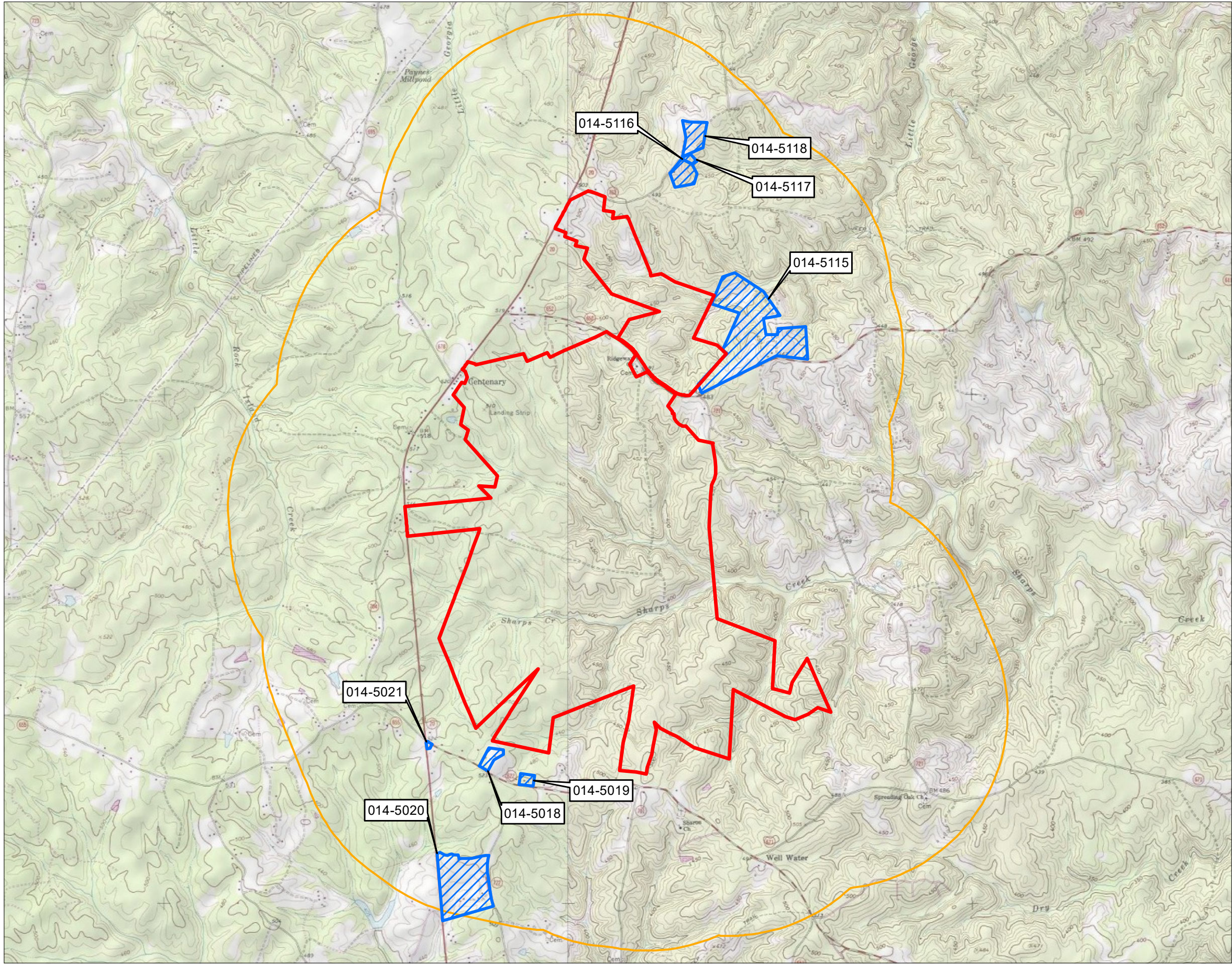


Figure No. **2**

Title  
**Previously Identified Architectural Resources within a 1-Mile Radius of the Study Area**

Client/Project  
Dominion Energy Virginia  
Pineside Solar Project

203401787

Revised: 2022-05-13

Project Location  
Buckingham County, Virginia

Prepared by ECL on 2022-05-03  
TR by JMH on 2022-05-11  
IR by BSS on 2022-05-10

N

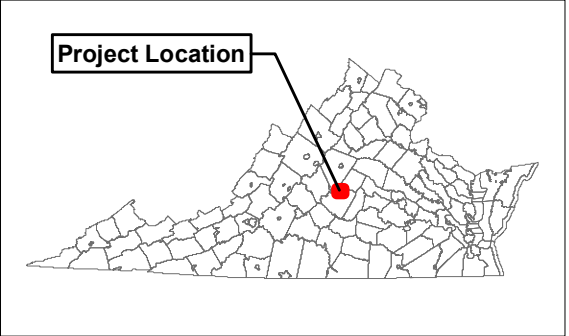
0 3,000 6,000 Feet

(At original document size of 11x17)  
1:36,000

Study Area

Architectural Resource

1-Mile Buffer



Notes

1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet

2. Data Sources: Dominion Energy Virginia, Stantec, DCR, Virginia Department of Historic Resources, Virginia Cultural Resources Information System (VCRIS)

3. Topographic map © USGS 7.5 Minute Series Topographic Map, Diana Mills, VA Quadrangle, 1967 and Glenmore, VA Quadrangle, 1968





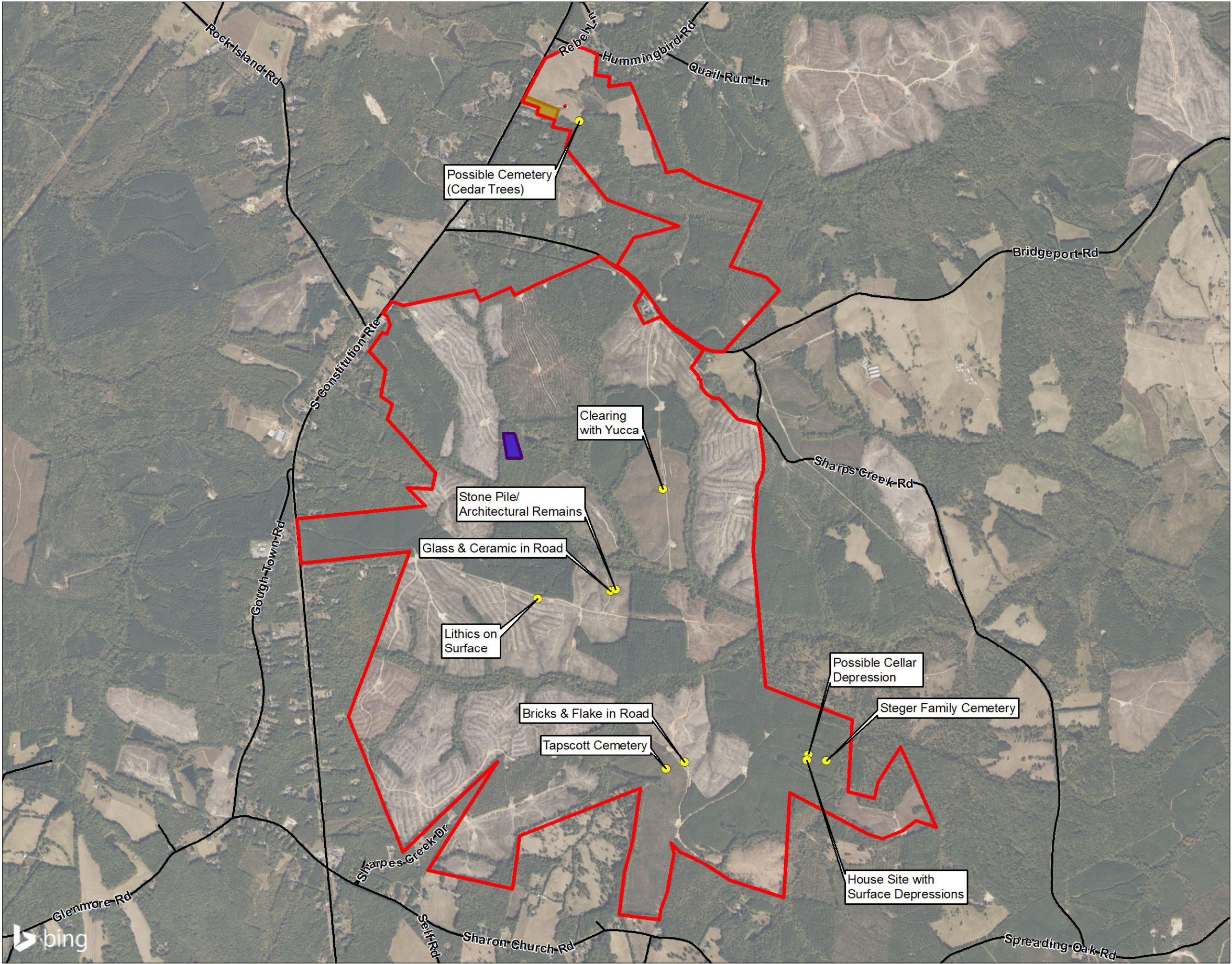
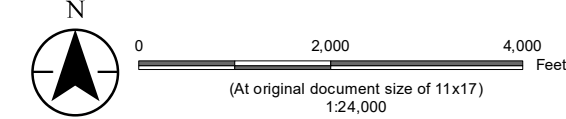
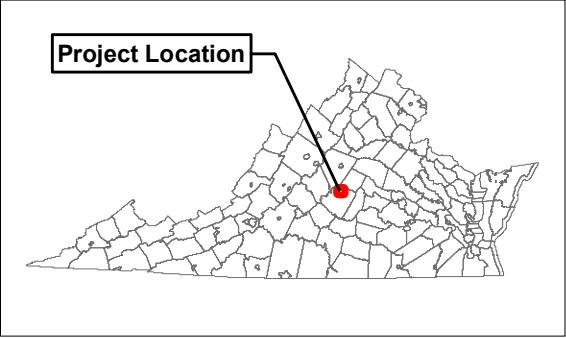


Figure No.  
**3**  
Title  
**Archaeological Base Mapping**

Client/Project  
Dominion Energy Virginia  
Pineside Solar Project  
203401787  
Revised: 2022-05-13  
Prepared by ECL on 2022-05-10  
TR by JMH on 2022-05-11  
IR by BSS on 2022-05-10  
Project Location  
Buckingham County, Virginia



- Point of Interest
- ▭ Study Area
- ▭ Cell Tower Location
- ▭ Modern House Site
- ▭ House and Outbuildings
- Existing Road



Notes  
1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet  
2. Data Sources: Dominion Energy Virginia, Stantec, DCR, VGIN  
3. Orthimagery © Bing Maps  
4. Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation





Reference: Management Summary: Phase IA Cultural Resources Assessment for the Pineside Solar Site, Mecklenburg County, Virginia



**Figure 4 Steger Family Cemetery; View to the North.**



**Figure 5 Eight Headstones within the Steger Family Cemetery; View to the West.**



Reference: Management Summary: Phase IA Cultural Resources Assessment for the Pineside Solar Site, Mecklenburg County, Virginia



**Figure 6 Depressions and Fieldstone Markers in the Tapscott Cemetery; View to the West.**



**Figure 7 William Wallace Tapscott Headstone; View to the West.**



# **TAB S**

## Economic & Fiscal Report







# PINESIDE SOLAR

## ECONOMIC & FISCAL CONTRIBUTION TO BUCKINGHAM COUNTY, VIRGINIA



Prepared for



**Dominion  
Energy®**

MAY 2022



4201 DOMINION BOULEVARD, SUITE 114  
GLEN ALLEN, VIRGINIA 23060  
804-346-8446

MANGUMECONOMICS.COM



## About Mangum Economics, LLC

---

Mangum Economics is a Glen Allen, Virginia based firm that was founded in 2003. Since then, we have become known as a leader in industry analysis, economic impact assessment, policy and program evaluation, and economic and workforce strategy development. The Mangum Team specializes in producing objective and actionable quantitative economic research that our clients use for strategic decision making in a variety of industries and environments. We know that our clients are unique, and that one size does not fit all. As a result, we have a well-earned reputation for tailoring our analyses to meet the specific needs of specific clients, with a specific audience.

Most of our research falls into four general categories:

- **Economic Development and Special Projects:** The Mangum Team has performed hundreds of analyses of proposed economic development projects. One recent example was an analysis of the proposed \$2.3 billion Green City “net-zero eco district.” The Mangum Team has also authored multiple economic development plans, including identifying industry recruitment opportunities created by the high-speed MAREA and BRUSA sub-sea cable landings in Virginia Beach.
- **Energy:** The Mangum Team has produced analyses of the economic and fiscal impact of over 13 GW of proposed solar, wind, battery, and hydro projects spanning at least twelve states. Among those projects was Dominion Energy’s 2.6 GW Coastal Virginia Offshore Wind project off of Virginia Beach. In addition, the Mangum Team has also performed economic and fiscal impact analyses for the natural gas, nuclear, oil, and pipeline industries.
- **Information Technology:** Working with some of the largest names in the industry, to date the Mangum Team has produced analyses of the economic and fiscal impact of the data center industry in multiple states. Among those, were studies conducted in IL, MD, and VA that were instrumental in the passage of industry-specific legislation.
- **Policy Analysis:** The Mangum Team also has extensive experience in identifying and quantifying the intended and unintended economic consequences of proposed legislative and regulatory initiatives.

### The Project Team

Martina Arel, M.B.A., *Director – Economic Development & Renewable Energy Research*

Rebecca Kyle, *Research Analyst*

A. Fletcher Mangum, Ph.D., *Founder and CEO*



## Table of Contents

Executive Summary.....	1
Introduction .....	4
The Project.....	4
Electricity Production in Virginia.....	4
Overall Market .....	4
Sources of Production.....	5
Impact on the Environment.....	6
Local Economic Profile .....	8
Total Employment.....	8
Employment and Wages by Industry Super Sector .....	9
Unemployment .....	11
Economic and Fiscal Impact.....	13
Method .....	13
Construction Phase .....	14
Assumptions.....	14
Results.....	14
Ongoing Operations Phase .....	15
Economic Impact Assumptions.....	15
Results.....	15
Fiscal Impact Assumptions.....	16
Results.....	16
Reassessment of Property .....	16
Revenue Share Ordinance.....	17
Total Fiscal Impact .....	18
Current Agricultural Use .....	19
Economic Impact Assumptions.....	19
Results.....	19
Fiscal Impact Assumptions.....	20
Results.....	20



## Executive Summary

---

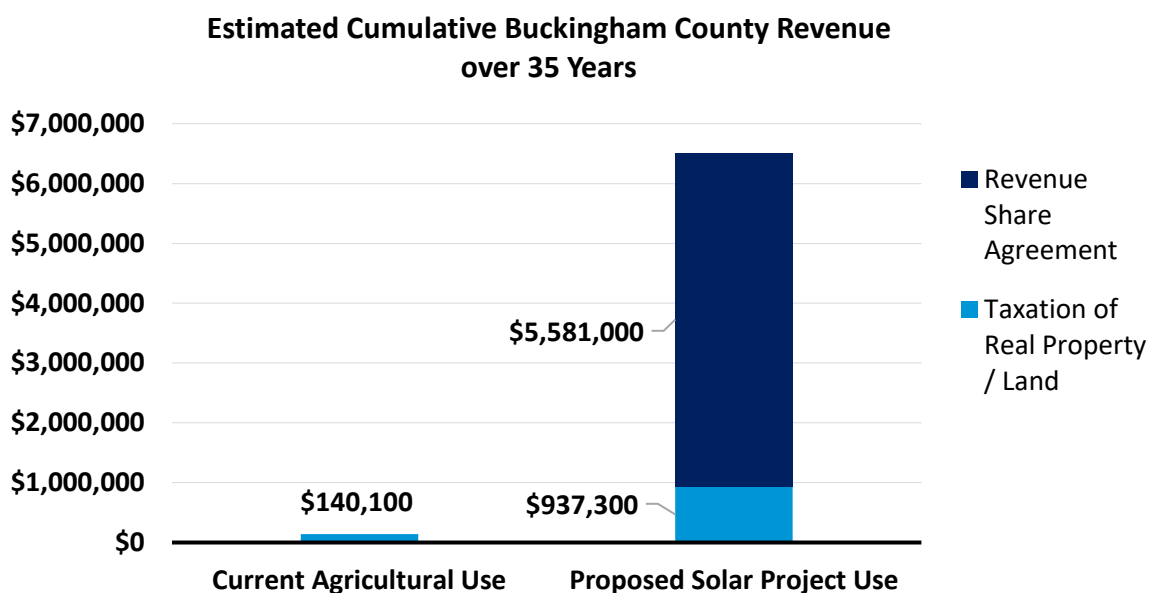
**This report assesses the economic and fiscal contribution that the proposed Pineside Solar project would make to Buckingham County, Virginia. The primary findings from that assessment are as follows:**

- 1) Pineside Solar is a proposed 74.9-megawatt (MW) AC solar photovoltaic power generating facility. The project would be located in the southeast corner of Route 20 and Bridgeport Road in Buckingham County, Virginia. The total acreage to be leased for the project encompasses approximately 2,276 acres of timberland and agricultural land. The actively used, fenced-in portion of the solar site would be approximately 515 acres.**
- 2) The proposed Pineside Solar project would make a significant economic contribution to Buckingham County:**
  - The proposed Pineside Solar project would provide an estimated one-time pulse of economic activity to Buckingham County during its construction phase supporting approximately:
    - 118 direct, indirect, and induced jobs.
    - \$6.1 million in associated labor income.
    - \$16.7 million in economic output.
  - The proposed Pineside Solar project would provide an estimated annual economic impact to Buckingham County during its ongoing operational phase supporting approximately:
    - 3 direct, indirect, and induced jobs.
    - \$147,100 in associated labor income.
    - \$428,300 in economic output.
- 3) The proposed Pineside Solar project would also make a significant fiscal contribution to Buckingham County. The proposed project would generate approximately:**
  - \$0.4 million in state and local tax revenue from the one-time pulse of economic activity associated with the project's construction.
  - \$6.5 million in cumulative county revenue over the facility's anticipated 35-year operational life assuming revenues are generated from the reassessment of the real property and a revenue share agreement between Pineside Solar and Buckingham County that is based on the project's generation capacity and includes a 10 percent escalator every five years pursuant to recently passed legislation.



**4) The proposed Pineside Solar project would have a significantly greater fiscal impact on Buckingham County than the property generates in its current agricultural use:**

- The proposed Pineside Solar project would generate approximately \$6.5 million in cumulative county revenue over the facility's anticipated 35-year operational life, as compared to approximately \$140,100 in cumulative county revenue in the property's current agricultural use – a difference of approximately \$6.4 million.



**5) The proposed Pineside Solar project would provide a boost to Buckingham County's construction sector:**

- At 107 jobs, construction is Buckingham County's seventh largest major industry sector.<sup>1</sup>
- However, the construction sector posted the second largest job loss of any industry sector in the county between the third quarter of 2020 and the third quarter of 2021 (a loss of 25 jobs).
- The proposed Pineside Solar project could directly support approximately 98 jobs and \$5.2 million in labor income in Buckingham County's construction sector.<sup>2</sup>

<sup>1</sup> Data Source: Bureau of Labor Statistics.

<sup>2</sup> Please note that although employment within a local construction sector can sometimes quickly expand to take advantage of new opportunities, because of the relatively small size of Buckingham County's existing construction sector it is not possible to know with certainty what proportion of these jobs would go to county construction contractors or be filled by County residents.



*This page has been intentionally left blank.*

*The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing that information. However, because these estimates attempt to foresee circumstances that have not yet occurred, it is not possible to provide any assurance that they will be representative of actual events. These estimates are intended to provide a general indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.*



## Introduction

This report assesses the economic and fiscal contribution that the proposed Pineside Solar project would make to Buckingham County, Virginia. This report was commissioned by Dominion Energy and produced by Mangum Economics.

## The Project

Pineside Solar is a proposed 74.9-megawatt (MW) AC solar photovoltaic power generating facility. The project would be located in the southeast corner of Route 20 and Bridgeport Road in Buckingham County, Virginia. The total acreage to be leased for the project encompasses approximately 2,276 acres of timberland and agricultural land. The actively used, fenced-in portion of the solar site would be approximately 515 acres.

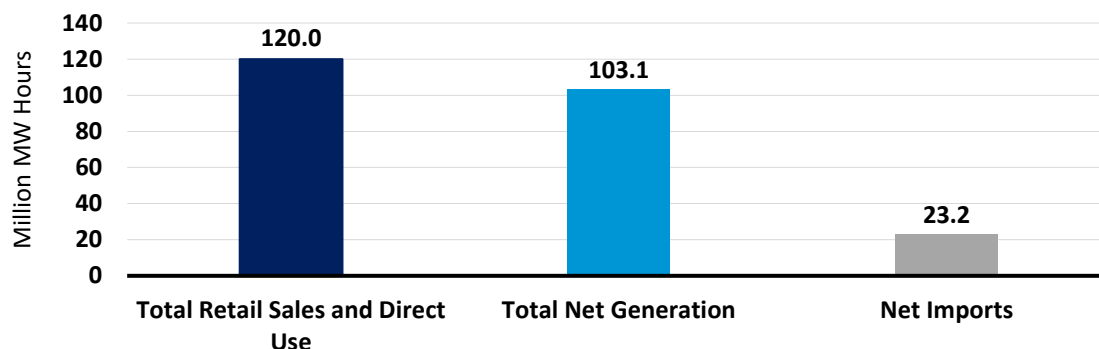
## Electricity Production in Virginia

This section provides a backdrop for the proposed Pineside Solar project by profiling Virginia's electricity production sector and the role that solar energy could play in that sector.

### Overall Market

As shown in Figure 1, in 2020 electricity sales and direct use in Virginia totaled 120.0 million megawatt hours, ranking the state 10<sup>th</sup> among the fifty states in terms of electricity consumption. However, only 86 percent of that demand was met by in-state utilities, independent producers, and other sources. As a result, Virginia had to import the remaining electricity it consumed from producers in other states. As with all imports, this means that the jobs, wages, and economic output created by that production went to localities in those states, not to localities in Virginia.

Figure 1: Demand and Supply of Electricity in Virginia in 2020 (in millions of megawatt-hours)<sup>3</sup>



<sup>3</sup> Data Source: U.S. Energy Information Administration. In this chart, "Net Imports" also takes into account losses during transmission. As a result, it does not directly equal the residual of "Total Net Generation" minus "Total Retail Sales and Direct Use."

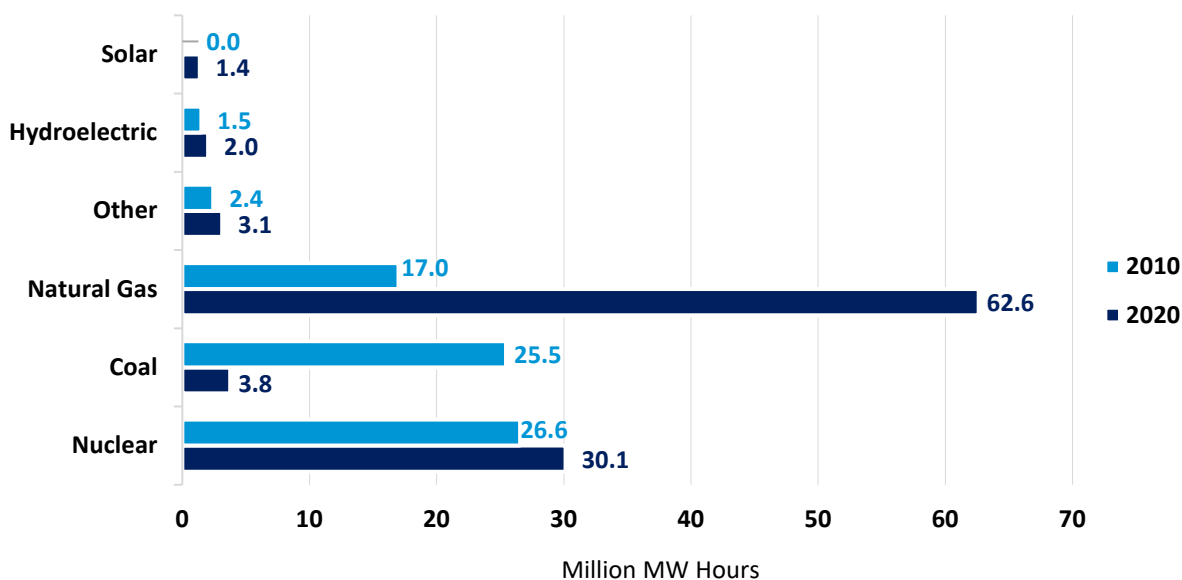


## Sources of Production

Between 2010 and 2020, the total amount of electricity produced in Virginia increased from 73.0 to 103.1 million megawatt hours, while retail and direct consumption of electricity only increased from 115.8 to 120.0 million megawatt hours. Consequently, imports of electricity decreased by 27.6 million megawatt hours (or 54 percent) during this time.<sup>4</sup> Figure 2 provides a comparison of the energy sources that were used to produce electricity in Virginia in each of those years. As these data show, the most significant change between 2010 and 2020 was a decrease in the use of coal and an increase in the use of natural gas. Where coal was the state's second largest source of electricity in 2010, accounting for 25.5 million megawatt hours (or 35 percent) of production, by 2020 production had fallen by 21.7 million megawatt hours, making coal a distant third place source of electricity with only 4 percent of production.

In contrast, the share of electricity produced using cleaner-burning low-emissions energy sources increased over the period. Where natural gas accounted for only 17.0 million megawatt hours (or 23 percent) of Virginia's electricity production in 2010, by 2020 that proportion had more than tripled to 62.6 million megawatt hours (or 61 percent of production), making natural gas the state's largest source of electricity. In addition, solar, which entered the Virginia electricity production market in 2016, increased its share to 1.4 million megawatt hours in 2020.

Figure 2: Electricity Generation in Virginia by Energy Source in 2010 and 2020  
(in millions of megawatt-hours)<sup>5</sup>



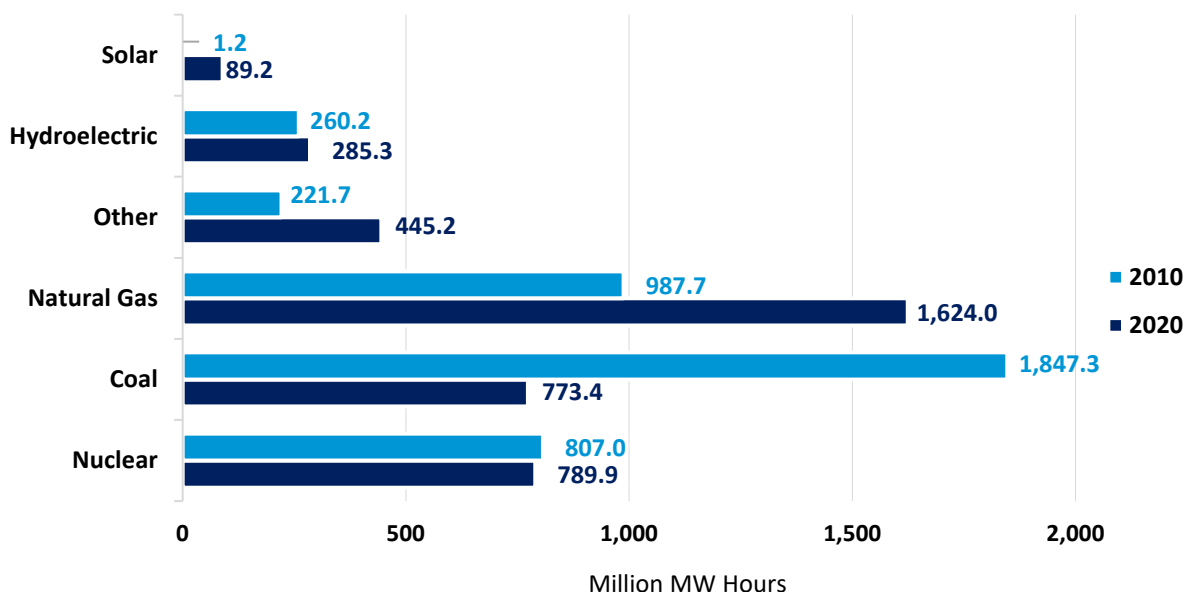
<sup>4</sup> Imports also takes into account losses during transmission. As a result, totals do not equal sum of components.

<sup>5</sup> Data Source: U.S. Energy Information Administration. The "Other" category includes battery, wood, petroleum, other biomass, "other", and pumped storage.



Figure 3 provides similar data for the U.S. as a whole. A quick comparison of Figures 2 and 3 shows that although the degree of reliance on specific energy sources for electricity production is quite different between the U.S. and Virginia, the trend toward lower-emissions energy sources is the same. Nationally, between 2010 and 2020 the amount of electricity produced using coal declined by 1,073.9 million megawatt hours from 45 to 19 percent of production, while in contrast the amount of electricity produced using natural gas increased by 636.3 million megawatt hours from 24 to 41 percent of production. Nationwide, as in Virginia, the reliance on renewable energy sources such as solar increased during this time but at a much faster pace than in Virginia. Between 2010 and 2020, the amount of electricity produced using solar increased by 88.0 million megawatt hours to 2 percent of total electricity production in the nation compared to 1 percent of total electricity production in Virginia.

**Figure 3: Electricity Generation in the United States by Energy Source in 2010 and 2020**  
(in millions of megawatt-hours)<sup>6</sup>



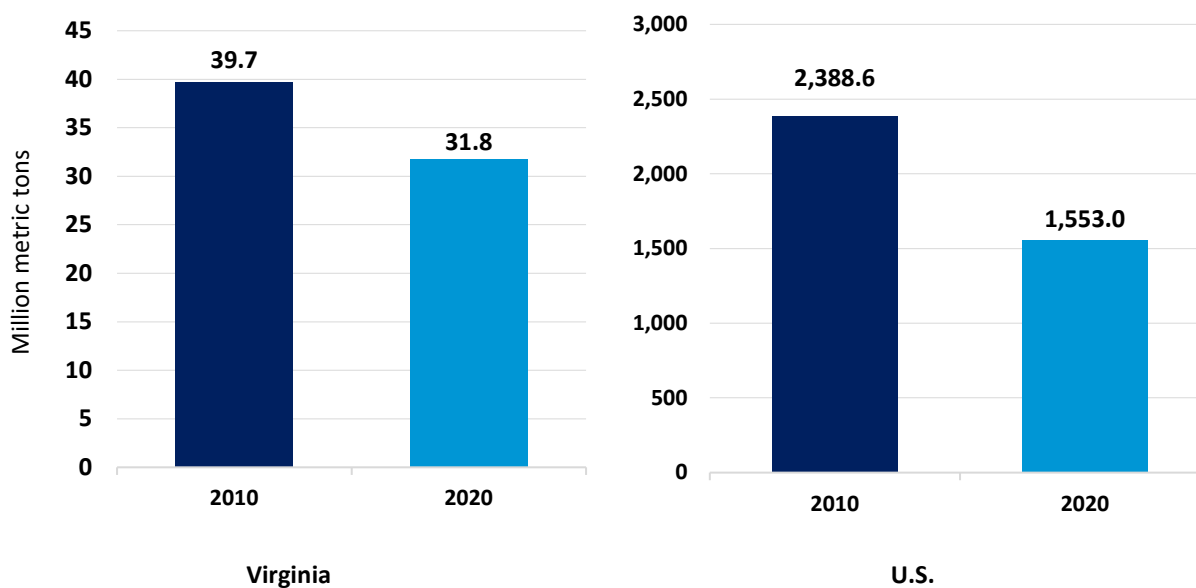
## Impact on the Environment

In discussing the impact of these trends on the environment, it is important to realize that electricity production is one of the U.S.'s largest sources of greenhouse gas emissions. Figure 4 depicts carbon dioxide emissions from electricity production in 2010 and 2020 for both Virginia and the U.S. As these data indicate, between 2010 and 2020, as the share of electricity produced in Virginia by coal fell from 35 to 4 percent, carbon dioxide emissions from electricity production fell from 39.7 to 31.8 million metric tons. Where at the national level, as the share of electricity produced by coal fell from 45 to 19 percent, carbon dioxide emissions from electricity production fell from 2,388.6 to 1,553.0 million metric tons.

<sup>6</sup> Data Source: U.S. Energy Information Administration. "Other" includes battery, geothermal, other, other biomass, other gas, petroleum, pumped storage, wind, and wood.



Figure 4: Carbon Dioxide Emissions from Electricity Production (millions of metric tons)<sup>7</sup>



<sup>7</sup> Data Source: U.S. Energy Information Administration.



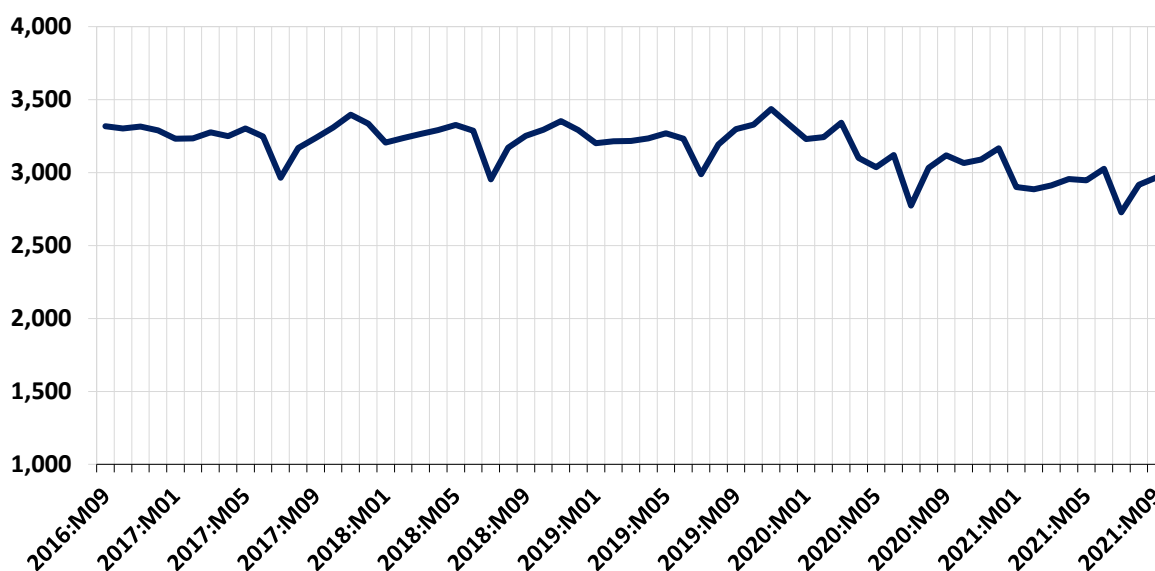
## Local Economic Profile

This section provides context for the economic and fiscal impact assessments to follow by profiling the local economy of Buckingham County.

### Total Employment

Figure 5 depicts the trend in total employment in Buckingham County during the five-year period from September 2016 through September 2021. With the exception of seasonal variations, employment in the county was generally stable through 2019. In April 2020, total employment started to decline in response to the lockdowns as a result of the COVID-19 pandemic, and it has yet to return to pre-pandemic levels. As of September 2021, total employment in the county stood at 2,967 jobs, which represents an overall decrease in employment of 10.6 percent (or 351 jobs) over the five-year period. To put this number in perspective, over this same period, total statewide employment in Virginia increased by 1.1 percent.<sup>8</sup>

Figure 5: Total Employment in Buckingham County – September 2016 to September 2021<sup>9</sup>



To control for seasonality and provide a point of reference, Figure 6 compares the year-over-year change in total employment in Buckingham County to that of the state of Virginia over the same five-year period. Any point above the zero line in this graph indicates an increase in employment, while any point below the zero line indicates a decline in employment. As these data show, Buckingham County underperformed the statewide average for most of the period. As of September 2021, the year-over-

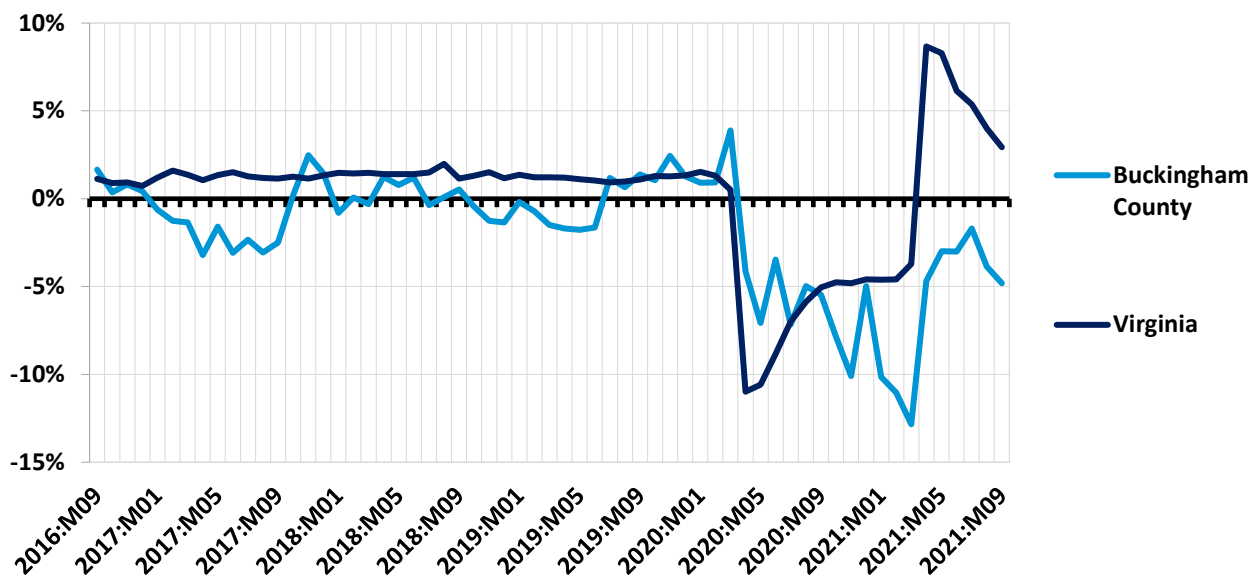
<sup>8</sup> Data Source: Bureau of Labor Statistics.

<sup>9</sup> Data Source: Bureau of Labor Statistics.



year change in total employment in Buckingham County was minus 4.8 percent as compared to 2.9 percent statewide in Virginia.

Figure 6: Year-Over-Year Change in Total Employment – September 2016 to September 2021<sup>10</sup>



## Employment and Wages by Industry Super Sector

To provide a better understanding of the underlying factors motivating the total employment trends depicted in Figures 5 and 6, Figures 7 through 9 provide data on private employment and wages in Buckingham County by industry super sector.<sup>11</sup>

Figure 7 provides an indication of the distribution of private sector employment across industry super sectors in Buckingham County in the third quarter of 2021. As these data indicate, the county's largest industry sector that quarter was Trade, Transportation, and Utilities (464 jobs), followed by Education and Health Services (452 jobs), and Natural Resources and Mining (177 jobs).

Figure 8 provides a similar ranking for average private sector weekly wages by industry super sector in Buckingham County in the third quarter of 2021. As these data show, the highest paying industry sectors that quarter were Professional and Business Services (\$1,108 per week), Natural Resources and Mining (\$907 per week), and Financial Activities (\$868 per week). To provide a point of reference, the average private sector weekly wage across all industry sectors in Buckingham County that quarter was \$746 per week.

<sup>10</sup> Data Source: Bureau of Labor Statistics.

<sup>11</sup> A "super sector" is the highest level of aggregation in the coding system that the Bureau of Labor Statistics uses to classify industries.



Figure 7: Private Employment by Industry Super Sector in Buckingham County – 3<sup>rd</sup> Qu. 2021<sup>12</sup>

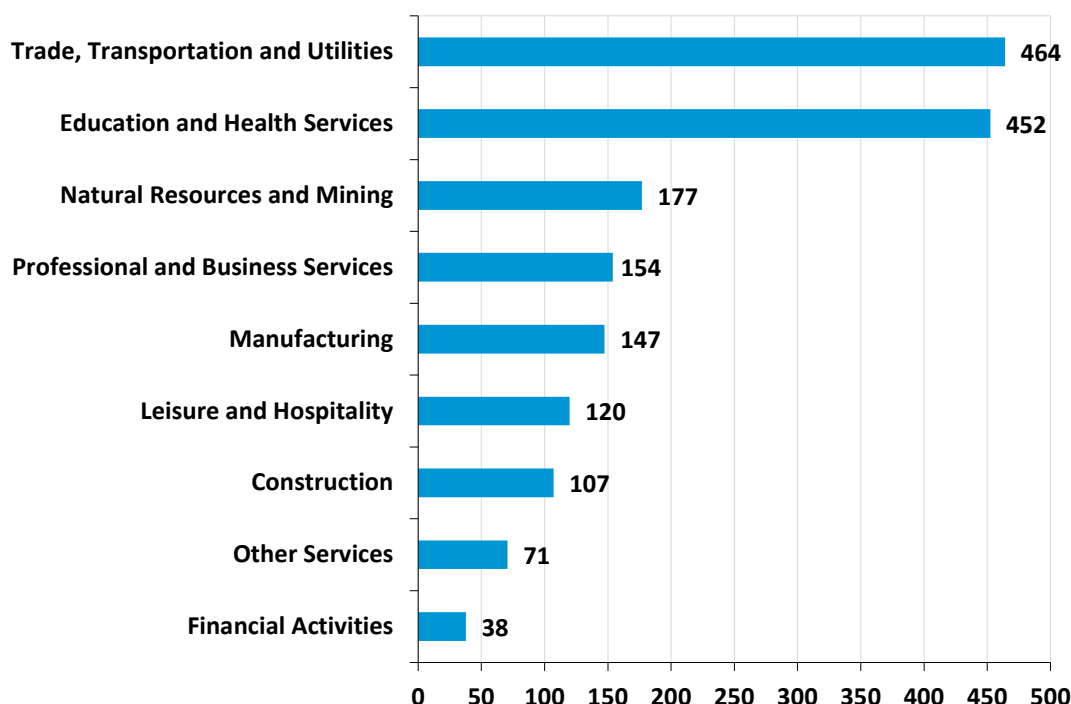
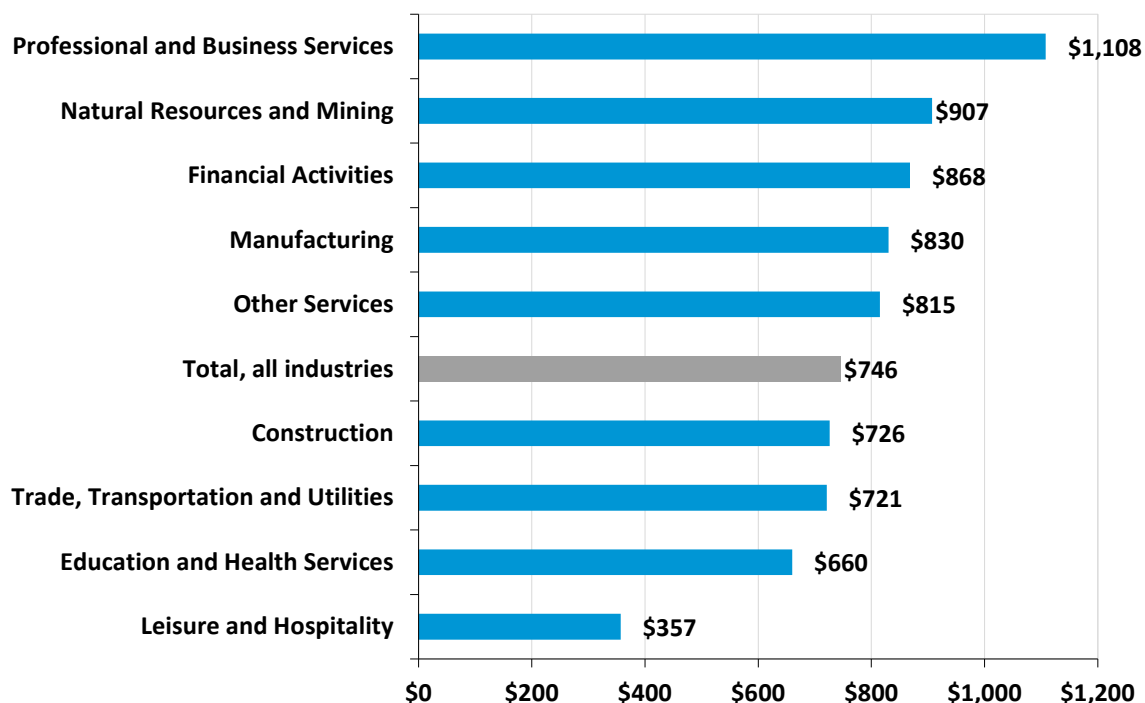


Figure 8: Average Private Weekly Wages by Industry Super Sector in Buckingham County – 3<sup>rd</sup> Qu. 2021<sup>13</sup>



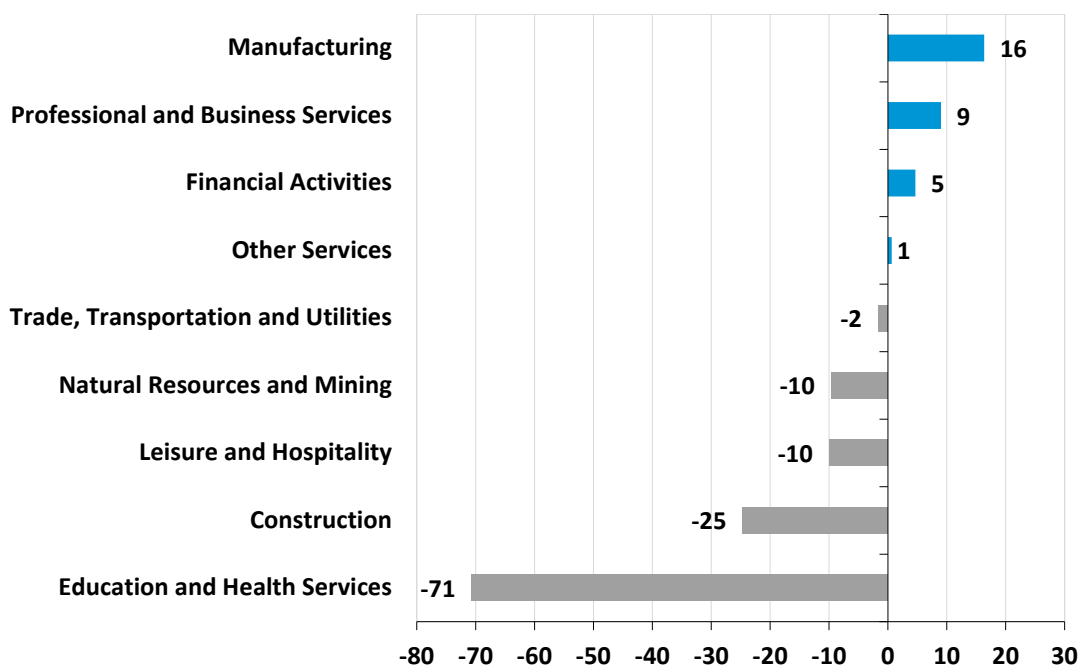
<sup>12</sup> Data Source: Bureau of Labor Statistics. Data on the Information sector have been suppressed due to data confidentiality.

<sup>13</sup> Data Source: Bureau of Labor Statistics. Data on the Information sector have been suppressed due to data confidentiality.



Figure 9 details the year-over-year change in private sector employment from the third quarter of 2020 to the third quarter of 2021 in Buckingham County by industry super sector. Over this period, the largest employment gains occurred in the Manufacturing (up 16 jobs), Professional and Business Services (up 9 jobs), and Financial Activities (up 5 jobs) sectors. The largest employment losses occurred in the Education and Health Services (down 71 jobs), Construction (down 25 jobs), and Leisure and Hospitality (down 10 jobs) sectors.

**Figure 9: Change in Private Employment by Industry Super Sector in Buckingham County from 3<sup>rd</sup> Qu. 2020 to 3<sup>rd</sup> Qu. 2021<sup>14</sup>**



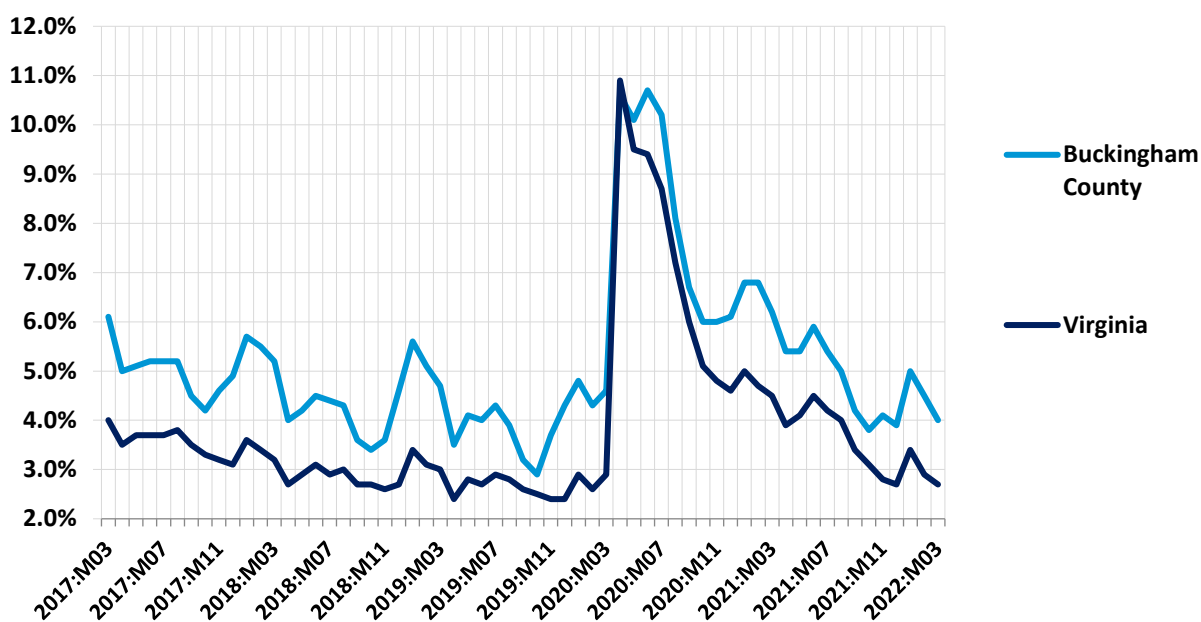
## Unemployment

Figure 10 illustrates the trend in Buckingham County's unemployment rate over the five-year period from March 2017 to March 2022 and benchmarks those data against the statewide trend for Virginia. As these data show, unemployment rates in Buckingham County tracked higher than the statewide trend throughout the period. In April 2020 unemployment in the county and state significantly rose as a result of the labor dislocations caused by the COVID-19 pandemic. Buckingham County's unemployment rate has remained above the statewide average during the recovery from the pandemic. As of March 2022, unemployment stood at 4.0 percent in Buckingham County compared to 2.7 percent in Virginia as a whole.

<sup>14</sup> Data Source: Bureau of Labor Statistics. *Data on the Information sector have been suppressed due to data confidentiality.*



Figure 10: Unemployment Rate – March 2017 to March 2022<sup>15</sup>



<sup>15</sup> Data Source: Bureau of Labor Statistics.



## Economic and Fiscal Impact

---

This section quantifies the economic and fiscal contribution that the proposed Pineside Solar project would make to Buckingham County. The analysis separately evaluates the one-time pulse of economic activity that would occur during the construction phase of the project, as well as the annual economic activity that the project would generate during its ongoing operational phase.

### Method

To empirically evaluate the likely local economic impact attributable to the proposed Pineside Solar project, the analysis employs a regional economic impact model called IMPLAN.<sup>16</sup> The IMPLAN model is one of the most commonly used economic impact simulation models in the U.S., and in Virginia is used by UVA's Weldon Cooper Center, the Virginia Department of Planning and Budget, the Virginia Employment Commission, and other state agencies and research institutes. Like all economic impact models, the IMPLAN model uses economic multipliers to quantify economic impact.

Economic multipliers measure the ripple effects that an expenditure generates as it makes its way through the economy. For example, as when the Pineside Solar project purchases goods and services – or when contractors hired by the facility use their salaries and wages to make household purchases – thereby generating income for someone else, which is in turn spent, thereby becoming income for yet someone else, and so on, and so on. Through this process, one dollar in expenditures generates multiple dollars of income. The mathematical relationship between the initial expenditure and the total income generated is the economic multiplier.

One of the primary advantages of the IMPLAN model is that it uses regional and national production and trade flow data to construct region-specific and industry-specific economic multipliers, which are then further adjusted to reflect anticipated actual spending patterns within the specific geographic study area that is being evaluated. As a result, the economic impact estimates produced by IMPLAN are not generic. They reflect as precisely as possible the economic realities of the specific industry, and the specific study area, being evaluated.

In the analysis that follows, these impact estimates are divided into three categories. First round direct impact measures the direct economic contribution of the entity being evaluated (e.g., own employment, wages paid, goods and services purchased by the Pineside Solar project). Second round indirect and induced impact measures the economic ripple effects of this direct impact in terms of business to business, and household (employee) to business, transactions. Total impact is simply the sum of the preceding two. These categories of impact are then further defined in terms of employment (the jobs that are created), labor income (the wages and benefits associated with those jobs), and economic output (the total amount of economic activity that is created in the economy).

---

<sup>16</sup> IMPLAN is produced by IMPLAN Group, LLC.



## Construction Phase

This portion of the section assesses the economic and fiscal impact that the one-time pulse of activity associated with construction of the proposed Pineside Solar project would have on Buckingham County.

### Assumptions

The analysis is based on the following assumptions:

- Total capital investment in the Pineside Solar project is estimated to be approximately \$142.3 million.<sup>17</sup>
- Of that total:
  - Architecture, engineering, site preparation, and other construction and development costs are estimated to be approximately \$74.9 million.<sup>18</sup>
  - Capital equipment costs are estimated to be approximately \$67.4 million.<sup>19</sup> It is anticipated that no capital equipment would be purchased from vendors in Buckingham County.<sup>20</sup>
- For ease of analysis, all construction expenditures are assumed to take place in a single year.

### Results

Applying these assumptions in the IMPLAN model results in the following estimates of one-time economic and fiscal impact. As shown in Table 1, construction of the proposed Pineside Solar project could directly provide a one-time pulse supporting approximately: 1) 98 jobs, 2) \$5.2 million in labor income, and 3) \$13.5 million in economic output to Buckingham County.<sup>21</sup>

Taking into account the economic ripple effects that direct investment would generate, the total estimated one-time impact on Buckingham County could support approximately: 1) 118 jobs, 2) \$6.1 million in labor income, 3) \$16.7 million in economic output, and 4) \$0.4 million in state and local tax revenue.

---

<sup>17</sup> Data Source: Dominion Energy. Investment estimate is subject to change based on final design and vendor contracts.

<sup>18</sup> Data Source: Dominion Energy.

<sup>19</sup> Data Source: Dominion Energy.

<sup>20</sup> Data Source: IMPLAN Group LLC.

<sup>21</sup> Please note that although employment within a local construction sector can sometimes quickly expand to take advantage of new opportunities, because of the relatively small size of Buckingham County's existing construction sector it is not possible to know with certainty what proportion of these jobs would go to county construction contractors or be filled by County residents.



Table 1: Estimated One-Time Economic and Fiscal Impact on Buckingham County from Construction of the Pineside Solar Project

Economic Impact	Employment	Labor Income	Output
<b>1<sup>st</sup> Round Direct Economic Activity</b>	98	\$5,221,300	\$13,482,000
<b>2<sup>nd</sup> Round Indirect and Induced Economic Activity</b>	21	\$856,100	\$3,172,300
<b>Total Economic Activity</b>	<b>118</b>	<b>\$6,077,400</b>	<b>\$16,654,300</b>
<b>Fiscal Impact</b>			
<b>State and Local Tax Revenue</b>			<b>\$447,200</b>

*\*Totals may not sum due to rounding.*

## Ongoing Operations Phase

This portion of the section assesses the annual economic and fiscal impact that the proposed Pineside Solar project would have on Buckingham County during its anticipated 35-year operational phase.

### Economic Impact Assumptions

The analysis is based on the following assumptions:

- The Pineside Solar project would spend approximately \$468,300 each year for maintenance and repair, vegetative control, and other operational expenditures.<sup>22</sup>

## Results

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact. As shown in Table 2, annual operation of the proposed Pineside Solar project would directly support approximately: 1) 3 jobs, 2) \$123,300 in labor income, and 3) \$337,700 in economic output to Buckingham County.

Taking into account the economic ripple effects that direct impact would generate, the total estimated annually supported impact on Buckingham County would be approximately: 1) 3 jobs, 2) \$147,100 in labor income, and 3) \$428,300 in economic output.

Table 2: Estimated Annual Economic Impact on Buckingham County from the Ongoing Operation of the Pineside Solar Project

Economic Impact	Employment	Labor Income	Output
<b>1<sup>st</sup> Round Direct Economic Activity</b>	3	\$123,300	\$337,700
<b>2<sup>nd</sup> Round Indirect and Induced Economic Activity</b>	< 1	\$23,800	\$90,600
<b>Total Economic Activity</b>	<b>3</b>	<b>\$147,100</b>	<b>\$428,300</b>

*\*Totals may not sum due to rounding*

<sup>22</sup> Data Source: Dominion Energy. Expenditure estimate is subject to change based on final design and vendor contracts.



## Fiscal Impact Assumptions

The analysis is based on the following assumptions:

- The proposed Pineside Solar project would be situated on approximately 515 fenced-in acres within an approximate 2,276-acre tract of leased land.<sup>23</sup>
- Only the fenced-in acreage would be reassessed at an estimated solar use assessment value of \$10,000 per acre.<sup>24</sup>
- Tax rates are assumed to remain constant throughout the analysis.
- The initial interconnection request for Pineside Solar was filed in March 2021.<sup>25</sup>
- The Pineside Solar project's total generation capacity would be 74.9 MW AC.<sup>26</sup>
- The Pineside Solar project would become operational in 2027.<sup>27</sup>

## Results

This portion of the section quantifies the direct fiscal contribution that the proposed Pineside Solar project would make to Buckingham County. The analysis considers two revenue sources. The first source is the additional revenue that the Pineside Solar project would generate for Buckingham County over a 35-year period from the increased value in real property associated with reassessing the site for solar use. The second source is revenue associated with the locally adopted revenue share ordinance that is based on the project's total generation capacity.

### *Reassessment of Property*

Table 3 details the increased tax revenue associated with reassessing the 515-acre fenced-in site as solar use property at \$10,000 per acre. The county real estate tax revenue from the project after reassessment is estimated to be approximately \$26,780 per year, for a cumulative total of approximately \$937,300 over the project's anticipated 35-year operational life expectancy. In contrast, the property currently generates approximately \$4,000 per year in real estate tax revenue for the county, for a cumulative total of approximately \$140,100 over 35 years.<sup>28</sup>

---

<sup>23</sup> Data Source: Dominion Energy.

<sup>24</sup> Data Source: Actual future assessment value for solar projects in Buckingham County is currently unknown. The potential future assessment value of \$10,000 per acre is an estimate based on experience with comparable solar projects in Virginia. Actual assessment value may vary.

<sup>25</sup> Data Source: Dominion Energy.

<sup>26</sup> Data Source: Dominion Energy.

<sup>27</sup> Data Source: Dominion Energy.

<sup>28</sup> Derived from Buckingham County's GIS Website.



**Table 3: Estimated County Revenue Generated by the Proposed Pineside Solar Project over 35 Years from Real Estate Taxes**

Estimated Increased Appraised Value of Property under Solar Use <sup>29</sup>	\$5,150,000
Buckingham County Real Estate Tax Rate	0.0052
Annual County Real Estate Tax – Solar Use	\$26,780
<b>Total Cumulative Revenue over 35 years</b>	<b>\$937,300</b>

*\*Totals may not sum due to rounding.*

### *Revenue Share Ordinance*

The following section describes the additional annual revenue that the proposed Pineside Solar project would generate for Buckingham County under a locally adopted energy revenue share ordinance. The Virginia Code §58.1-2636 currently stipulates that a locality may assess an annual revenue share of up to \$1,400 per megawatt (MW) alternating current (AC) generation capacity of a solar facility. However, legislation that was passed in the 2021 General Assembly (SB 1201/HB 2006) and went into effect on July 1, 2021, allows a 10 percent escalator to be applied to the \$1,400 per MW revenue share every five years, beginning in 2026. Section 58.1-3660 further stipulates that capital investment associated with the solar project will be exempt from taxation if the county adopts an energy revenue share ordinance. Buckingham County adopted an energy revenue share ordinance in October 2021.

Table 4 details the revenue generated from a revenue share ordinance between Pineside Solar and Buckingham County with the 10 percent escalator. Based on a total generation capacity of 74.9 MW AC and an assumed commissioning date in 2027, the county's revenue share ordinance would generate approximately \$5.6 million over the anticipated 35-year operational life of the project.

**Table 4: Estimated County Revenue Generated from a Revenue Share Agreement over 35 Years**

Year	MW	Revenue Share per MW with Escalator	Annual County Revenue
1	74.9	\$1,540	\$115,346
2	74.9	\$1,540	\$115,346
3	74.9	\$1,540	\$115,346
4	74.9	\$1,540	\$115,346
5	74.9	\$1,694	\$126,881
6	74.9	\$1,694	\$126,881
7	74.9	\$1,694	\$126,881
8	74.9	\$1,694	\$126,881
9	74.9	\$1,694	\$126,881
10	74.9	\$1,863	\$139,569
11	74.9	\$1,863	\$139,569
12	74.9	\$1,863	\$139,569

<sup>29</sup> Calculated as 515 acres times \$10,000 per acre.



Year	MW	Revenue Share per MW with Escalator	Annual County Revenue
13	74.9	\$1,863	\$139,569
14	74.9	\$1,863	\$139,569
15	74.9	\$2,050	\$153,526
16	74.9	\$2,050	\$153,526
17	74.9	\$2,050	\$153,526
18	74.9	\$2,050	\$153,526
19	74.9	\$2,050	\$153,526
20	74.9	\$2,255	\$168,878
21	74.9	\$2,255	\$168,878
22	74.9	\$2,255	\$168,878
23	74.9	\$2,255	\$168,878
24	74.9	\$2,255	\$168,878
25	74.9	\$2,480	\$185,766
26	74.9	\$2,480	\$185,766
27	74.9	\$2,480	\$185,766
28	74.9	\$2,480	\$185,766
29	74.9	\$2,480	\$185,766
30	74.9	\$2,728	\$204,342
31	74.9	\$2,728	\$204,342
32	74.9	\$2,728	\$204,342
33	74.9	\$2,728	\$204,342
34	74.9	\$2,728	\$204,342
35	74.9	\$3,001	\$224,777
<b>Cumulative Total</b>			<b>\$5,581,000</b>

### *Total Fiscal Impact*

Table 5 combines the results from the calculations depicted in Tables 3 and 4 to provide an estimate of the cumulative fiscal contribution that the proposed Pineside Solar project would make to Buckingham County over its 35-year anticipated operational life. As these data indicate, that cumulative total is approximately \$6.5 million.

**Table 5: Estimated Cumulative County Revenue from the Proposed Pineside Solar Project over 35 Years**

County Revenue from Revenue Share Agreement	\$5,581,000
County Real Estate Tax	\$937,300
<b>TOTAL Cumulative Revenue over 35 Years</b>	<b>\$6,518,300</b>



## Current Agricultural Use

This section provides a benchmark for the previous estimates of the economic contribution that the proposed Pineside Solar project would make to Buckingham County by estimating the economic and fiscal contribution that the site makes to the county in its current agricultural use.

### Economic Impact Assumptions

The analysis is based on the following assumptions:

- The proposed Pineside Solar project would be situated on an approximate 515-acre tract of timberland and agricultural land.<sup>30</sup>

### Results

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact. As shown in Table 6, in its current use the proposed Pineside Solar project site directly supports approximately: 1) < 1 job, 2) \$12,400 in labor income, and 3) \$33,600 in economic output to Buckingham County.

Taking into account the economic ripple effects that direct impact generates, on average, the total annually supported impact on Buckingham County is approximately: 1) < 1 job, 2) \$15,200 in labor income, and 3) \$41,800 in economic output.

**Table 6: Total Estimated Annual Economic Impact of the Pineside Solar Project Site on Buckingham County – Current Agricultural Use<sup>31</sup>**

Economic Impact	Employment	Labor Income	Output
<b>1<sup>st</sup> Round Direct Economic Activity</b>	< 1	\$12,400	\$33,600
<b>2<sup>nd</sup> Round Indirect and Induced Economic Activity</b>	0	\$2,800	\$8,200
<b>Total Economic Activity</b>	<b>&lt; 1</b>	<b>\$15,200</b>	<b>\$41,800</b>

*\*Totals may not sum due to rounding.*

<sup>30</sup> Data Source: Dominion Energy.

<sup>31</sup> Calculations based data from the U.S. Department of Agriculture and IMPLAN Group, LLC for Virginia and Buckingham County.



## Fiscal Impact Assumptions

The analysis is based on the following assumptions:

- The current use assessment value of the affected acreage is approximately \$769,700.<sup>32</sup>
- Tax rate is assumed to remain constant throughout the analysis.

## Results

Table 7 details the estimated tax revenue that the proposed Pineside Solar site generates for Buckingham County in its current agricultural use. As the data in Table 7 indicate, the current county real estate tax revenue from the project site is estimated to be approximately \$4,000 per year, for a cumulative total of approximately \$140,100 over 35 years.

**Table 7: Estimated County Revenue Generated by the Proposed Pineside Solar Project Site over 35 Years from Real Estate Taxes – Current Agricultural Use**

Estimated Assessed Value of Property – Agricultural Use	\$769,700
Buckingham County Current Real Estate Tax Rate	0.0052
Estimated Annual County Real Estate Tax – Agricultural Use	\$4,000
<b>Total Cumulative Revenue over 35 years</b>	<b>\$140,100</b>

*\*Totals may not sum due to rounding.*

*The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing that information. However, because these estimates attempt to foresee circumstances that have not yet occurred, it is not possible to provide any assurance that they will be representative of actual events. These estimates are intended to provide a general indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.*

<sup>32</sup> Data Source: Derived from Buckingham County's GIS Website. Excludes value of existing structures as they will not be affected.



**TAB T**  
Threatened & Endangered  
Species Report









Stantec Consulting Services Inc.  
1011 Boulder Springs Drive, Suite 225 Richmond, VA 23225

May 20, 2022  
File: 203401787

**Attention:** Mr. Morgan Vickery  
Dominion Energy Virginia

Dear Mr. Vickery,

**Reference: Pineside Solar Project, Buckingham County, Virginia – Threatened and Endangered Species Database Review and Desktop Habitat Assessment**

This correspondence summarizes the results of a database review and desktop preliminary habitat assessment for potential threatened and endangered species (T&E) that may occur within the vicinity of Pineside Solar Project (Project) in Buckingham County, Virginia. The approximate 2,276-acre Project is located within the James River drainage basin in Buckingham County, Virginia (Figure 1). The Project is generally located east of South Constitution Route (Route 20) and south of the James River (Figure 2). In addition to the database search results, the following sections summarize the methods and a preliminary desktop assessment of the potential for the species to occur onsite.

**Methods**

Stantec conducted searches of the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation database (IPaC), Virginia Department of Wildlife Resources (DWR) Virginia Fish and Wildlife Information Service database (VaFWIS), DWR bat winter habitat and roost tree applications, Center for Conservation Biology (CCB) eagle nest locator, and the Virginia Department of Conservation and Recreation (DCR) Division of Natural Heritage (DNH) database. An official request has also been submitted to VDCR-DNH but has not been received to date.

A review of habitat requirements for the individual species were compared with available online aerial imagery and the results of a detailed desktop wetland assessment conducted by others to determine the likelihood that the habitat for each species may occur within the Project. A description of potential habitat in the Project vicinity for the species is provided in the Results section of this report.

**Results**

The T&E species identified in the database searches include the federally and state endangered James spinymussel (*Parvaspina collina*) as well as the federally and state threatened northern long-eared bat (*Myotis septentrionalis*) and yellow lance (*Elliptio lanceolata*). IPaC did not identify either federally listed mussel species on the official species list as being potentially affected by the Project. While DWR does identify the James spinymussel as confirmed within a 2-mile radius of the project, Sharps Creek is not identified as a potential T&E waters. Yellow lance is not identified as confirmed in the DWR data and is listed as potentially occurring within the subwatershed of the James River-Little George Creek and not within the actual Project area. Additionally, a candidate species for listing under the federal Endangered Species Act, the monarch butterfly (*Danaus plexippus*), was also identified in the database searches. No





May 20, 2022  
Mr. Morgan Vickery  
Page 2 of 2

**Reference: Pineside Solar Project**

bald eagle nests were identified in the Project vicinity according to the CCB eagle nest locator. The information gathered from these database searches is included in Appendix A.

Based upon the results of the preliminary habitat assessment, potential suitable habitat is present for all listed species identified as potentially occurring within or in the vicinity of the Project. Forested communities with trees that are 3" or greater in diameter at breast height (dbh) provide potential suitable summer roosts for the northern long-eared bat. Portions of Sharps Creek and associated perennial tributaries may have potential suitable habitat characteristics for James spiny mussel and yellow lance. Potential suitable habitat for the monarch butterfly may be present within open areas in the Project.

**Summary**

Based upon the results of the database review and preliminary habitat assessment, potential suitable habitat is present for the northern long-eared bat, James spiny mussel and yellow lance within the Project. Based upon the database search results and species observation records, it is unlikely that any agency coordination for either mussel species will be required. However, if any direct impacts are proposed to Sharps Creek or the larger perennial tributaries Stantec recommends that a detailed onsite habitat assessment be conducted to provide an accurate determination of suitability of these potential habitat areas that might be affected by the Project. Potential suitable habitat for the monarch butterfly is also present, however no agency coordination is required for federal candidate species.

No field assessment is necessary to assess habitat for the northern long-eared bat. USFWS is currently reviewing that status of this species which may result in it being uplisted to endangered and the elimination of the 4(d) rule. This would result in time-of-year restrictions on forested clearing unless a survey is conducted to prove absence of the species.

Please let me know if you have any questions regarding the results of the threatened and endangered species review and preliminary desktop habitat assessment for the Pineside Solar Project.

Regards,

**Stantec Consulting Services Inc.**

A handwritten signature in black ink, appearing to read "Sean Wender", with a stylized flourish at the end.

Sean Wender  
Senior Ecologist  
Phone: 804-317-8027  
Sean.wender@stantec.com

Attachment: Figures – 1,2  
Appendices – A

c. Jim Orrell, Stantec





Figure No.

**1**

Title  
**Project Vicinity Map**

*Client/Project*  
 Dominion Energy Virginia  
 Pineside Solar Project

203401787

Revised: 2022-05-13

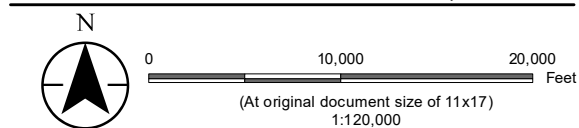
---

*Project Location*

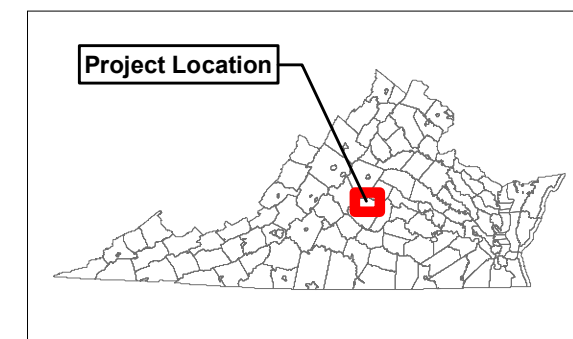
Prepared by JKM on 2022-03-02

Buckingham County, Virginia

TR by JMH on 2022-03-09  
IR by JLO on 2022-03-10



#### Project Limits



### Notes

- Notes**
1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet
  2. Data Sources: Dominion Energy Virginia, Stantec, DCR
  3. Orthoimagery © Bing Maps
  4. Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation





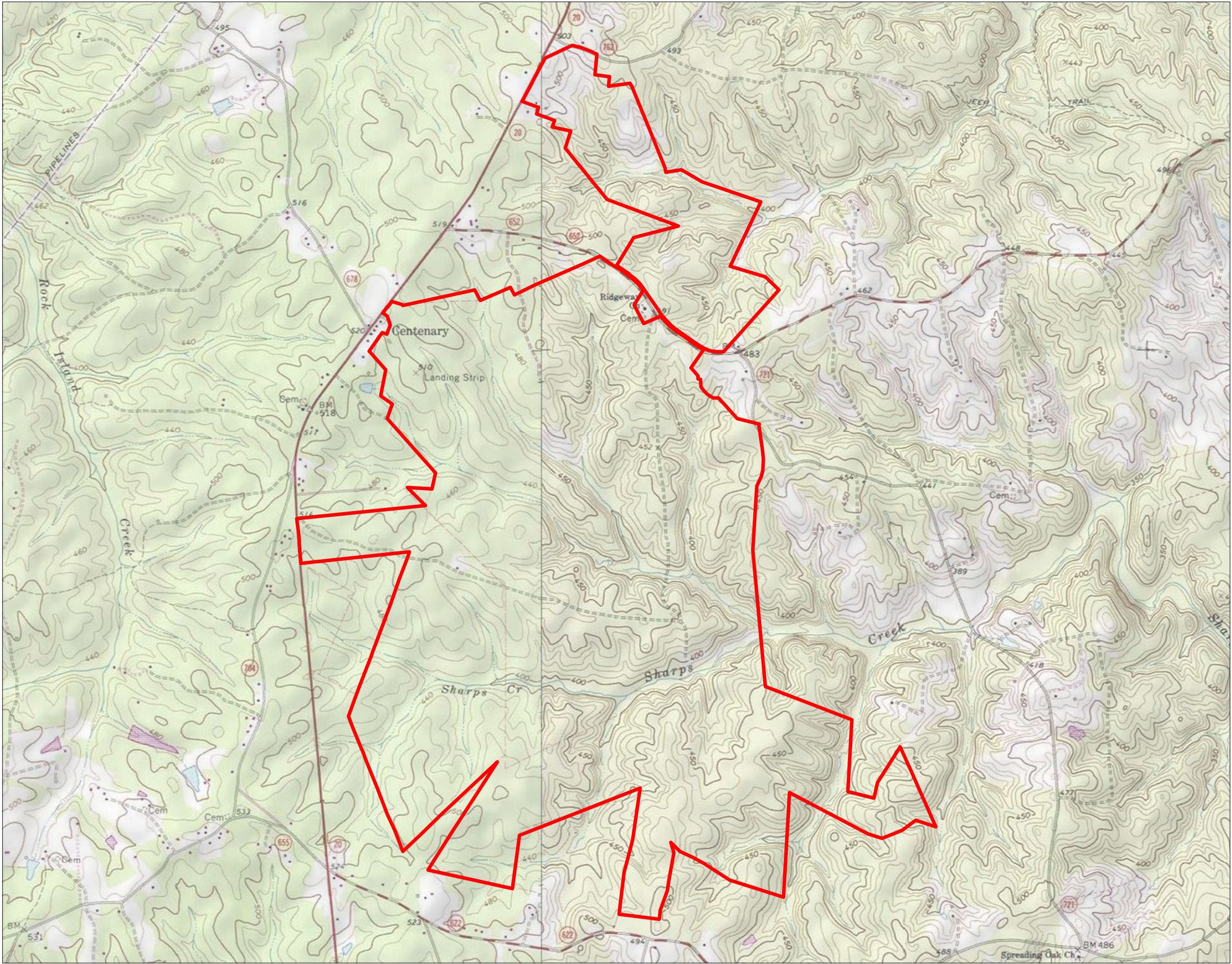
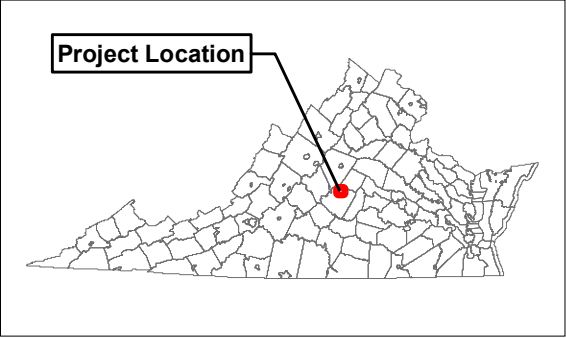
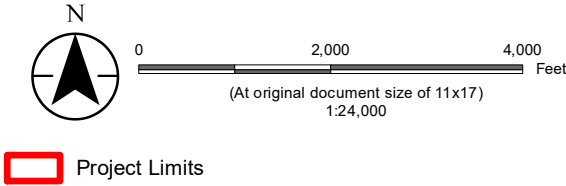


Figure No. **2**  
Title **Project Location Map**

Client/Project **Dominion Energy Virginia  
Pineside Solar Project** 203401787  
Revised: 2022-05-13  
Project Location **Buckingham County, Virginia**  
Prepared by JKM on 2022-02-22  
TR by JMH on 2022-03-09  
IR by JLO on 2022-03-10



Notes  
1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet  
2. Data Sources: Dominion Energy Virginia, Stantec, DCR  
3. Topographic map © USGS 7.5 Minute Series Topographic Map, Diana Mills, VA Quadrangle, 1967 and Glenmore, VA Quadrangle, 1968





## **Appendix A**

### Database Results







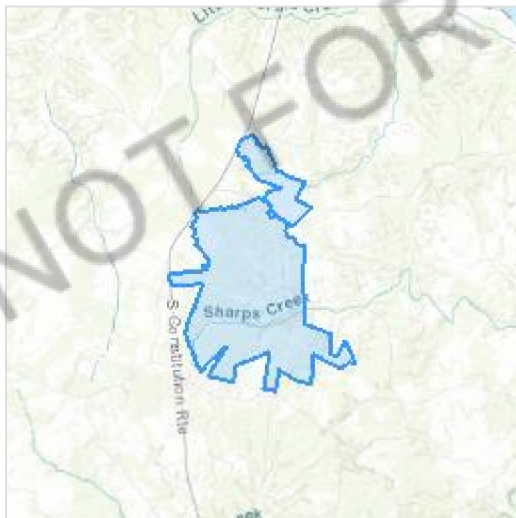
# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Buckingham County, Virginia



## Local office

Virginia Ecological Services Field Office

☎ (804) 693-6694

🏢 (804) 693-9032



6669 Short Lane  
Gloucester, VA 23061-4410

<http://www.fws.gov/northeast/virginiafield/>

NOT FOR CONSULTATION



# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

- 
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).



2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Mammals

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/9045">https://ecos.fws.gov/ecp/species/9045</a>	Threatened

## Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

## Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.



Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds  
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds  
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\)](#) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A  
BREEDING SEASON IS  
INDICATED FOR A BIRD ON  
YOUR LIST, THE BIRD MAY  
BREED IN YOUR PROJECT AREA  
SOMETIME WITHIN THE  
TIMEFRAME SPECIFIED, WHICH  
IS A VERY LIBERAL ESTIMATE  
OF THE DATES INSIDE WHICH  
THE BIRD BREEDS ACROSS ITS  
ENTIRE RANGE. "BREEDS  
ELSEWHERE" INDICATES THAT  
THE BIRD DOES NOT LIKELY  
BREED IN YOUR PROJECT  
AREA.)



**Bald Eagle** *Haliaeetus leucocephalus*

Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

### Breeding Season (■)



Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

### Survey Effort (I)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

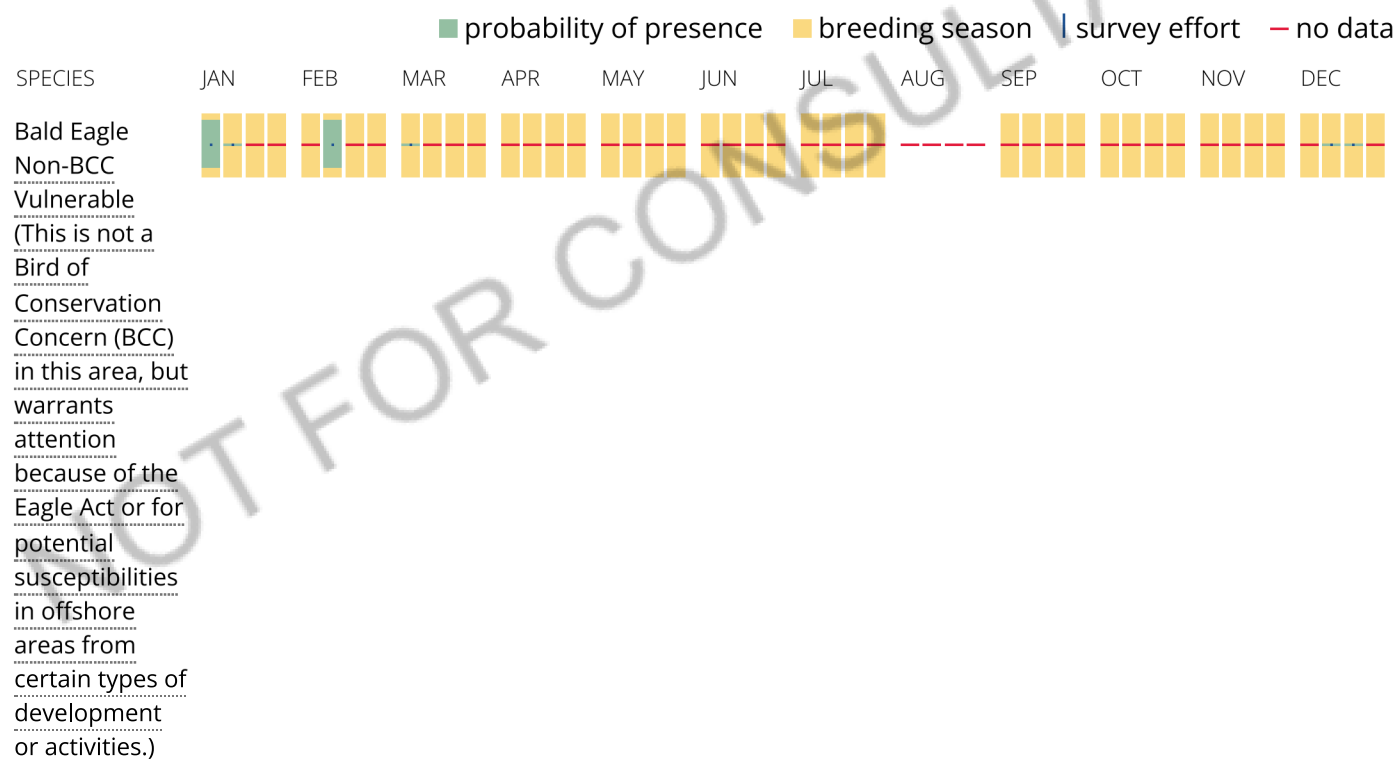
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

### No Data (—)

A week is marked as having no data if there were no survey events for that week.

### Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



**Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.**

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure.



To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

### What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

### What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

### How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

### What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and



3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

### Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

### What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

### Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.



# Coastal Barrier Resources System

Projects within the [John H. Chafee Coastal Barrier Resources System](#) (CBRS) may be subject to the restrictions on federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local [Ecological Services Field Office](#) or visit the [CBRA Consultations website](#). The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

THERE ARE NO KNOWN COASTAL BARRIERS AT THIS LOCATION.

## Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the [official CBRS maps](#). The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: <https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>

## Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact [CBRA@fws.gov](mailto:CBRA@fws.gov).

## Facilities

## National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.



# Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

## Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

### Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

### Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.



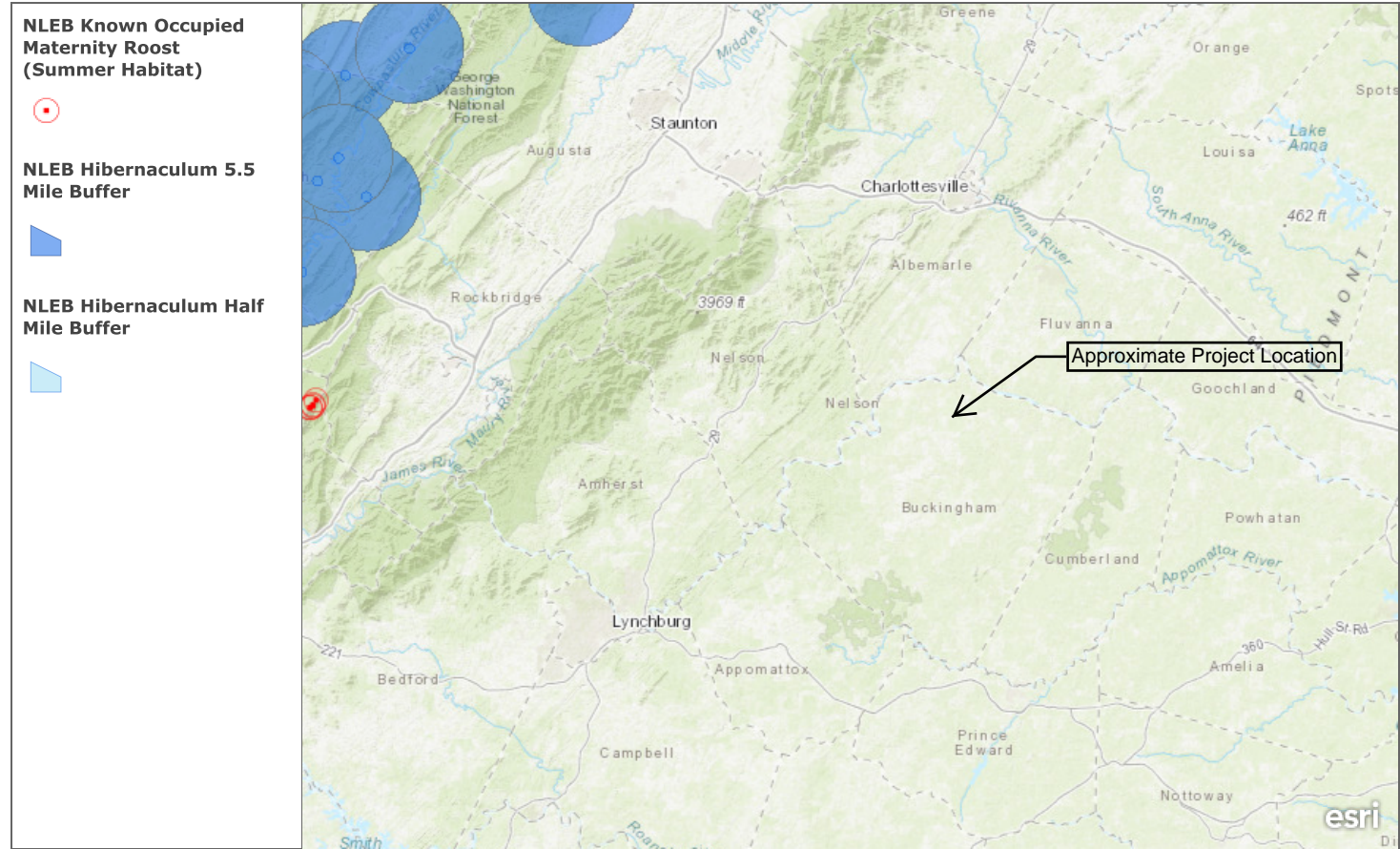
**Data precautions**

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION



NLEB Winter Habitat and Roost Trees







# CCB Mapping Portal



**Layers:** VA Eagle Nest Locator

**Map Center [longitude, latitude]:** [-78.48976135253905, 37.67118499989647]

**Map Link:**

[https://www.ccbirds.org/maps/#layer=VA+Eagle+Nest+Locator&zoom=12&lat=37.67118499989647&lng=-78.48976135253905&legend=legend\\_tab\\_7c321b7e-e523-11e4-aaa0-0e0c41326911&base=Street+Map+%28OSM%2FCarto%29](https://www.ccbirds.org/maps/#layer=VA+Eagle+Nest+Locator&zoom=12&lat=37.67118499989647&lng=-78.48976135253905&legend=legend_tab_7c321b7e-e523-11e4-aaa0-0e0c41326911&base=Street+Map+%28OSM%2FCarto%29)

**Report Generated On:** 05/04/2022

The Center for Conservation Biology (CCB) provides certain data online as a free service to the public and the regulatory sector. CCB encourages the use of its data sets in wildlife conservation and management applications. These data are protected by intellectual property laws. All users are reminded to view the [Data Use Agreement](#) to ensure compliance with our data use policies. For additional data access questions, view our [Data Distribution Policy](#), or contact our Data Manager, Marie Pitts, at [mlpitts@wm.edu](mailto:mlpitts@wm.edu) or 757-221-7503.

Report generated by [The Center for Conservation Biology Mapping Portal](#).

To learn more about CCB visit [ccbbirds.org](http://ccbbirds.org) or contact us at [info@ccbbirds.org](mailto:info@ccbbirds.org)



## Site Location

37,42,42.1 -78,29,33.8  
is the Search Point

## Show Position Rings

☐ Yes ☒ No  
1 mile and 1/4 mile at the  
Search Point

## Show Search Area

☒ Yes ☐ No  
2 Search distance miles  
buffer

Display Search Point is not  
at center at map center

Base Map [Choices](#)

Topography

Map Overlay [Choices](#)

Current List: Search, BECAR,  
BAEANests, TEWaters, TierII,  
Habitat, Trout, Anadromous

## Map Overlay Legend

## T &amp; E Waters

Federal

State

Predicted Habitat  
WAP Tier I & II

Aquatic

Terrestrial

## Trout Waters

Class I - IV

Class V - VI

## Anadromous Fish Reach

Confirmed

Potential

## Impediment

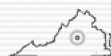
2 mile radius  
Search Area

Bald Eagle  
Concentration Areas  
and Roosts

Bald Eagle Nests

Data  
Observation Site

# Virginia Fish and Wildlife Information Service



[back](#)

[Refresh Browser Page](#)

Map  
Click

Pan To M

Map  
Scale

In Zoom

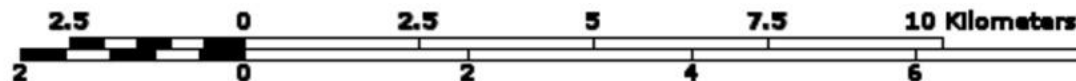
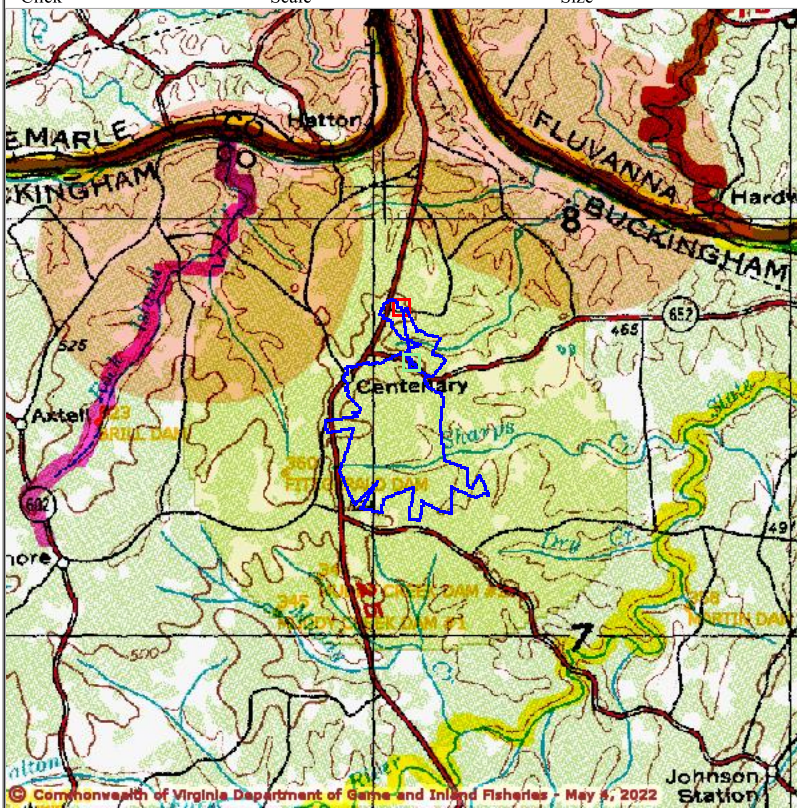
Out

Screen  
Size

Small Size

Big

[Help](#)



Point of Search 37,42,42.1 -78,29,33.8

Map Location 37,42,04.3 -78,29,39.2

Select Coordinate System: ☒ Degrees,Minutes,Seconds Latitude - Longitude

☐ Decimal Degrees Latitude - Longitude

☐ Meters UTM NAD83 East North Zone

☐ Meters UTM NAD27 East North Zone

Base Map source: USGS 1:250,000 topographic maps (see [Microsoft.terraserver-usa.com](http://Microsoft.terraserver-usa.com) for details)

Map projection is UTM Zone 17 NAD 1983 with left 711307 and top 4185221. Pixel size is 19. .  
Coordinates displayed are Degrees, Minutes, Seconds North and West. Map is currently displayed  
as 600 columns by 600 rows for a total of 360000 pixels. The map display represents 19200 meters  
east to west by 19200 meters north to south for a total of 368.6 square kilometers. The map display  
represents 63002 feet east to west by 63002 feet north to south for a total of 142.3 square miles.

Topographic maps and Black and white aerial photography for year 1990+-  
are from the United States Department of the Interior, United States Geological Survey.  
Color aerial photography acquired 2002 is from Virginia Base Mapping Program, Virginia  
Geographic Information Network.  
Shaded topographic maps are from TOPO! ©2006 National Geographic  
<http://www.national.geographic.com/topo>  
All other map products are from the Commonwealth of Virginia Department of Game and Inland  
Fisheries.

map assembled 2022-05-04 10:48:12 (qa/qc March 21, 2016 12:20 - tn=1180111.0 dist=3218  
1)  
\$poi=37.7117100 -78.4927299







# VaFWIS Initial Project Assessment Report

Compiled on 5/4/2022,  
10:45:46 AM

[Help](#)

Known or likely to occur within a **2 mile buffer around polygon; center 37.7117100 -78.4927299**  
in **029 Buckingham County, VA**

[View Map of  
Site Location](#)

396 Known or Likely Species ordered by Status Concern for Conservation  
(displaying first 20) (19 species with Status\* or Tier I\*\* or Tier II\*\*)

<a href="#">BOVA Code</a>	<a href="#">Status*</a>	<a href="#">Tier**</a>	<a href="#">Common Name</a>	<a href="#">Scientific Name</a>	<a href="#">Confirmed</a>	<a href="#">Database(s)</a>
060017	FESE	Ia	<a href="#">Spinymussel, James</a>	Parvaspina collina	<a href="#">Yes</a>	BOVA,SppObs
050022	FTST	Ia	<a href="#">Bat, northern long-eared</a>	Myotis septentrionalis		BOVA
060173	FTST	Ia	<a href="#">Pigtoe, Atlantic</a>	Fusconaia masoni		BOVA
060029	FTST	IIa	<a href="#">Lance, yellow</a>	Elliptio lanceolata		BOVA
050020	SE	Ia	<a href="#">Bat, little brown</a>	Myotis lucifugus		BOVA
050027	SE	Ia	<a href="#">Bat, tri-colored</a>	Perimyotis subflavus		BOVA
060006	SE	Ib	<a href="#">Floater, brook</a>	Alasmidonta varicosa		BOVA
040293	ST	Ia	<a href="#">Shrike, loggerhead</a>	Lanius ludovicianus		BOVA
060081	ST	IIa	<a href="#">Floater, green</a>	Lasmigona subviridis		BOVA
040292	ST		<a href="#">Shrike, migrant loggerhead</a>	Lanius ludovicianus migrans		BOVA
030063	CC	IIIa	<a href="#">Turtle, spotted</a>	Clemmys guttata		BOVA
030012	CC	IVa	<a href="#">Rattlesnake, timber</a>	Crotalus horridus		BOVA
060084		Ib	<a href="#">Pigtoe, Virginia</a>	Lexingtonia subplana		BOVA
020023		IIa	<a href="#">Salamander, mole</a>	Ambystoma talpoideum		BOVA
040052		IIa	<a href="#">Duck, American black</a>	Anas rubripes		BOVA
040320		IIa	<a href="#">Warbler, cerulean</a>	Setophaga cerulea		BOVA
040140		IIa	<a href="#">Woodcock, American</a>	Scolopax minor		BOVA
040203		IIb	<a href="#">Cuckoo, black-billed</a>	Coccyzus erythrophthalmus		BOVA
040105		IIb	<a href="#">Rail, king</a>	Rallus elegans		BOVA
010131		IIIa	<a href="#">Eel, American</a>	Anguilla rostrata		BOVA

To view **All 396 species** [View 396](#)

\*FE=Federal Endangered; FT=Federal Threatened; SE=State Endangered; ST=State Threatened; FP=Federal Proposed;  
FC=Federal Candidate; CC=Collection Concern

\*\*I=VA Wildlife Action Plan - Tier I - Critical Conservation Need; II=VA Wildlife Action Plan - Tier II - Very High Conservation Need;  
III=VA Wildlife Action Plan - Tier III - High Conservation Need;  
IV=VA Wildlife Action Plan - Tier IV - Moderate Conservation Need  
Virginia Wildlife Action Plan Conservation Opportunity Ranking:  
a - On the ground management strategies/actions exist and can be feasibly implemented.;



- b - On the ground actions or research needs have been identified but cannot feasibly be implemented at this time.;
- c - No on the ground actions or research needs have been identified or all identified conservation opportunities have been exhausted.

## Bat Colonies or Hibernacula: **Not Known**

## Anadromous Fish Use Streams

N/A

## Colonial Water Bird Survey

N/A

## Threatened and Endangered Waters

N/A

## Managed Trout Streams

N/A

## Bald Eagle Concentration Areas and Roosts

N/A

## Bald Eagle Nests

N/A

## Habitat Predicted for Aquatic WAP Tier I & II Species

N/A

## Habitat Predicted for Terrestrial WAP Tier I & II Species

N/A

## Public Holdings:

N/A



-78.4912912;37.7100448 -78.4912498;37.7100444 -78.4912493;37.7100084 -78.4912073;37.7100081 -78.4912068;37.7099725 -78.4911642;37.7099722 -78.4911637;37.7099370 -78.4911206;37.7099367  
-78.4911202;37.7099367 -78.4911201;37.7099020 -78.4910764;37.7099017 -78.4910759;37.7098674 -78.4910316;37.7098671 -78.4910311;37.7098333 -78.4909863;37.7098330 -78.4909859;37.7097999  
-78.4909409;37.7097711 -78.4909032;37.7097708 -78.4909027;37.7097421 -78.4908642;37.7097417 -78.4908637;37.7097135 -78.4908247;37.7097131 -78.4908242;37.7096853 -78.4907848;37.7096852  
-78.4907845;37.7096850 -78.4907842;37.7096575 -78.4907443;37.7096572 -78.4907438;37.7096302 -78.4907034;37.7096297 -78.4907026;37.7095770 -78.4906206;37.7095765 -78.4906198;37.7095508  
-78.4905781;37.7095507 -78.4905779;37.7095503 -78.4905773;37.7095503 -78.4904926;37.7094998 -78.4904918;37.7094755 -78.4904488;37.7094752 -78.4904483;37.7094513 -78.4904049;37.7094510  
-78.4904043;37.7094275 -78.4903606;37.7094274 -78.4903604;37.7094272 -78.4903600;37.7094045 -78.4903164;37.7091867 -78.4899168;37.7088939 -78.4893822;37.7088939 -78.4893821;37.7085370  
-78.4888257;37.7085901 -78.4888253;37.7085723 -78.4887920;37.7085722 -78.4887919;37.7085718 -78.4887912;37.7085545 -78.4887575;37.7085541 -78.4887567;37.7085374 -78.4887226;37.7085370  
-78.4887218;37.7085207 -78.4886873;37.7085205 -78.4886868;37.7085203 -78.4886865;37.7085046 -78.4886516;37.7085042 -78.4886507;37.7084890 -78.4886155;37.7084887 -78.4886147;37.7084740  
-78.4885791;37.7084736 -78.4885782;37.7074958 -78.4894528;37.7070445 -78.4889746;37.7068782 -78.4889547;37.7068604 -78.4887853;37.7064428 -78.4887654;37.7062211 -78.4885463;37.7060232  
-78.4883072;37.7058490 -78.4879186;37.7058410 -78.4875499;37.7047088 -78.4862847;37.7044268 -78.4847583;37.7043603 -78.4848001;37.7030541 -78.4845413;37.7025079 -78.4844916;37.7019221  
-78.4845117;37.7015579 -78.4846214;37.7010275 -78.4849403;37.7001884 -78.4850002;37.6975285 -78.4852000;37.6900711 -78.4843547;37.6882659 -78.4784011;37.6843466 -78.4786581;37.6839821  
-78.4768852;37.6848371 -78.4766458;37.6864718 -78.4753299;37.6867903 -78.4750735;37.6852688 -78.4742271;37.6846350 -78.4738745;37.6823972 -78.4726425;37.6827624 -78.4739969;37.6822243  
-78.4749433;37.6817793 -78.4763257;37.6820353 -78.4772774;37.6842724 -78.4826802;37.6785764 -78.4830874;37.6795093 -78.4867867;37.6804152 -78.4885735;37.6807240 -78.4893245;37.6810740  
-78.4902309;37.6815680 -78.4908524;37.6809711 -78.4906323;37.6794788 -78.4909821;37.6789334 -78.4910858;37.6778528 -78.4915779;37.6773499 -78.4916429;37.6774761 -78.4927094;37.6776280  
-78.4944040;37.6799030 -78.4940683;37.6816957 -78.4934563;37.6845373 -78.4929521;37.6819507 -78.5012492;37.6790416 -78.5017387;37.6800566 -78.5075428;37.6805008 -78.5071914;37.6822282  
-78.5058250;37.6823981 -78.5056859;37.6859453 -78.5027825;37.6831237 -78.5065608;37.6820135 -78.5080158;37.6810638 -78.5092602;37.6822128 -78.5098310;37.6830946 -78.5103230;37.6839027  
-78.5107266;37.6844645 -78.5110072;37.6854883 -78.5115186;37.6859466 -78.5117475;37.6864721 -78.5120100;37.6868604 -78.5122039;37.6879397 -78.5127431;37.6884618 -78.5130039;37.6894490  
-78.5125346;37.6900974 -78.5122263;37.6909565 -78.5118179;37.6917212 -78.5114544;37.6919625 -78.5113963;37.6945128 -78.5101271;37.6959483 -78.5094995;37.6971688 -78.5089369;37.6974288  
-78.5088171;37.6968105 -78.5162682;37.6968221 -78.5162698;37.6969262 -78.5162834;37.6970304 -78.5162963;37.6971346 -78.5163084;37.6972389 -78.5163198;37.6973432 -78.5163305;37.6974477  
-78.5163404;37.6974481 -78.5163404;37.6976561 -78.5163629;37.6978640 -78.5163843;37.6980721 -78.5164047;37.6980723 -78.5164047;37.6983975 -78.5164386;37.6983981 -78.5164387;37.6992599  
-78.5165458;37.6999691 -78.5077035;37.7009432 -78.5089507;37.7008644 -78.5072789;37.7017456 -78.5070224;37.7047111 -78.5103333;37.7055265 -78.5100024;37.7059670 -78.5107887;37.7073874  
-78.5104413;37.7083540 -78.5115175;37.7084066 -78.5115837;37.7094179 -78.5106827;37.7093351 -78.5103871;37.7098407 -78.5101402;37.7103352 -78.5103281;37.7104823 -78.5106361;37.7106157  
-78.5105088;37.7107251 -78.5104042;37.7108213 -78.5103150;37.7109670 -78.5101797;37.7111068 -78.5100448;37.7109582 -78.5093244;37.7108904 -78.5092649;37.7111759 -78.5043232;37.7111725  
-78.5039524;37.7118772 -78.5018813;37.7114877 -78.5015872;37.7120207 -78.5001782;37.7131465 -78.4969211;37.7135879 -78.4957308;37.7133083 -78.4952143;37.7133081 -78.4952139;37.7133077  
-78.4952132;37.7129968 -78.4946055;37.7129961 -78.4946042;37.7127914 -78.4941765;37.7125514 -78.4933760;37.7122815 -78.4933732;37.7122806 -78.4933719;37.7122384 -78.4933062;37.7122172  
-78.4932748;37.7121730 -78.4932125;37.7121271 -78.4931520;37.7121038 -78.4931227;37.7120801 -78.4930939;37.7120310 -78.4930371;37.7120063 -78.4930099;37.7119811 -78.4929831;37.7119293  
-78.4929307;37.7118762 -78.4928805;37.7118494 -78.4928564;37.7117126 -78.4927375;37.7234094 -78.4950502;37.7228681 -78.4951205;37.7230357 -78.4936402;37.7228964 -78.4935723;37.7229056  
-78.4935317;37.7215493 -78.4928341;37.7204742 -78.4922810;37.7184639 -78.4912470;37.7181756 -78.4911796;37.7183216 -78.4901250;37.7176655 -78.4886784;37.7165499 -78.4846487;37.7130398  
-78.4867725;37.7124733 -78.4843495;37.7117580 -78.4833894;37.7083756 -78.4872187;37.7083746 -78.4874425;37.7083746 -78.4874432;37.7083739 -78.4874871;37.7083738 -78.4875306;37.7083742  
-78.4875741;37.7083752 -78.4876176;37.7083768 -78.4876611;37.7083789 -78.4877045;37.7083815 -78.4877478;37.7083847 -78.4877911;37.7083885 -78.4878344;37.7083928 -78.4878775;37.7083977  
-78.4879206;37.7084031 -78.4879636;37.7084090 -78.4880062;37.7084225 -78.4880919;37.7084301 -78.4881342;37.7084381 -78.4881762;37.7084527 -78.4882442;37.7084623 -78.4882801;37.7084728  
-78.4883169;37.7084839 -78.4883535;37.7084955 -78.4883897;37.7085076 -78.4884257;37.7085203 -78.4884614;37.7085336 -78.4884967;37.7085473 -78.4885318;37.7085616 -78.4885665;37.7085764  
-78.4886008;37.7085918 -78.4886348;37.7086076 -78.4886684;37.7086240 -78.4887017;37.7086408 -78.4887345;37.7086583 -78.4887672;37.7089618 -78.4893234;37.7092545 -78.4898580;37.7092566  
-78.4898581;37.7094727 -78.4902581;37.7094730 -78.4902587;37.7094732 -78.4902591;37.7094960 -78.4903029;37.7095191 -78.4903461;37.7095427 -78.4903889;37.7095666 -78.4904311;37.7096162  
-78.4905149;37.7096414 -78.4905558;37.7096935 -78.4906371;37.7097201 -78.4906768;37.7097471 -78.4907162;37.7097746 -78.4907551;37.7098024 -78.4907936;37.7098307 -78.4908316;37.7098596  
-78.4908694;37.7098601 -78.4908701;37.7098933 -78.4909152;37.7099267 -78.4909596;37.7099605 -78.4910034;37.7099948 -78.4910466;37.7100295 -78.4910893;37.7100647 -78.4911315;37.7101003  
-78.4911731;37.7101363 -78.4911241;37.7101727 -78.4912545;37.7102095 -78.4912943;37.7102467 -78.4913336;37.7102843 -78.4913722;37.7103223 -78.4914103;37.7103606 -78.4914476;37.7105174  
-78.4915951;37.7106257 -78.4916848;37.7109057 -78.4919166;37.7109059 -78.4919168;37.7109062 -78.4919171;37.7109701 -78.4919718;37.7114447 -78.4923786;37.7114449 -78.4923788;37.7118965  
-78.4927713;37.7118970 -78.4927717;37.7119245 -78.4927965;37.7119253 -78.4927972;37.7119794 -78.4928483;37.7119797 -78.4928486;37.7119804 -78.4928493;37.7120331 -78.4929027;37.7120339  
-78.4929035;37.7120597 -78.4929309;37.7120602 -78.4929315;37.7120857 -78.4929595;37.7120857 -78.4929595;37.7120864 -78.4929603;37.7121362 -78.4930179;37.7121369 -78.4930188;37.7121612  
-78.4930483;37.7121617 -78.4930489;37.7121857 -78.4930790;37.7121857 -78.4930790;37.7121864 -78.4930799;37.7122331 -78.4931415;37.7122340 -78.4931427;37.7122790 -78.4932062;37.7122792  
-78.4932065;37.7122797 -78.4932071;37.7123016 -78.4932395;37.7123022 -78.4932405;37.7123443 -78.4933061;37.7126148 -78.4937008;37.7126162 -78.4937031;37.7126167 -78.4937038;37.7128588  
-78.4941169;37.7128599 -78.4941188;37.7128610 -78.4941209;37.7130664 -78.4945500;37.7130809 -78.4945784;37.7145960 -78.4934085;37.7152360 -78.4903038;37.7166931 -78.4952142;37.7195109  
-78.4980859;37.7204275 -78.4977289;37.7206457 -78.4989838;37.7210103 -78.4988238;37.7213655 -78.5000725;37.7217096 -78.4999412;37.7220407 -78.5010702;37.7221830 -78.5009774;37.7226124  
-78.5006948;37.7229463 -78.5004651;37.7231322 -78.5003372;37.7231338 -78.5003361;37.7233402 -78.5002032;37.7235309 -78.5000827;37.7237991 -78.4998931;37.7238008 -78.4998919;37.7244050  
-78.4994928;37.7251090 -78.4976409;37.7250976 -78.4975667;37.7250887 -78.4975135;37.7250792 -78.4974603;37.7250691 -78.4974073;37.7250584 -78.4973545;37.7250472 -78.4973018;37.7250354  
-78.4972494;37.7250231 -78.4971971;37.7250103 -78.4971454;37.7249234 -78.4968217;37.7247707 -78.4963081;37.7246631 -78.4960083;37.7246203 -78.4959068;37.7235074 -78.4960761;37.7234094  
-78.4950502;

PixelSize=64; Anadromous=0.023665; BECAR=0.020056; Bats=0.019462; Buffer=0.182249; County=0.060997; Impediments=0.022833; Init=0.276984; PublicLands=0.029298; SppObs=0.304803; TEWaters=0.024041; TierReaches=0.02577; TierTerrestrial=0.041791; Total=1.029571; Tracking\_BOVA=0.147865; Trout=0.028533





# Virginia Department of Game and Inland Fisheries

5/4/2022 10:46:49 AM

## Fish and Wildlife Information Service

**VaFWIS Search Report** Compiled on 5/4/2022, 10:46:49 AM

[Help](#)

Known or likely to occur within a **2 mile buffer around polygon; center 37.7117100 -78.4927299**  
 in **029 Buckingham County, VA**  
 where (060017) [Spinymussel, James](#) observed.

[View Map of Site Location](#)

### Species Observations where Spinymussel, James (060017) observed

( 2 records , 2 Observations with Threatened or Endangered species )

[View Map of All Query Results](#)  
[Species Observations where Spinymussel, James \(060017\) observed](#)

obsID	class	Date Observed	Observer	N Species			View Map
				Different Species	Highest TE*	Highest Tier**	
<a href="#">322167</a>	SppObs	Sep 14 2011	A. Chazal, D. Kulas, B. Watson	4	FESE	I	<a href="#">Yes</a>
<a href="#">615818</a>	SppObs	Sep 14 2011	Anne; Chazal  Brian; Watson	2	FESE	I	<a href="#">Yes</a>

Displayed 2 Species Observations where Spinymussel, James (060017) observed

\*FE=Federal Endangered; FT=Federal Threatened; SE=State Endangered; ST=State Threatened; FP=Federal Proposed; FC=Federal Candidate; CC=Collection Concern

\*\*I=VA Wildlife Action Plan - Tier I - Critical Conservation Need;  
 II=VA Wildlife Action Plan - Tier II - Very High Conservation Need;  
 III=VA Wildlife Action Plan - Tier III - High Conservation Need;  
 IV=VA Wildlife Action Plan - Tier IV - Moderate Conservation Need  
 Virginia Wildlife Action Plan Conservation Opportunity Ranking:  
 a - On the ground management strategies/actions exist and can be feasibly implemented.;  
 b - On the ground actions or research needs have been identified but cannot feasibly be implemented at this time.;  
 c - No on the ground actions or research needs have been identified or all identified conservation opportunities have been exhausted.

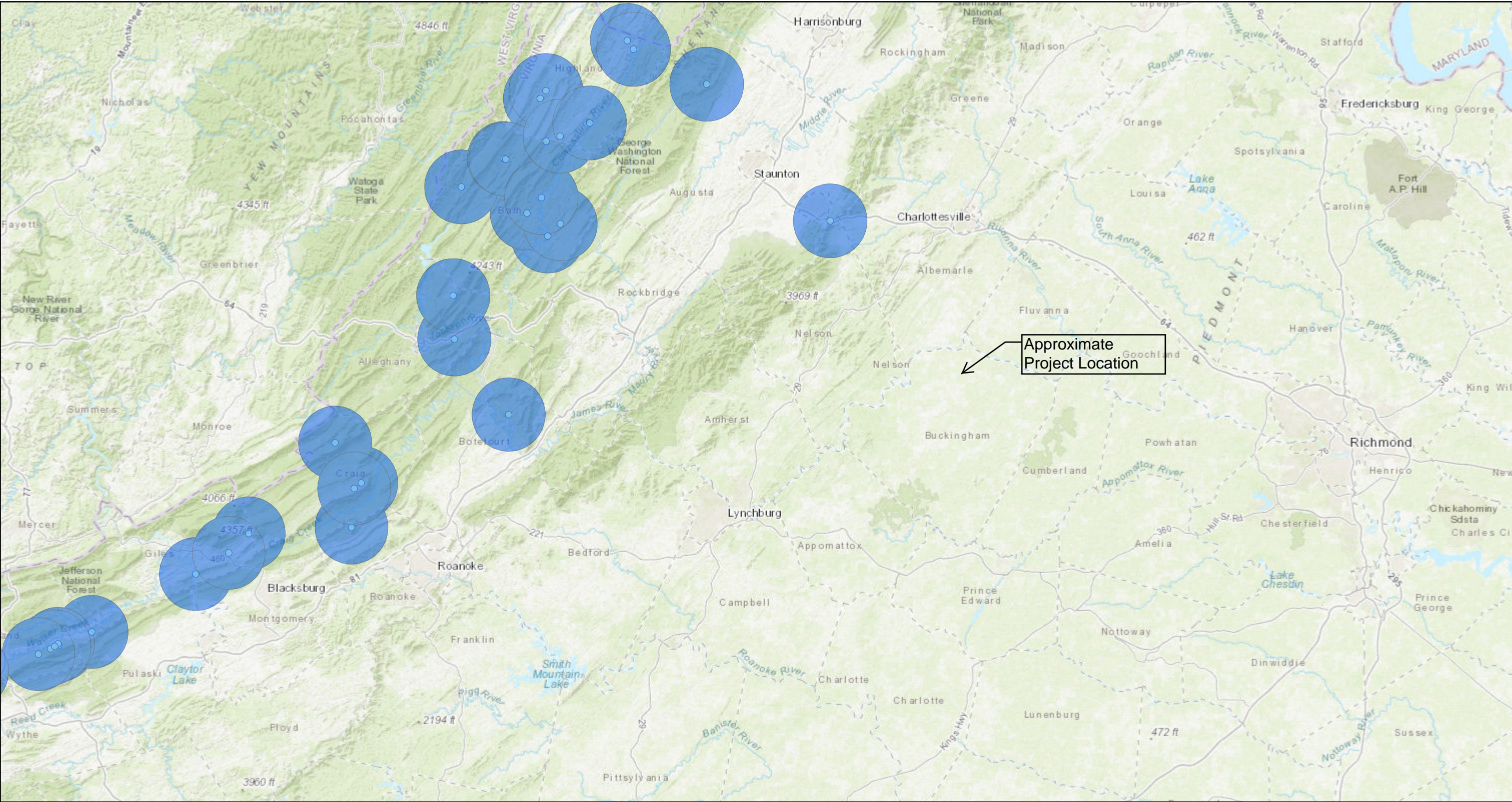
Compiled on 5/4/2022, 10:46:49 AM I1180111.1 report=BOVA searchType= P dist= 3218 poi= 37.7117100 -78.4927299

audit no. 1180111 5/4/2022 10:46:49 AM Virginia Fish and Wildlife Information Service

© 1998-2022 Commonwealth of Virginia Department of Game and Inland Fisheries

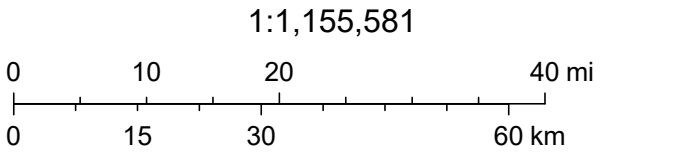


# ArcGIS Web Map



5/4/2022, 11:18:00 AM

- Tri-colored and Little Brown Hibernaculum Half Mile Buffer
- Tri-colored and Little Brown Hibernaculum 5.5 Mile Buffer



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



# Natural Heritage Resources

## Your Criteria

Taxonomic Group: Select All

Federal Legal Status: Select All

State Legal Status: Select All

County: Buckingham

Watershed (8 digit HUC): 02080203 - Middle James-Buffalo

Subwatershed (12 digit HUC): JM45 - James River-Little George Creek

Search Run: 5/4/2022 10:55:55 AM

## Result Summary

Total Species returned: 1

Total Communities returned: 0

Click scientific names below to go to NatureServe report.

Click column headings for an explanation of species and community ranks.

Common Name/Natural Community	Scientific Name	Scientific Name Linked	<a href="#">Global Conservation Status Rank</a>	<a href="#">State Conservation Status Rank</a>	<a href="#">Federal Legal Status</a>	<a href="#">State Legal Status</a>	Statewide Occurrences	Virginia Coastal Zone
<b>Buckingham</b>								
Middle James-Buffalo								
James River-Little George Creek								
BIVALVIA (MUSSELS)								
Yellow Lance	Elliptio lanceolata	<a href="#">Elliptio lanceolata</a>	G2	S2	LT	LT	46	N

**Note:** On-line queries provide basic information from DCR's databases at the time of the request. They are NOT to be substituted for a project review or for on-site surveys required for environmental assessments of specific project areas.

**For Additional Information** on locations of Natural Heritage Resources please submit an [information request](#).

**To Contribute information** on locations of natural heritage resources, please fill out and submit a [rare species sighting form](#).



# Natural Heritage Resources

## Your Criteria

Taxonomic Group: Select All

Federal Legal Status: Select All

State Legal Status: Select All

County: Buckingham

Watershed (8 digit HUC): 02080203 - Middle James-Buffalo

Subwatershed (12 digit HUC): JM56 - Slate River-Sharps Creek

Search Run: 5/4/2022 10:53:40 AM

## Result Summary

Total Species returned: 1

Total Communities returned: 0

Click scientific names below to go to NatureServe report.

Click column headings for an explanation of species and community ranks.

Common Name/Natural Community	Scientific Name	Scientific Name Linked	<a href="#">Global Conservation Status Rank</a>	<a href="#">State Conservation Status Rank</a>	<a href="#">Federal Legal Status</a>	<a href="#">State Legal Status</a>	Statewide Occurrences	Virginia Coastal Zone
<b>Buckingham</b>								
Middle James-Buffalo								
Slate River-Sharps Creek								
VASCULAR PLANTS								
Basil Mountain-mint	Pycnanthemum clinopodioides	<a href="#">Pycnanthemum clinopodioides</a>	G1G2	S1	SOC	None	5	N

**Note: On-line queries provide basic information from DCR's databases at the time of the request. They are NOT to be substituted for a project review or for on-site surveys required for environmental assessments of specific project areas.**

**For Additional Information** on locations of Natural Heritage Resources please submit an [information request](#).



**TAB U**

**Adjacent Property Impact  
Analysis Report**









# Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI  
9408 Northfield Court  
Raleigh, North Carolina 27603  
Phone (919) 414-8142  
[rkirkland2@gmail.com](mailto:rkirkland2@gmail.com)  
[www.kirklandappraisals.com](http://www.kirklandappraisals.com)

May 14, 2022

Mr. Jim Orrell  
Stantec  
5209 Center Street  
Williamsburg, VA 23188-2680

**RE: Pineside Solar Impact Analysis, Hummingbird Road, Scottsville, Buckingham County, VA**

Mr. Orrell

At your request, I have considered the impact of a 74.9 MW solar farm proposed to be constructed on a portion of 2,276 acres of land off Hummingbird Road, Scottsville, Buckingham County, Virginia. Specifically, I have been asked to give my professional opinion on whether the proposed solar farm will have any impact on adjoining property value and whether “the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.”

To form an opinion on these issues, I have researched and visited existing and proposed solar farms in Virginia as well as other states, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is Stantec, represented to me by Mr. Jim Orrell. My findings support the Application. The effective date of this consultation is May 14, 2022.

## **Conclusion**

The adjoining properties are well set back from the proposed solar panels and most of the site has good existing landscaping for screening the proposed solar farm. The closest home will be at least 500 feet from the nearest solar panel and the average distance will be 2,484 feet to the nearest solar panel.

The matched pair analysis shows no impact on home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land where the solar farm is properly screened and buffered. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas and that it would function in a harmonious manner with this area.

Data from the university studies, broker commentary, and other appraisal studies support a finding of no impact on property value adjoining a solar farm with proper setbacks and landscaped buffers.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial negative effect to abutting or adjoining properties, and many of those



findings of no impact have been upheld by appellate courts. Similar solar farms have been approved with adjoining agricultural uses, schools, churches, and residential developments.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting properties and that the proposed use is in harmony with the area in which it is located. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is minimal traffic.

If you have any questions, please let me know.

Sincerely,



Richard C. Kirkland, Jr., MAI  
NC Certified General Appraiser #A4359  
VA Certified General Appraiser # 4001017291



## Table of Contents

<b>Conclusion</b>	1
<b>I. Proposed Project and Adjoining Uses</b>	4
<b>II. Methodology and Discussion of Issues</b>	15
<b>III. Research on Solar Farms</b>	17
A. Appraisal Market Studies	17
B. Articles	20
C. Broker Commentary	21
<b>IV. University Studies</b>	21
A. University of Texas at Austin, May 2018	21
B. University of Rhode Island, September 2020	22
C. Georgia Institute of Technology, October 2020	24
D. Master's Thesis: ECU by Zachary Dickerson July 2018	24
<b>V. Assessor Surveys</b>	26
<b>VI. Summary of Solar Projects In Virginia</b>	29
354: Amazon Solar project East (Eastern Shore), Accomack, VA	35
364: Remington Solar, 12080 Lucky Hill Rd, Remington, VA	36
373: Woodland Solar, Longview Drive, Smithfield, VA	39
374: Whitehouse Solar, Chalklevel Road, Louisa, VA	40
484: Essex Solar, Tidewater Trail, Center Cross, VA	41
485: Southampton Solar, General Thomas Hwy, Newsoms, VA	42
<b>VII. Market Analysis of the Impact on Value from Solar Farms</b>	44
A. Virginia Data	45
B. Southeastern USA Data – Over 5 MW	66
C. Summary of National Data on Solar Farms	121
D. Larger Solar Farms	123
<b>VIII. Distance Between Homes and Panels</b>	127
<b>IX. Topography</b>	127
<b>X. Potential Impacts During Construction</b>	127
<b>XI. Scope of Research</b>	128
<b>XII. Specific Factors Related To Impacts on Value</b>	129
<b>XIII. Conclusion</b>	132
<b>XIV. Certification</b>	133
Professional Experience	134
Professional Affiliations	134
Education	134
Continuing Education	134



## **I. Proposed Project and Adjoining Uses**

### **Proposed Use Description**

This 74.9 MW solar farm proposed to be constructed on a portion of 2,242 acres of land off Hummingbird Road, Scottsville, Buckingham County, Virginia.

### **Adjoining Properties**

I have considered adjoining uses and included a map to identify each parcel's location. The closest adjoining home will be at least 500 feet from the closest solar panel and the average distance to adjoining homes will be 2,484 feet to the nearest solar panel.

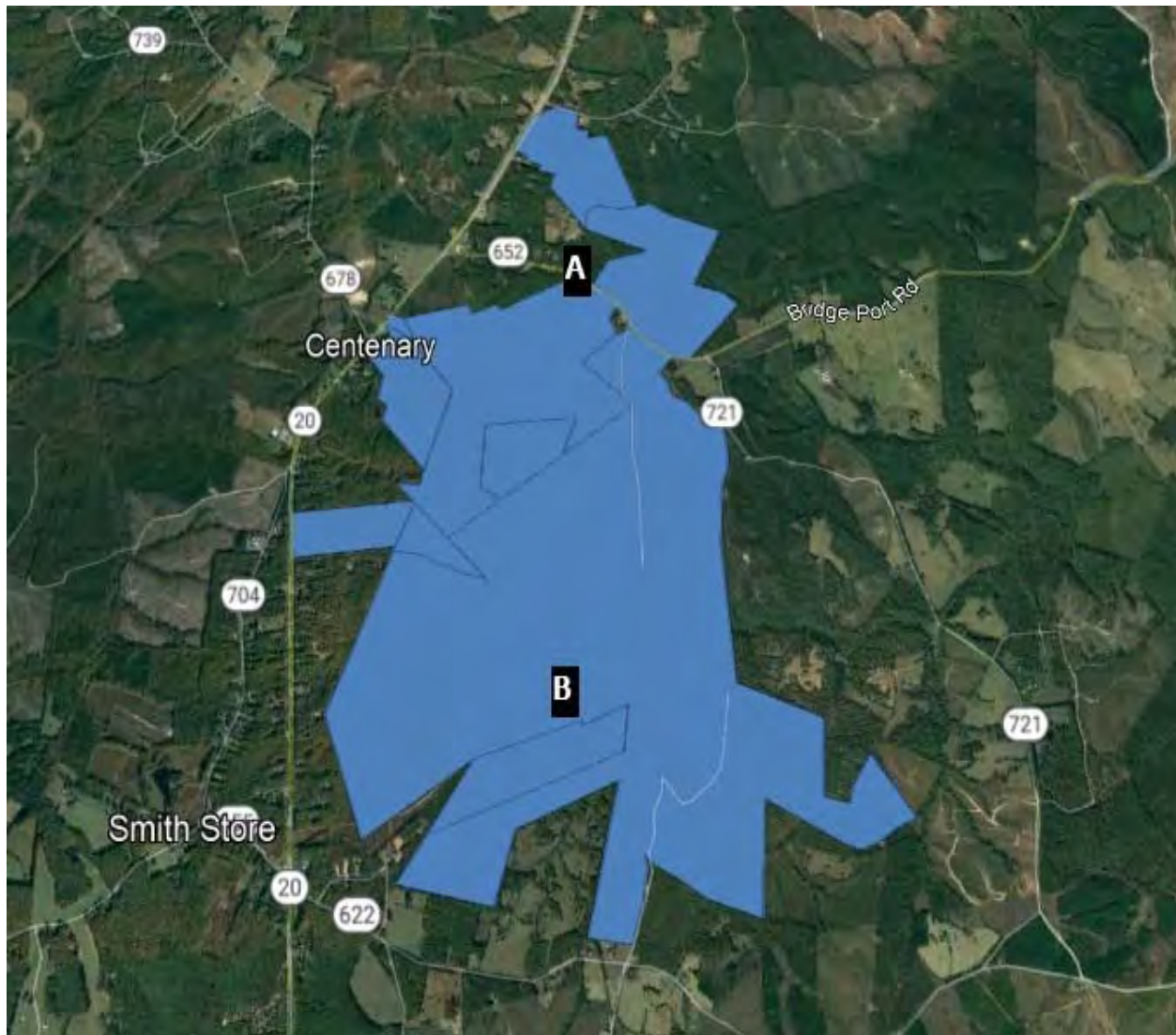
Adjoining land is a mix of residential and agricultural uses.

The breakdown of those uses by acreage and number of parcels is summarized below.

#### **Adjoining Use Breakdown**

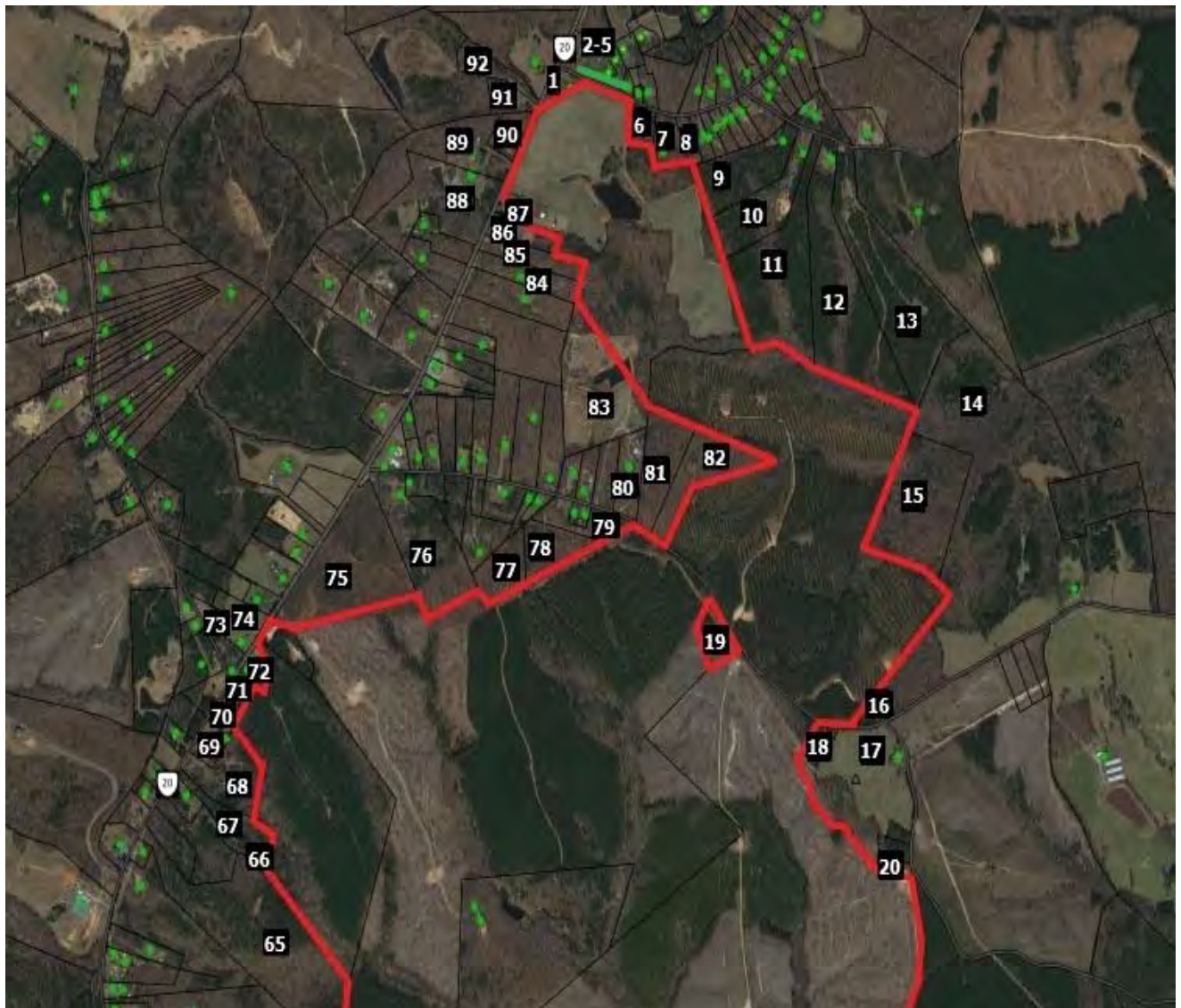
	<b>Acreage</b>	<b>Parcels</b>
Residential	21.88%	77.17%
Agricultural	50.53%	14.13%
Agri/Res	27.39%	7.61%
Religious	0.21%	1.09%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>



**Overall Map**



Northern Map A





Southern Map B





## Surrounding Uses

#	MAP ID	Owner	GIS Data		Adjoin	Adjoin	Distance (ft)
			Acres	Present Use	Acres	Parcels	Home/Panel
1	16-78	Oneil	2.01	Residential	0.12%	1.09%	4,925
2	16-78B	Barbour	2.91	Residential	0.17%	1.09%	5,035
3	16-77	Newton	1.00	Residential	0.06%	1.09%	4,750
4	16-77A	Newton	2.71	Residential	0.16%	1.09%	4,860
5	16-76	Napier	0.60	Residential	0.03%	1.09%	4,520
6	16-82	Shifflett	2.50	Residential	0.14%	1.09%	4,030
7	16-83	Noble	3.50	Residential	0.20%	1.09%	3,800
8	16-7-12	Aldridge	1.31	Residential	0.08%	1.09%	3,735
9	16-84B	Miller	12.01	Residential	0.69%	1.09%	3,555
10	16-84C	Goodwin	10.90	Residential	0.63%	1.09%	3,370
11	16-84D	Nichols	27.35	Agricultural	1.57%	1.09%	N/A
12	16-84E	Nichols	30.60	Agri/Res	1.76%	1.09%	3,345
13	16-84	Cobb	30.40	Agri/Res	1.75%	1.09%	2,215
14	27-2	Edwards	119.00	Agricultural	6.83%	1.09%	N/A
15	27-1	Wyland	20.00	Agricultural	1.15%	1.09%	N/A
16	26-68	Wyland	1.00	Residential	0.06%	1.09%	1,540
17	26-69	Snoddy	13.50	Residential	0.78%	1.09%	1,715
18	26-70	Snoddy	9.00	Residential	0.52%	1.09%	755
19	26-71	Ridgeway	3.62	Religious	0.21%	1.09%	500
20	27-18	Snoddy	1.00	Residential	0.06%	1.09%	665
21	27-17	Cattlett	240.00	Agricultural	13.78%	1.09%	N/A
22	39-1	Teeple	179.00	Agri/Res	10.28%	1.09%	2,855
23	39-6	Payne	30.00	Agricultural	1.72%	1.09%	N/A
24	39-2A	Allen	120.00	Agricultural	6.89%	1.09%	N/A
25	39-3-3	Oberlander	40.00	Agricultural	2.30%	1.09%	N/A
26	39-8A	Oberlander	61.85	Agricultural	3.55%	1.09%	N/A
27	39-8A	Oberlander	83.02	Agricultural	4.77%	1.09%	N/A
28	51-3	Cherry	55.00	Agricultural	3.16%	1.09%	N/A
29	38-68	Saxton	52.40	Agri/Res	3.01%	1.09%	1,895
30	38-61	Newton	4.00	Residential	0.23%	1.09%	1,600
31	38-60	Allen	2.26	Residential	0.13%	1.09%	N/A
32	38-59	Allen	2.62	Residential	0.15%	1.09%	1,600
33	38-57	Self	1.53	Residential	0.09%	1.09%	N/A
34	38-69	Dabney	122.78	Agri/Res	7.05%	1.09%	2,505
35	38-50	Banton	39.00	Agri/Res	2.24%	1.09%	4,355
36	38-6-8	Meeks	4.37	Residential	0.25%	1.09%	4,355
37	38-6-7	Meeks	4.50	Residential	0.26%	1.09%	N/A
38	38-6-6	Meeks	8.42	Residential	0.48%	1.09%	N/A
39	38-6-5	Meeks	3.00	Residential	0.17%	1.09%	N/A
40	38-6-4	Jamerson	3.01	Residential	0.17%	1.09%	4,380
41	38-6-3	Putnam	3.50	Residential	0.20%	1.09%	4,945
42	38-5-1	Cooper	8.92	Residential	0.51%	1.09%	N/A



#	MAP ID	Owner	GIS Data		Adjoin	Adjoin	Distance (ft)
			Acres	Present Use	Acres	Parcels	Home/Panel
43	38-5-2	Crow	8.29	Residential	0.48%	1.09%	4,500
44	38-5-3	Toney	5.18	Residential	0.30%	1.09%	4,180
45	38-5-4	Albay	9.50	Residential	0.55%	1.09%	3,910
46	38-5-6	Hayat	3.91	Residential	0.22%	1.09%	3,600
47	38-5-6	Gouch	4.47	Residential	0.26%	1.09%	3,795
48	38-5-8	Snow	5.07	Residential	0.29%	1.09%	3,590
49	38-5-9	Aponte	4.41	Residential	0.25%	1.09%	3,370
50	38-5-10	Winkler	3.59	Residential	0.21%	1.09%	2,970
51	38-5-11	Winkler	5.56	Residential	0.32%	1.09%	N/A
52	38-5-12	Stephens	4.10	Residential	0.24%	1.09%	2,880
53	38-5-13	Clabo	6.22	Residential	0.36%	1.09%	2,920
54	38-5-15	Cain	5.23	Residential	0.30%	1.09%	N/A
55	38-5-16	Gibson	5.15	Residential	0.30%	1.09%	N/A
56	38-5-21	Meeks	12.87	Residential	0.74%	1.09%	N/A
57	38-5-24	Meeks	11.87	Residential	0.68%	1.09%	N/A
58	26-6-27	Marshall	12.69	Residential	0.73%	1.09%	640
59	26-22	Spangler	5.00	Residential	0.29%	1.09%	1,500
60	26-23	Smith	3.00	Residential	0.17%	1.09%	1,680
61	26-24	Ferguson	2.00	Residential	0.11%	1.09%	1,420
62	26-25	Meko	3.00	Residential	0.17%	1.09%	N/A
63	26-27A	Wright	2.00	Residential	0.11%	1.09%	940
64	26-27	Hoskins	17.28	Residential	0.99%	1.09%	N/A
65	26-7-1	Price	35.80	Agricultural	2.06%	1.09%	N/A
66	26-36	Ashley	1.00	Residential	0.06%	1.09%	840
67	26-7-4	Anderson	8.23	Residential	0.47%	1.09%	1,395
68	26-7-5	Duffy	9.90	Residential	0.57%	1.09%	N/A
69	26-38	Ragland	2.94	Residential	0.17%	1.09%	955
70	26-39	Reeder	1.09	Residential	0.06%	1.09%	990
71	26-40	Shifflett	1.15	Residential	0.07%	1.09%	760
72	26-41	Morris	1.88	Residential	0.11%	1.09%	720
73	26-43	Cersley	3.65	Residential	0.21%	1.09%	950
74	26-44	CMH	2.34	Residential	0.13%	1.09%	N/A
75	26-50	Ford	25.00	Agricultural	1.44%	1.09%	N/A
76	26-51	Crowley	22.85	Agri/Res	1.31%	1.09%	1,685
77	26-3-3	Hicks	6.78	Residential	0.39%	1.09%	N/A
78	26-3-4	Abernathy	6.78	Residential	0.39%	1.09%	N/A
79	26-63	Ayers	1.00	Residential	0.06%	1.09%	N/A
80	26-5-18	Herndon	4.38	Residential	0.25%	1.09%	905
81	26-65	Davis	9.92	Residential	0.57%	1.09%	N/A
82	26-66	Davis	9.92	Residential	0.57%	1.09%	N/A
83	16-38	Herndon	23.00	Agricultural	1.32%	1.09%	N/A
84	16-8-5	Willis	5.19	Residential	0.30%	1.09%	2920

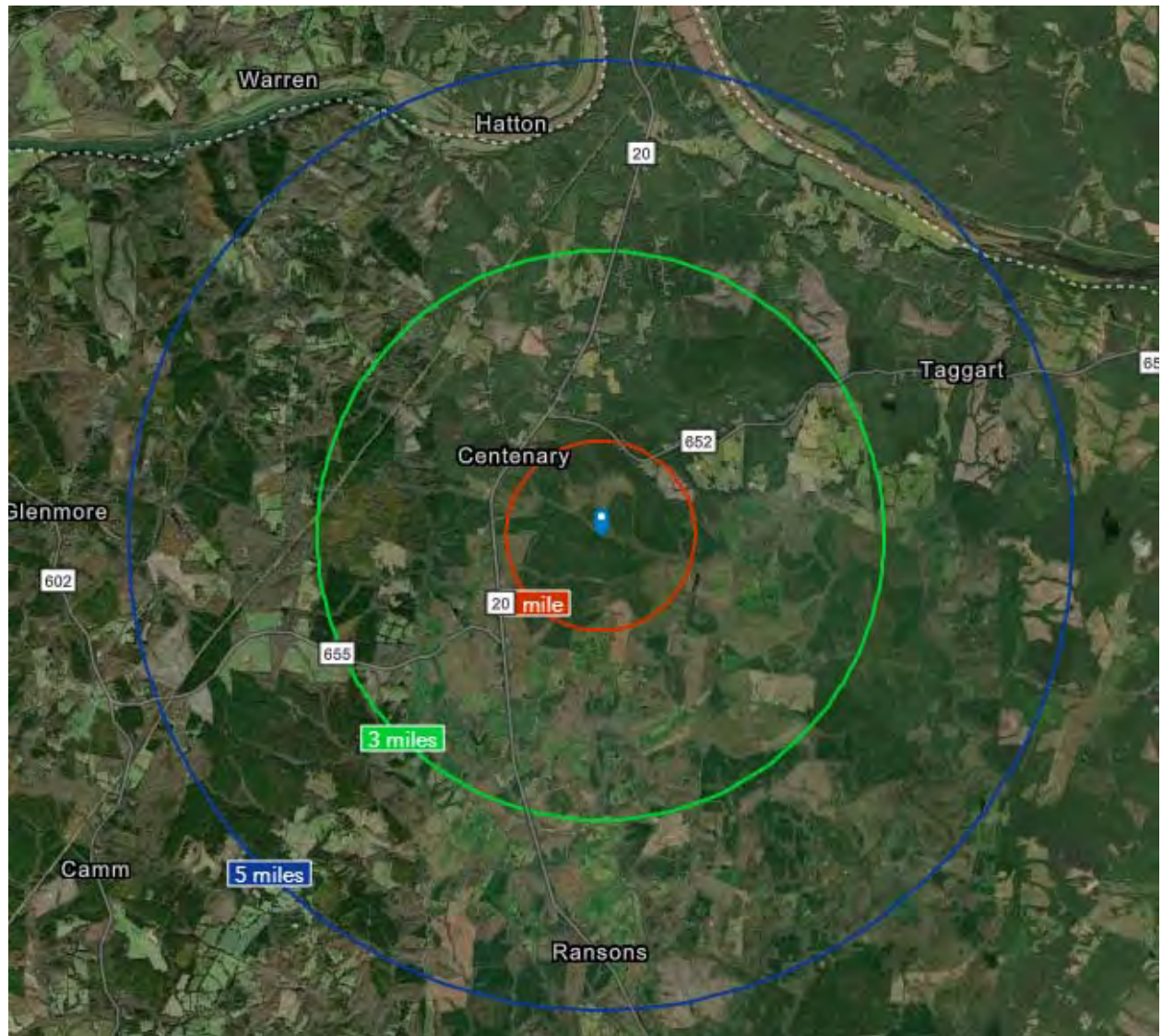


#	MAP ID	Owner	GIS Data		Adjoin	Adjoin	Distance (ft)
			Acres	Present Use	Acres	Parcels	Home/Panel
85	16-8-4	Hayton	5.18	Residential	0.30%	1.09%	3290
86	16-80	Leffel	3.76	Residential	0.22%	1.09%	3560
87	16-79	Snoddy	1.00	Residential	0.06%	1.09%	N/A
88	16-41B	Hernandez	17.92	Residential	1.03%	1.09%	4090
89	16-41	Hernandez	16.01	Residential	0.92%	1.09%	4290
90	16-43	Thomas	3.36	Residential	0.19%	1.09%	4260
91	16-44C	Johnson	3.00	Residential	0.17%	1.09%	4625
92	16-44B	Joseph	4.23	Residential	0.24%	1.09%	N/A
<b>Total</b>			<b>1741.749</b>		<b>100.00%</b>	<b>100.00%</b>	<b>2,484</b>



### Demographics Around Subject Property

I have pulled demographic data around a 1-mile, 3-mile and 5-mile radius from the middle of the project as shown on the following pages.







## Housing Profile

24590, Scottsville, Virginia 2  
24590, Scottsville, Virginia  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 37.59682  
Longitude: -78.49557

### Population

2010 Total Population	133
2021 Total Population	152
2026 Total Population	156
2021-2026 Annual Rate	0.52%

### Households

2021 Median Household Income	\$51,769
2026 Median Household Income	\$52,812
2021-2026 Annual Rate	0.40%

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	50	100.0%	56	100.0%	59	100.0%
Occupied	42	84.0%	48	85.7%	49	83.1%
Owner	35	70.0%	41	73.2%	42	71.2%
Renter	7	14.0%	7	12.5%	7	11.9%
Vacant	8	16.0%	8	14.3%	10	16.9%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	39	100.0%	44	100.0%
<\$50,000	2	5.1%	2	4.5%
\$50,000-\$99,999	9	23.1%	9	20.5%
\$100,000-\$149,999	10	25.6%	10	22.7%
\$150,000-\$199,999	8	20.5%	9	20.5%
\$200,000-\$249,999	4	10.3%	5	11.4%
\$250,000-\$299,999	4	10.3%	5	11.4%
\$300,000-\$399,999	2	5.1%	3	6.8%
\$400,000-\$499,999	0	0.0%	0	0.0%
\$500,000-\$749,999	0	0.0%	1	2.3%
\$750,000-\$999,999	0	0.0%	0	0.0%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$142,500		\$155,556	
Average Value	\$155,769		\$175,568	

Census 2010 Housing Units	Number	Percent
Total	50	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	0	0.0%
Rural Housing Units	50	100.0%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

May 14, 2022





## Housing Profile

24590, Scottsville, Virginia 2  
24590, Scottsville, Virginia  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 37.59682  
Longitude: -78.49557

### Population

2010 Total Population	1,228
2021 Total Population	1,403
2026 Total Population	1,443
2021-2026 Annual Rate	0.56%

### Households

2021 Median Household Income	\$51,800
2026 Median Household Income	\$53,868
2021-2026 Annual Rate	0.79%

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	549	100.0%	620	100.0%	644	100.0%
Occupied	470	85.6%	537	86.6%	552	85.7%
Owner	391	71.2%	456	73.5%	471	73.1%
Renter	79	14.4%	81	13.1%	81	12.6%
Vacant	79	14.4%	83	13.4%	92	14.3%

### Owner Occupied Housing Units by Value

	2021		2026	
	Number	Percent	Number	Percent
Total	455	100.0%	470	100.0%
<\$50,000	26	5.7%	22	4.7%
\$50,000-\$99,999	104	22.9%	95	20.2%
\$100,000-\$149,999	107	23.5%	110	23.4%
\$150,000-\$199,999	88	19.3%	95	20.2%
\$200,000-\$249,999	47	10.3%	52	11.1%
\$250,000-\$299,999	47	10.3%	54	11.5%
\$300,000-\$399,999	24	5.3%	29	6.2%
\$400,000-\$499,999	2	0.4%	2	0.4%
\$500,000-\$749,999	5	1.1%	6	1.3%
\$750,000-\$999,999	0	0.0%	0	0.0%
\$1,000,000-\$1,499,999	5	1.1%	5	1.1%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$145,561		\$154,211	
Average Value	\$174,505		\$182,234	

### Census 2010 Housing Units

	Number	Percent
Total	549	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	0	0.0%
Rural Housing Units	549	100.0%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

May 14, 2022





## Housing Profile

24590, Scottsville, Virginia 2  
24590, Scottsville, Virginia  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 37.59682  
Longitude: -78.49557

### Population

2010 Total Population	2,333
2021 Total Population	2,657
2026 Total Population	2,731
2021-2026 Annual Rate	0.55%

### Households

2021 Median Household Income	\$51,636
2026 Median Household Income	\$53,848
2021-2026 Annual Rate	0.84%

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,066	100.0%	1,201	100.0%	1,247	100.0%
Occupied	888	83.3%	1,011	84.2%	1,040	83.4%
Owner	738	69.2%	857	71.4%	886	71.1%
Renter	150	14.1%	154	12.8%	154	12.3%
Vacant	178	16.7%	189	15.7%	207	16.6%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	857	100.0%	886	100.0%
<\$50,000	51	6.0%	42	4.7%
\$50,000-\$99,999	194	22.6%	177	20.0%
\$100,000-\$149,999	200	23.3%	206	23.3%
\$150,000-\$199,999	165	19.3%	177	20.0%
\$200,000-\$249,999	88	10.3%	97	10.9%
\$250,000-\$299,999	87	10.2%	101	11.4%
\$300,000-\$399,999	46	5.4%	56	6.3%
\$400,000-\$499,999	4	0.5%	6	0.7%
\$500,000-\$749,999	10	1.2%	11	1.2%
\$750,000-\$999,999	1	0.1%	1	0.1%
\$1,000,000-\$1,499,999	11	1.3%	12	1.4%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$145,875		\$155,085	
Average Value	\$177,596		\$187,020	

Census 2010 Housing Units	Number	Percent
Total	1,066	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	0	0.0%
Rural Housing Units	1,066	100.0%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

May 14, 2022



## **II. Methodology and Discussion of Issues**

### **Standards and Methodology**

I conducted this analysis using the standards and practices established by the Appraisal Institute and that conform to the Uniform Standards of Professional Appraisal Practice. The analyses and methodologies contained in this report are accepted by all major lending institutions, and they are used in Virginia and across the country as the industry standard by certified appraisers conducting appraisals, market analyses, or impact studies and are considered adequate to form an opinion of the impact of a land use on neighboring properties. These standards and practices have also been accepted by the courts at the trial and appellate levels and by federal courts throughout the country as adequate to reach conclusions about the likely impact a use will have on adjoining or abutting properties.

The aforementioned standards compare property uses in the same market and generally within the same calendar year so that fluctuating markets do not alter study results. Although these standards do not require a linear study that examines adjoining property values before and after a new use (e.g. a solar farm) is developed, some of these studies do in fact employ this type of analysis. Comparative studies, as used in this report, are considered an industry standard.

The type of analysis employed is a Matched Pair Analysis or Paired Sales Analysis. This methodology is outlined in **The Appraisal of Real Estate**, Twelfth Edition by the Appraisal Institute pages 438-439. It is further detailed in **Real Estate Damages**, Third Edition, pages 33-36 by Randall Bell PhD, MAI. Paired sales analysis is used to support adjustments in appraisal work for factors ranging from the impact of having a garage, golf course view, or additional bedrooms. It is an appropriate methodology for addressing the question of impact of an adjoining solar farm. The paired sales analysis is based on the theory that when two properties are in all other respects equivalent, a single difference can be measured to indicate the difference in price between them. Dr. Bell describes it as comparing a test area to control areas. In the example provided by Dr. Bell he shows five paired sales in the test area compared to 1 to 3 sales in the control areas to determine a difference. I have used 3 sales in the control areas in my analysis for each sale developed into a matched pair.

### **Determining what is an External Obsolescence**

An external obsolescence is a use of property that, because of its characteristics, might have a negative impact on the value of adjacent or nearby properties because of identifiable impacts. Determining whether a use would be considered an external obsolescence requires a study that isolates that use, eliminates any other causing factors, and then studies the sales of nearby versus distant comparable properties. The presence of one or a combination of key factors does not mean the use will be an external obsolescence, but a combination of these factors tends to be present when market data reflects that a use is an external obsolescence.

External obsolescence is evaluated by appraisers based on several factors. These factors include but are not limited to:

- 1) Traffic. Solar Farms are not traffic generators.
- 2) Odor. Solar farms do not produce odor.



- 3) Noise. Solar farms generate no noise concerns and are silent at night.
- 4) Environmental. Solar farms do not produce toxic or hazardous waste. Grass is maintained underneath the panels so there is minimal impervious surface area.
- 5) Appearance/Viewshed. This is the one area that potentially applies to solar farms. However, solar farms are generally required to provide significant setbacks and landscaping buffers to address that concern. Furthermore, any consideration of appearance of viewshed impacts has to be considered in comparison with currently allowed uses on that site. For example if a residential subdivision is already an allowed use, the question becomes in what way does the appearance impact adjoining property owners above and beyond the appearance of that allowed subdivision or other similar allowed uses.
- 6) Other factors. I have observed and studied many solar farms and have never observed any characteristic about such facilities that prevents or impedes neighbors from fully using their homes or farms or businesses for the use intended.

### **Relative Solar Farm Sizes**

Solar farms have been increasing in size in recent years. Much of the data collected is from existing, older solar farms of smaller size, but there are numerous examples of sales adjoining 75 to 80 MW facilities that show a similar trend as the smaller solar farms. This is understandable given that the primary concern relative to a solar farm is the appearance or view of the solar farm, which is typically addressed through setbacks and landscaping buffers. The relevance of data from smaller solar farms to larger solar farms is due to the primary question being one of appearance. If the solar farm is properly screened, then little of the solar farm would be seen from adjoining property regardless of how many acres are involved.

Larger solar farms are often set up in sections where any adjoining owner would only be able to see a small section of the project even if there were no landscaping screen. Once a landscaping screen is in place, the primary view is effectively the same whether adjoining a 5 MW, 20 MW or 100 MW facility.

I have split out the data for the matched pairs adjoining larger solar farms only to illustrate the similarities later in this report.

### **Steps Involved in the Analysis**

The paired sales analysis employed in this report follows the following process:

1. Identify sales of property adjoining existing solar farms.
2. Compare those sales to similar property that does not adjoin an existing solar farm.
3. Confirmation of sales are noted in the analysis write ups.
4. Distances from the homes to panels are included as a measure of the setbacks.
5. Topographic differences across the solar farms themselves are likewise noted along with demographic data for comparing similar areas.

There are a number of Sale/Resale comparables included in the write ups, but most of the data shown is for sales of homes after a solar farm has been announced (where noted) or after a solar farm has been constructed.



### **III. Research on Solar Farms**

#### **A. *Appraisal Market Studies***

I have also considered a number of impact studies completed by other appraisers as detailed below.

##### **CohnReznick – Property Value Impact Study: Adjacent Property Values Solar Impact Study: A Study of Eight Existing Solar Facilities**

Patricia McGarr, MAI, CRE, FRICS, CRA and Andrew R. Lines, MAI with CohnReznick completed an impact study for a proposed solar farm in Cheboygan County, Michigan completed on June 10, 2020. I am familiar with this study as well as a number of similar such studies completed by CohnReznick. I have not included all of these studies but I submit this one as representative of those studies.

This study addresses impacts on value from eight different solar farms in Michigan, Minnesota, Indiana, Illinois, Virginia and North Carolina. These solar farms are 19.6 MW, 100 MW, 11.9 MW, 23 MW, 71 MW, 61 MW, 40 MW, and 19 MW for a range from 11.9 MW to 100 MW with an average of 31 MW and a median of 31.5 MW. They analyzed a total of 24 adjoining property sales in the Test Area and 81 comparable sales in the Control Area over a five-year period.

The conclusion of this study is that there is no evidence of any negative impact on adjoining property values based on sales prices, conditions of sales, overall marketability, potential for new development or rate of appreciation.

##### **Christian P. Kaila & Associates – Property Impact Analysis – Proposed Solar Power Plant Guthrie Road, Stuarts Draft, Augusta County, Virginia**

Christian P. Kaila, MAI, SRA and George J. Finley, MAI developed an impact study as referenced above dated June 16, 2020. This was for a proposed 83 MW facility on 886 acres.

Mr. Kaila interviewed appraisers who had conducted studies and reviewed university studies and discussed the comparable impacts of other development that was allowed in the area for a comparative analysis of other impacts that could impact viewshed based on existing allowed uses for the site. He also discussed in detail the various other impacts that could cause a negative impact and how solar farms do not have such characteristics.

Mr. Kaila also interviewed county planners and real estate assessors in eight different Virginia counties with none of the assessor's identifying any negative impacts observed for existing solar projects.

Mr. Kaila concludes on a finding of no impact on property values adjoining the indicated solar farm.

##### **Fred Beck, MAI, CCIM – Impact Analysis in Lincoln County 2013**

Mr. Fred Beck, MAI, CCIM completed an impact analysis in 2013 for a proposed solar farm that concluded on a negative impact on value. That report relied on a single cancelled contract for an adjoining parcel where the contracted buyers indicated that the solar farm was the reason for the cancellation. It also relied on the activities of an assessment impact that was applied in a nearby county.

Mr. Beck was interviewed as part of the Christian Kalia study noted above. From that I quote "Mr. Beck concluded on no effect on moderate priced homes, and only a 5% change in his limited research of higher priced homes. His one sale that fell through is hardly a reliable sample. It also



was misleading on Mr. Beck's part to report the lower re-assessments since the primary cause of the re-assessments were based on the County Official, who lived adjacent to the solar farm, appeal to the assessor for reductions with his own home." In that Clay County Case study the noted lack of lot sales after announcement of the solar farm also coincided with the recession in 2008/2009 and lack of lot sales effectively defined that area during that time.

I further note, that I was present at the hearing where Mr. Beck presented these findings and the predominance of his argument before the Lincoln County Board of Commissioner's was based on the one cancelled sale as well as a matched pair analysis of high-end homes adjoining a four-story call center. He hypothesized that a similar impact from that example could be compared to being adjacent solar farm without explaining the significant difference in view, setbacks, landscaping, traffic, light, and noise. Furthermore, Mr. Beck did have matched pairs adjoining a solar farm in his study that he put in the back of his report and then ignored as they showed no impact on property value.

Also noted in the Christian Kalia interview notes is a response from Mr. Beck indicating that in his opinion "the homes were higher priced homes and had full view of the solar farm." Based on a description of screening so that "the solar farm would not be in full view to adjoining property owners. Mr. Beck said in that case, he would not see any drop in property value."

**NorthStar Appraisal Company – Impact Analysis for Nichomus Run Solar, Pilesgrove, NJ, September 16, 2020**

Mr. William J. Sapio, MAI with NorthStar Appraisal Company considered a matched pair analysis for the potential impact on adjoining property values to this proposed 150 MW solar farm. Mr. Sapio considered sales activity in a subdivision known as Point of Woods in South Brunswick Township and identified two recent new homes that were constructed and sold adjoining a 13 MW solar farm and compared them to similar homes in that subdivision that did not adjoin the solar farm. These homes sold in the \$1,290,450 to \$1,336,613 price range and these homes were roughly 200 feet from the closest solar panel.

Based on this analysis, he concluded that the adjoining solar farm had no impact on adjoining property value.

**MR Valuation Consulting, LLC – The Kuhl Farm Solar Development and The Fischer Farm Solar Development – June 7, 2012**

Mr. Mark Pomykacz, MAI MRICS with MR Valuation Consulting, LLC considered a matched pair analysis for sales near these solar farms. The sales data presented supported a finding of no impact on property value for nearby and adjoining homes and concludes that there is no impact on marketing time and no additional risk involved with owning, building, or selling properties next to the solar farms.

**Mary McClinton Clay, MAI – McCracken County Solar Project Value Impact Report, July 10, 2021**

Ms. Mary Clay, MAI reviewed a report by Kirkland Appraisals in this case and also provided a differing opinion of impact. She cites a number of other appraisal studies and interestingly finds fault with heavily researched opinions, while praising the results of poorly researched studies that found the opposing view.

Her analysis includes details from solar farms that show no impact on value, but she dismisses those.

She cites the University of Texas study noted later in this report, but she cites only isolated portions of that study to conclude the opposite of what that study specifically concludes.



She cites the University of Rhode Island study noted alter in this report, but specifically excludes the conclusion of that study that in rural areas they found no impact on property value.

She cites lot sales near Spotsylvania Solar without confirming the purchase prices with brokers as indicative of market impact and has made no attempt to compare lot prices that are contemporaneous. In her 5 lot sales that she identifies, all of the lot prices decline with time from 2015 through 2019. This includes the 3 lot sales prior to the approval of the solar farm. The decrease in lot values shown in this chart are more indicative of the trend in the market, than of any impact related to the solar farm. Otherwise, how does she explain the drop in price from 2015 to 2017 prior to the solar farm approval.

She considers data at McBride Place Solar Farm and does a sale/resale analysis based on Zillow Home Value Index, which is not a reliable indication for appreciation in the market. She then adjusted her initial sales prior to the solar farm over 7 years to determine what she believes the home should have appreciated by and then compares that to an actual sale. She has run no tests or any analysis to show that the appreciation rates she is using are consistent with the market but more importantly she has not attempted to confirm any of these sales with market participants. I have spoken with brokers active in the sales that she cites and they have all indicated that the solar farm was not a negative factor in marketing or selling those homes.

She has considered lot sales at Sunshine Farms in Grandy, NC. She indicates that the lots next to the solar farm are selling for less than lots not near the solar farm, but she is actually using lot sales next to the solar farm prior to the solar farm being approved. She also ignores recent home sales adjoining this solar farm after it was built that show no impact on property value.

She also notes a couple of situations where solar developers have purchased adjoining homes and resold them or where a neighbor agreement was paid as proof of a negative impact on property value. Given that there are over 2,500 solar farms in the USA as of 2018 according to the U.S. Energy Information Administration and there are only a handful of such examples, this is clearly not an industry standard but a business decision. Furthermore, solar developers are not in the business of flipping homes and are in a position very similar to a bank that acquires a home as OREO (Other Real Estate Owned), where homes are frequently sold at discounted prices, not because of any drop in value, but because they are not a typically motivated seller. Market value requires an analysis of a typically motivated buyer and seller. So these are not good indicators of market value impacts.

The comments throughout this study are heavy in adjectives, avoids stating facts contrary to the conclusion and shows a strong selection bias.

### **Conclusion of Impact Studies**

Of the five studies noted two included actual sales data to derive an opinion of no impact on value. The two studies to conclude on a negative impact includes the Fred Beck study based on no actual sales data, and he has since indicated that with landscaping screens he would not conclude on a negative impact. The other study by Mary Clay shows improper adjustments for time, a lack of confirmation of sales comparables, and exclusion of data that does not support her position.

I have relied on these studies as additional support for the findings in this impact analysis.



## **B. Articles**

I have also considered a number of articles on this subject as well as conclusions and analysis as noted below.

### **Farm Journal Guest Editor, March 22, 2021 – Solar’s Impact on Rural Property Values**

Andy Ames, ASFMRA (American Society of Farm Managers and Rural Appraisers) published this article that includes a discussion of his survey of appraisers and studies on the question of property value related to solar farms. He discusses the university studies that I have cited as well as Patricia McGarr, MAI.

He also discusses the findings of Donald A. Fisher, ARA, who served six years at the Chair of the ASFMRA’s National Appraisal Review Committee. He is also the Executive Vice President of the CNY Pomeroy Appraiser and has conducted several market studies on solar farms and property impact. He is quoted in the article as saying, “Most of the locations were in either suburban or rural areas, and all of those studies found either a neutral impact, or ironically, a positive impact, where values on properties after installation of solar farms went up higher than time trends.”

Howard Halderman, AFM, President and CEO of Halderman Real Estate and Farm Management attended the ASFMRA solar talk hosted by the Indiana Chapter of the ASFMRA and he concludes that other rural properties would likely see no impact and farmers and landowners shown even consider possible benefits. “In some cases, farmers who rent land to a solar company will insure the viability of their farming operation for a longer time period. This makes them better long-term tenants or land buyers so one can argue that higher rents and land values will follow due to the positive impact the solar leases offer.”

### **National Renewable Energy Laboratory – Top Five Large-Scale Solar Myths, February 3, 2016**

Megan Day reports from NREL regarding a number of concerns neighbors often express. Myth #4 regarding property value impacts addresses specifically the numerous studies on wind farms that show no impact on property value and that solar farms have a significantly reduced visual impact from wind farms. She highlights that the appearance can be addressed through mitigation measures to reduce visual impacts of solar farms through vegetative screening. Such mitigations are not available to wind farms given the height of the windmills and again, those studies show no impact on value adjoining wind farms.

### **North Carolina State University: NC Clean Energy Technology Center White Paper: Balancing Agricultural Productivity with Ground-Based Solar Photovoltaic (PV) Development (Version 2), May 2019**

Tommy Cleveland and David Sarkisian wrote a white paper for NCSU NC Clean Energy Technology Center regarding the potential impacts to agricultural productivity from a solar farm use. I have interviewed Tommy Cleveland on numerous occasions and I have also heard him speak on these issues at length as well. He addresses many of the common questions regarding how solar farms work and a detailed explanation of how solar farms do not cause significant impacts on the soils, erosion and other such concerns. This is a heavily researched paper with the references included.

### **North Carolina State University: NC Clean Energy Technology Center White Paper: Health and Safety Impacts of Solar Photovoltaics, May 2017**

Tommy Cleveland wrote a white paper for NCSU NC Clean Energy Technology Center regarding the health and safety impacts to address common questions and concerns related to solar farms. This is a heavily researched white paper addressing questions ranging from EMFs, fire safety, as well as vegetation control and the breakdown of how a solar farm works.



### **C. *Broker Commentary***

In the process of working up the matched pairs used later in this report, I have collected comments from brokers who have actually sold homes adjoining solar farms indicating that the solar farm had no impact on the marketing, timing, or sales price for the adjoining homes. I have included comments from brokers within this report where they discussed specific solar projects including brokers from Kentucky, Virginia, Tennessee, and North Carolina.

I have additional commentary from other states including New Jersey and Michigan that provide the same conclusion.

## **IV. University Studies**

I have also considered the following studies completed by four different universities related to solar farms and impacts on property values.

### **A. *University of Texas at Austin, May 2018*** **An Exploration of Property-Value Impacts Near Utility-Scale Solar Installations**

This study considers solar farms from two angles. First it looks at where solar farms are being located and concludes that they are being located primarily in low density residential areas where there are fewer homes than in urban or suburban areas.

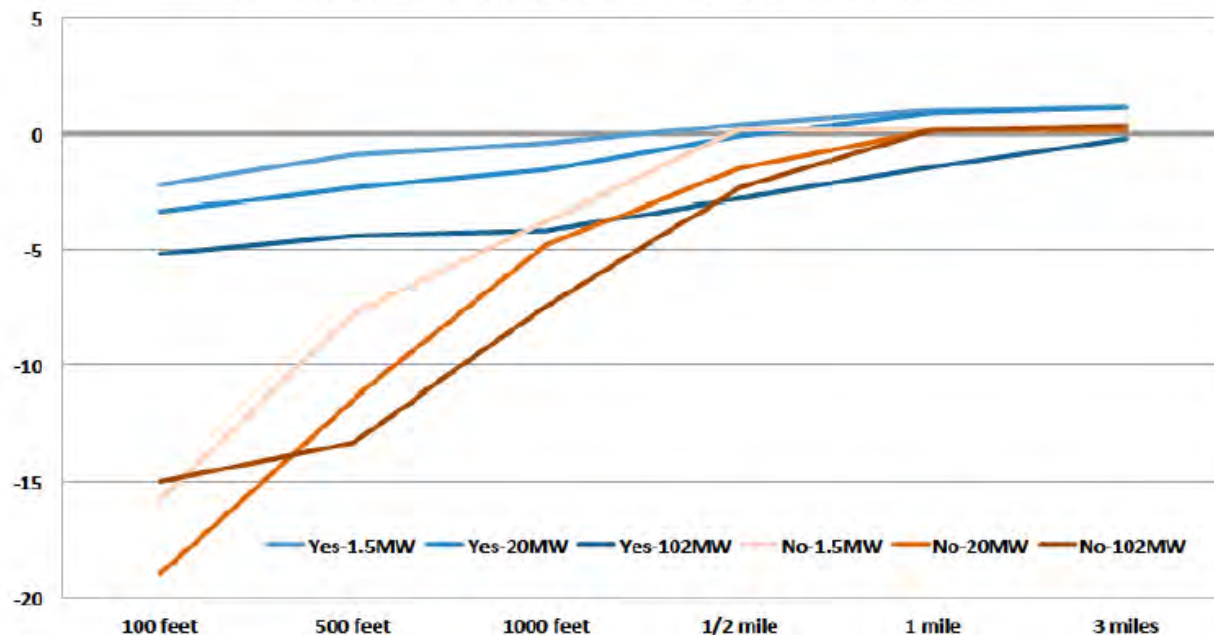
The second part is more applicable in that they conducted a survey of appraisers/assessors on their opinions of the possible impacts of proximity to a solar farm. They consider the question in terms of size of the adjoining solar farm and how close the adjoining home is to the solar farm. I am very familiar with this part of the study as I was interviewed by the researchers multiple times as they were developing this. One very important question that they ask within the survey is very illustrative. They asked if the appraiser being surveyed had ever appraised a property next to a solar farm. There is a very noticeable divide in the answers provided by appraisers who have experience appraising property next to a solar farm versus appraisers who self-identify as having no experience or knowledge related to that use.

On Page 16 of that study they have a chart showing the responses from appraisers related to proximity to a facility and size of the facility, but they separate the answers as shown below with appraisers with experience in appraising properties next to a solar farm shown in blue and those inexperienced shown in brown. Even within 100 feet of a 102 MW facility the response from experienced appraisers were -5% at most on impact. While inexperienced appraisers came up with significantly higher impacts. This chart clearly shows that an uninformed response widely diverges from the sales data available on this subject.



**Chart B.2 - Estimates of Property Value Impacts (%) by Size of Facility, Distance, & Respondent Type**

Have you assessed a home near a utility-scale solar installation?



Furthermore, the question cited above does not consider any mitigating factors such as landscaping buffers or screens which would presumably reduce the minor impacts noted by experienced appraisers on this subject.

The conclusion of the researchers is shown on Page 23 indicated that “Results from our survey of residential home assessors show that the majority of respondents believe that proximity to a solar installation has either no impact or a positive impact on home values.”

This analysis supports the conclusion of this report that the data supports no impact on adjoining property values.

## ***B. University of Rhode Island, September 2020***

### **Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island**

The University of Rhode Island published a study entitled **Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island** on September 29, 2020 with lead researchers being Vasundhara Gaur and Corey Lang. I have read that study and interviewed Mr. Corey Lang related to that study. This study is often cited by opponents of solar farms but the findings of that study have some very specific caveats according to the report itself as well as Mr. Lang from the interview.

While that study does state in the Abstract that they found depreciation of homes within 1-mile of a solar farm, that impact is limited to non-rural locations. On Pages 16-18 of that study under Section 5.3 Heterogeneity in treatment effect they indicate that the impact that they found was limited to non-rural locations with the impact in rural locations effectively being zero. For the study they defined “rural” as a municipality/township with less than 850 population per square mile.



They further tested the robustness of that finding and even in areas up to 2,000 population per square mile they found no statistically significant data to suggest a negative impact. They have not specifically defined a point at which they found negative impacts to begin, as the sensitivity study stopped checking at the 2,000-population dataset.

Where they did find negative impacts was in high population density areas that was largely a factor of running the study in Massachusetts and Rhode Island which the study specifically cites as being the 2<sup>nd</sup> and 3<sup>rd</sup> most population dense states in the USA. Mr. Lang in conversation as well as in recorded presentations has indicated that the impact in these heavily populated areas may reflect a loss in value due to the scarce greenery in those areas and not specifically related to the solar farm itself. In other words, any development of that site might have a similar impact on property value.

Based on this study I have checked the population for the District 6 of Buckingham County, which has a population of 3,283 population for 2021 based on HomeTownLocator.com and a total area of 105.90 square miles. This indicates a population density of 31 people per square mile which puts this well below the threshold indicated by the Rhode Island Study.

I therefore conclude that the Rhode Island Study supports a finding of no impact on adjoining properties for the proposed solar farm.

#### ***District 6 Data & Demographics (As of July 1, 2021)***

POPULATION		HOUSING	
Total Population	3,283 (100%)	Total HU (Housing Units)	1,510 (100%)
Population in Households	3,267 (99.5%)	Owner Occupied HU	1,054 (69.8%)
Population in Families	2,636 (80.3%)	Renter Occupied HU	216 (14.3%)
Population in Group Quarters <sup>1</sup>	16 ( 0.5%)	Vacant Housing Units	240 (15.9%)
Population Density	31	Median Home Value	\$144,124
Diversity Index <sup>2</sup>	53	Average Home Value	\$173,267
		Housing Affordability Index <sup>3</sup>	219

INCOME		HOUSEHOLDS	
Median Household Income	\$49,645	Total Households	1,270
Average Household Income	\$57,068	Average Household Size	2.57
% of Income for Mortgage <sup>4</sup>	12%	Family Households	873
Per Capita Income	\$22,220	Average Family Size	3
Wealth Index <sup>5</sup>	47		



### **C. *Georgia Institute of Technology, October 2020***

#### **Utility-Scale Solar Farms and Agricultural Land Values**

This study was completed by Nino Abashidze as Post-Doctoral Research Associate of Health Economics and Analytics Lab (HEAL), School of Economics, Georgia Institute of Technology. This research was started at North Carolina State University and analyzes properties near 451 utility-scale ground-mount solar installations in NC that generate at least 1 MW of electric power. A total of 1,676 land sales within 5-miles of solar farms were considered in the analysis.

This analysis concludes on Page 21 of the study “Although there are no direct effects of solar farms on nearby agricultural land values, we do find evidence that suggests construction of a solar farm may create a small, positive, option -value for land owners that is capitalized into land prices. Specifically, after construction of a nearby solar farm, we find that agricultural land that is also located near transmission infrastructure may increase modestly in value.”

This study supports a finding of no impact on adjoining agricultural property values and in some cases could support a modest increase in value.

### **D. *Master’s Thesis: ECU by Zachary Dickerson July 2018***

#### **A Solar Farm in My Backyard? Resident Perspectives of Utility-Scale Solar in Eastern North Carolina**

This study was completed as part of a Master of Science in Geography Master’s Thesis by Zachary Dickerson in July 2018. This study sets out to address three questions:

1. Are there different aspects that affect resident satisfaction regarding solar farms?
2. Are there variations in satisfaction for residents among different geographic settings, e.g. neighborhoods adjacent to the solar farms or distances from the solar farms?
3. How can insight from both the utility and planning sectors, combined with knowledge gained from residents, fill gaps in communication and policy writing in regard to solar farms?

This was done through survey and interview with adjacent and nearby neighbors of existing solar farms. The positive to neutral comments regarding the solar farms were significantly higher than negative. The researcher specifically indicates on Page 46 “The results show that respondents generally do not believe the solar farms pose a threat to their property values.”

The most negative comments regarding the solar farms were about the lack of information about the approval process and the solar farm project prior to construction.



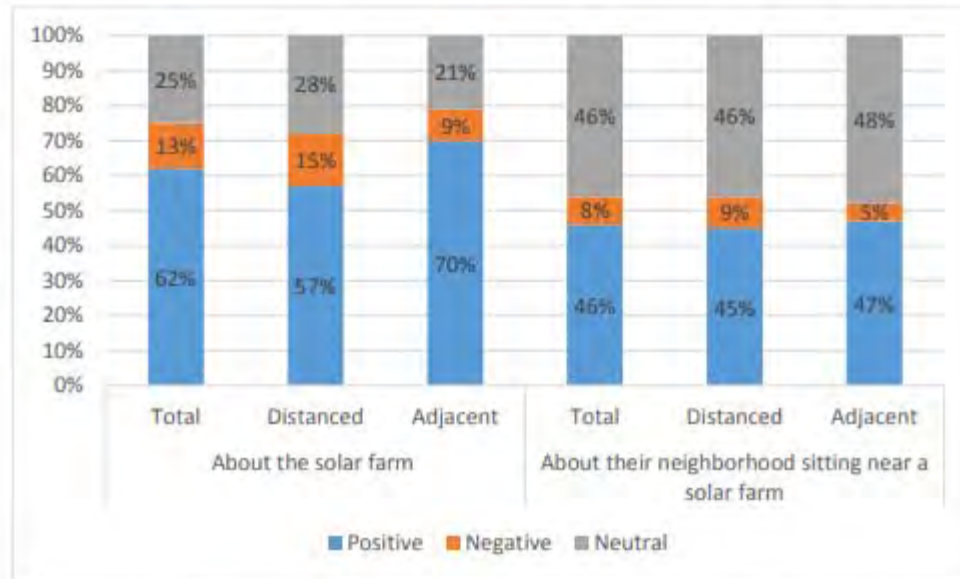


Figure 11: Residents' positive/negative word choices by geographic setting for both questions



## **V. Assessor Surveys**

I have attempted to contact all of the assessor departments in North Carolina to determine how local assessors are handling solar farms and adjoining property values. I have spoken personally with a number of assessors, but much of this data was obtained via email. I have 39 counties in NC that have both responded to these questions on property value and also have solar farms in that county. I have excluded responses from assessors from counties where there are no current solar farms.

As can be seen in the chart below, of the 39 responses all of the responses have indicated that they make no adjustment to properties adjoining solar farms. Several assessors indicated that it would require an adjoining property owner to appeal their property value with data showing a negative impact before they would make any adjustment and to date they have not had that happen.

I also point out specifically Clay County. I spoke with the assessor there specifically about adjustments that were applied to some properties near a solar farm back in 2008. She was unaware of the details of that event as she was not in this position at that time. As discussed earlier in this report the lower re-assessments at that solar farm were based on a County Official, who owned property adjacent to the solar farm, who made an appeal to the assessor for reductions for his own property. The noted lack of lot sales after announcement of the solar farm however coincided with the recession in 2008/2009 and lack of lot sales effectively defined that area during that time, but without relying on any data the assessor made that change in that time frame based on conversations with the assessor. Since then, Clay County has confirmed that they do not currently make any changes to adjoining property values and the current county assessor was not even aware that they had in the past done so.



## NC Assessor Survey on Solar Farm Property Value Impacts

County	Assessor's Name	Number of Farms	Change in Adjacent Property Value
Alexander	Doug Fox	3	No
Buncombe	Lisa Kirbo	1	No
Burke	Daniel Isenhour	3, 2 on 1 parcel, 1 on 3 parcels	No
Cabarrus	Justin	less than 10, more in the works	No
Caldwell	Monty Woods	3 small	No, but will look at data in 2025
Catawba	Lori Ray	14	No
Chatham	Jenny Williams	13	No
Cherokee	Kathy Killian	9	No
Chowan	Melissa Radke	3, 1 almost operational	No
Clay	Bonnie L. Lyvers		No
Davidson	Libby	1	No
Duplin	Gary Rose	34, 2 more in planning	No
Franklin	Marion Cascone	11	No
Gaston	Traci Hovis	3	No
Gates	Chris Hill	3	No
Granville	Jenny Griffin	8	No
Halifax	C. Shane Lynch	Multiple	No
Hoke	Mandi Davis	4	No
Hyde	Donnie Shumate	1 to supplement egg processing plant	No
Iredell	Wes Long	2, 3 others approved	No
Lee	Lisa Faulkner	8	No
Lincoln	Susan Sain	2	No
Moore	Michael Howery	10	No
New Hanover	Rhonda Garner	35	No
Orange	Chad Phillip	2 or 7 depending on breakdown	No
Pender	Kayla Bolick Futrell	6	No
Person	Russell Jones	9	No
Pitt	Russell D. Hill	8, 1 in planning	No
Randolph	Mark Frick	19	No
Rockingham	Mark C McClintock	6	No
Rutherford	Kim Aldridge	20	No
Sampson	Jim Johnson	9, 1 in construction	No
Scotland	James Brown	15, 1 in process	No
Stokes	Richard Brim	2	No
Surry	Penny Harrison	4, 2 more in process	No
Union	Robin E. Merry	6	No
Vance	Cathy E. Renn	13	No
Warren	John Preston	7	No
Wayne	Alan Lumpkin	32	No
Wilson	William (Witt) Putney	~16	No, mass appraisal standards applied

Responses: 39

Negative Impact on Adjoining Value = Yes: 0

Negative Impact on Adjoining Value = No: 39

I have also been working on a survey of Virginia Assessors regarding property values related to solar farms and whether or not the local assessors have found any data to support any changes to value on property adjoining solar farms. In this process I have contacted every assessor's office by email and I have received responses by email and by phone from a number of these counties. Many of the counties in Virginia rely on outside firms to assist in gathering data for the assessments and where that is the case, we have contacted the outside firms regarding the question of whether or not the assessors are currently making any adjustments to properties adjoining solar farms.

I currently have response from 16 counties that have solar farms in them and of those 16 responses none of the assessors are currently applying a negative impact on property value. One response suggested that adjoining values may go up.

I did speak with Randy Willis with Pearson Assessors. His company assists in the assessments in many of the counties south of Richmond. He indicated that they had found no data to suggest a negative impact on property value and they have looked as they were concerned about that issue.



He indicated that they would make no negative impact adjustments and that he recognizes that there are a number of agricultural adjoining uses that have a greater impact on adjoining properties in terms of noise, dust and odor than a solar farm would have. He did indicate that there could be situations where an individual home might have a greater visual impact and those should be looked at on a case-by-case basis, but he also agreed that many allowed agricultural uses could have similar visual impacts on such properties as well.

VIRGINIA Commissioner of the Revenue			
County	Assessor Name	Number of Farms in Operation	Change in adjacent property value
Appomattox	Sara Henderson	1, plus one in process	No
Augusta	W. Jean Shrewsbury	no operational	No
Buckingham	Stephanie D. Love	1	No
Charlotte	Naisha Pridgen Carter	1, several others in the works	No
Clarke	Donna Peake	1	No
Frederick	Seth T. Thatcher	none, 2 approved for 2022	No, assuming compatible with rural area
Goochland	Mary Ann Davis		No
Hanover	Ed Burnett	1	No
Louisa	Stacey C. Fletcher	2 operational by end of year	No, only if supported by market data
Mecklenburg	Joseph E. "Ed" Taylor		No
Nottoway	Randy Willis with Pearson Assessors		No
Powhatan	Charles Everest	2 approved, 1 built	Likely increase in value
Rockingham	Dan Cullers	no operational	Likely no
Southampton	Amy B. Carr	1	Not normally
Surry	Jonathan F. Jenkins	1	None at this time
Westmoreland	William K. Hoover	4	No
Responses: 16			
Negative Impact on Adjoining Value = Yes: 0			
Negative Impact on Adjoining Value = No: 16			



## **VI. Summary of Solar Projects In Virginia**

I have researched the solar projects in Virginia. I identified the solar farms through the Solar Energy Industries Association (SEIA) Major Projects List and then excluded the roof mounted facilities. I focused on larger solar farms over 10 MW though I have included a couple of smaller solar farms as shown in the chart below.

I was able to identify and research 50 solar farms in Virginia as shown below. These are primarily over 20 MW in size with adjoining homes as close as 100 feet and the mix of adjoining uses is primarily agricultural and residential.



Parcel #	Name	County	City	Output (MW)	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre			
									Res	Agri	Agri/Res	Com
115	Buckingham I	Buckingham	Cumberland	19.8	481.18		N/A	N/A	8%	73%	18%	0%
121	Scott	Powhatan	Amelia Court Hou	20	898.4		1,421	730	29%	28%	44%	0%
204	Walker-Correctional	New Kent	Barhamsville	20	484.65	484.65	516	103	13%	68%	20%	0%
205	Sappony	Sussex	Stony Creek	20	322.68	322.68			2%	98%	0%	0%
216	Beetle	Southampton	Boykins	40	422.19	422.19	1,169	310	0%	10%	90%	0%
222	Grasshopper	Mecklenburg	Chase City	80	946.25	946.25			6%	87%	5%	1%
226	Belcher	Louisa	Louisa	88	1238.11	1238.11		150	19%	53%	28%	0%
228	Bluestone Farm	Mecklenburg	Chase City	4.99	332.5	332.5			0%	100%	0%	0%
257	Nokesville	Prince William	Nokesville		331.01	331.01			12%	49%	17%	23%
261	Buckingham II	Buckingham	Buckingham	19.8	460.05	460.05			6%	79%	15%	0%
262	Mount Jackson	Shenandoah	Mount Jackson	15.65	652.47	652.47			21%	51%	14%	13%
263	Gloucester	Gloucester	Gloucester	20	203.55	203.55	508	190	17%	55%	28%	0%
267	Scott II	Powhatan	Powhatan		701	701			41%	25%	34%	0%
272	Churchview	Middlesex	Church View	20	567.91	567.91			9%	64%	27%	0%
303	Turner	Henrico	Henrico	20	463.12	463.12	N/A	N/A	21%	37%	0%	42%
311	Sunnybrook Farm	Halifax	Scottsburg		527.88	527.88	N/A	N/A	15%	59%	26%	0%
312	Powell Creek	Halifax	Alton		513	513	N/A	N/A	7%	71%	22%	0%
339	Crystal Hill	Halifax	Crystal Hill		628.67	628.67	1,570	140	6%	41%	35%	18%
354	Amazon East	Accomack	Oak Hall	80	1000	1000	645	135	8%	75%	17%	0%
355	Alton Post	Halifax	Alton		501.96	501.96	749	100	2%	58%	40%	0%
364	Remington	Fauquier	Remington	20	277.2	277.2	2,755	1,280	10%	41%	31%	18%
365	Greenwood	Culpeper	Stevensburg	100	2266.58	2266.58	788	200	8%	62%	29%	0%
367	Culpeper Sr	Culpeper	Culpeper		12.53	12.53	N/A	N/A	15%	0%	86%	0%
370	Cherrydale	Northampton	Kendall Grove	20	180.17	180.17	N/A	N/A	5%	0%	92%	3%
373	Woodland, VA	Isle of Wight	Smithfield	19.7	211.12	211.12	606	190	9%	0%	91%	0%
374	Whitehouse	Louisa	Louisa	20	499.52	499.52	1,195	110	24%	55%	18%	4%
402	Cedar Park	Henrico	Richmond		13.93	13.93			57%	0%	0%	43%
407	Foxhound	Halifax	Clover	91	1311.78	1311.78	885	185	5%	61%	17%	18%
415	Stagecoach II	Halifax	Nathalie	16.625	327.87	327.87	1,073	255	5%	66%	29%	0%
484	Essex Solar Center	Essex	Center Cross	20	106.12	106.12	693	360	3%	70%	27%	0%
485	Southampton	Southampton	Newsoms	100	3243.92	3243.92	-	-	3%	78%	17%	3%
487	Augusta	Augusta	Stuarts Draft	125	3197.4	1147	588	165	16%	61%	16%	7%
490	Cartersville	Powhatan	Powhatan		2945	1358	1,467	105	6%	14%	80%	0%
495	Walnut	King and Queen	Shacklefords	110	1700	1173	641	165	14%	72%	13%	1%
497	Piney Creek	Halifax	Clover	80	776.18	422	523	195	15%	62%	24%	0%
511	UVA Puller	Middlesex	Topping	15	120	120	1,095	185	59%	32%	0%	10%
519	Fountain Creek	Greensville	Emporia	80	798.3	798.3	-	-	6%	23%	71%	0%
557	Winterpock 1	Chesterfield	Chesterfield		518	308	2,106	350	4%	78%	18%	0%
577	Windsor	Isle of Wight	Windsor	85	564.1	564.1	572	160	9%	67%	24%	0%
579	Spotsylvania	Spotsylvania	Paytes	500	6412	3500			9%	52%	11%	27%
586	Sweet Sue	King William	Aylett	77	1262	576	1,617	680	7%	68%	25%	0%
591	Warwick	Prince George	Disputanta	26.5	967.62	442.05	555	115	12%	68%	20%	0%
621	Loblolly	Surry	Spring Grove	150	2181.92	1000	1,860	110	7%	62%	31%	0%
622	Woodridge	Albemarle	Scottsville	138	2260.87	1000	1,094	170	9%	63%	28%	0%
633	Brunswick	Greensville	Emporia	150.2	2076.36	1387.3	1,091	240	4%	85%	11%	0%
642	Belcher 3	Louisa	Louisa		749.36	658.56	598	180	14%	71%	14%	1%
649	Endless Caverns	Rockingham	New Market	31.5	355	323.6	624	190	15%	27%	51%	7%
664	Watlington	Halifax	South Boston	20	240.09	137	536	215	24%	48%	28%	0%
671	Spout Spring	Appomattox	Appomattox	60	881.12	673.37	836	335	16%	30%	46%	8%
703	Lily Pond	Dinwiddie	Carson	80	2197.74	1930	723	115	13%	60%	27%	0%
<b>Total Number of Solar Farms</b>				50								
<b>Average</b>				66.76	1006.61	755.54	1003.2	253.5	13%	53%	29%	5%
<b>Median</b>				31.50	566.01	520.44	788.0	185.0	9%	60%	24%	0%
<b>High</b>				500.00	6412.00	3500.00	2755.0	1280.0	59%	100%	92%	43%
<b>Low</b>				4.99	12.53	12.53	508.0	100.0	0%	0%	0%	0%

On the following pages I have included summary data on the constructed solar farms indicated above. Similar information is available for the larger set of solar farms in the adjoining states in my files if requested.



### 115: Buckingham Solar, E. James Anderson Hwy, Buckingham, VA



This project was proposed in 2017 and located on 460 acres with the closest home proposed to be 150 feet from the closest solar panel.

#### Adjoining Use Breakdown

	<b>Acreage</b>	<b>Parcels</b>
Residential	5.95%	71.79%
Agricultural	78.81%	20.51%
Agri/Res	15.24%	7.69%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>



### 121: Scott Solar Project, 1580 Goodes Bridge Rd, Powhatan, VA



This project was built in 2016 and located on 165 acres out of 898 acres for a 17 MW with the closest home proposed to be 730 feet from the closest solar panel.

#### Adjoining Use Breakdown

	<b>Acreage</b>	<b>Parcels</b>
Residential	28.83%	78.57%
Agri/Res	43.52%	3.57%
Agricultural	27.65%	17.86%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>



## 204: Walker-Correctional Solar, Barham Road, Barhamsville, VA



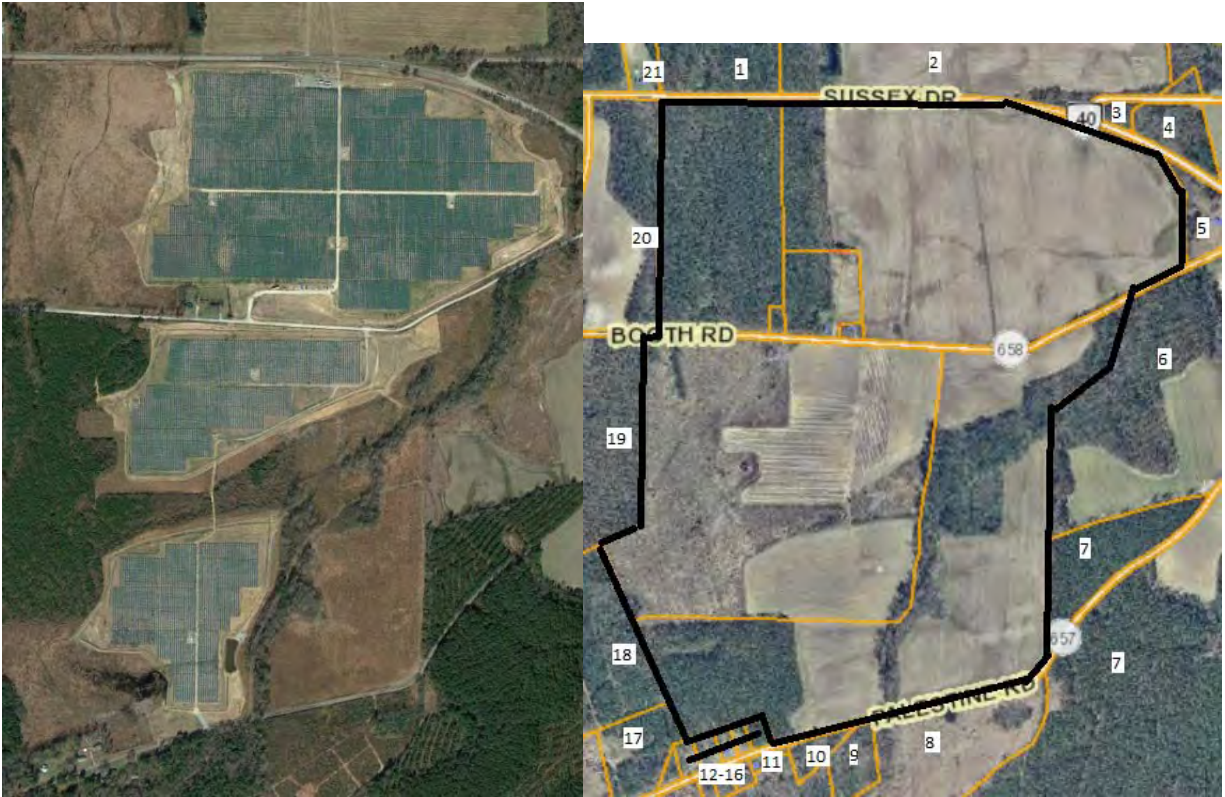
This project was built in 2017 and located on 484.65 acres for a 20 MW with the closest home at 110 feet from the closest solar panel with an average distance of 500 feet.

### Adjoining Use Breakdown

	<b>Acreage</b>	<b>Parcels</b>
Residential	12.59%	76.92%
Agricultural	67.71%	15.38%
Agri/Res	19.70%	7.69%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>



## 205: Sappony Solar, Sussex Drive, Stony Creek, VA



This project was built in 2017 and located on 484.65 acres for a 20 MW with the closest home at 110 feet from the closest solar panel with an average distance of 500 feet.

### Adjoining Use Breakdown

	Acreage	Parcels
Residential	12.59%	76.92%
Agricultural	67.71%	15.38%
Agri/Res	19.70%	7.69%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>



**354: Amazon Solar project East (Eastern Shore), Accomack, VA**



This project was built in 2016 for a solar project on a 1,000-acre assemblage for an 80 MW facility. The closest home is 135 feet from the closest panel.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	8.18%	63.74%
Agricultural	75.16%	30.77%
Agri/Res	16.56%	3.30%
Substation	0.08%	1.10%
Church	0.01%	1.10%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>



**364: Remington Solar, 12080 Lucky Hill Rd, Remington, VA**



This project was built in 2017 for a solar project on a 125-acre tract for a 20 MW facility. There were some recent home sales adjoining this project, but it was difficult to do any matched pairs. One sale was an older home in very poor condition according to the broker and required crossing railroad tracks on a private road to get access to the home and located across from a large industrial building. The other sale is a renovated historic home on a large tract of land just one parcel north of the large industrial building. These sales essentially have too much static around them to isolate any impacts separate from these other factors.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	10.24%	65.38%
Agricultural	40.79%	19.23%
Agri/Res	30.87%	7.69%
Warehouse	0.82%	3.85%
Substation	17.28%	3.85%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>



### 370: Cherrydale Solar, Seaside Road, Kendall Grove, VA



This project was built in 2017 and located on 180.17 acres for a 20 MW facility.

#### Adjoining Use Breakdown

	<b>Acreage</b>	<b>Parcels</b>
Residential	5.44%	80.77%
Agricultural	92.01%	15.38%
Warehouse	2.55%	3.85%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>



### 371: Clarke County Solar, Double Tollgate Road, White Post, VA



This project was built in 2017 and located on a portion of a 234.84-acre tract for a 20 MW facility.

#### Adjoining Use Breakdown

	<b>Acreage</b>	<b>Parcels</b>
Residential	13.70%	74.19%
Agricultural	38.89%	6.45%
Agri/Res	46.07%	6.45%
Commercial	0.19%	6.45%
Warehouse	0.85%	3.23%
Substation	0.30%	3.23%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>



**373: Woodland Solar, Longview Drive, Smithfield, VA**



This project was built in 2016 for a solar project on a 211.12-acre tract for a 19.7 MW facility. The closest single-family home is 190 feet away from the closest solar panel. The average distance is 606 feet.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	8.85%	46.15%
Agricultural	91.08%	46.15%
Cell Tower	0.07%	7.69%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>



**374: Whitehouse Solar, Chalklevel Road, Louisa, VA**



This project was built in 2016 for a solar project on a 499.52-acre tract for a 20 MW facility. The closest single-family home is 110 feet away from the closest solar panel. The average distance is 1,195 feet.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	23.55%	70.27%
Agricultural	54.51%	10.81%
Agri/Res	18.22%	2.70%
Commercial	2.49%	13.51%
Industrial	1.22%	2.70%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>



**484: Essex Solar, Tidewater Trail, Center Cross, VA**

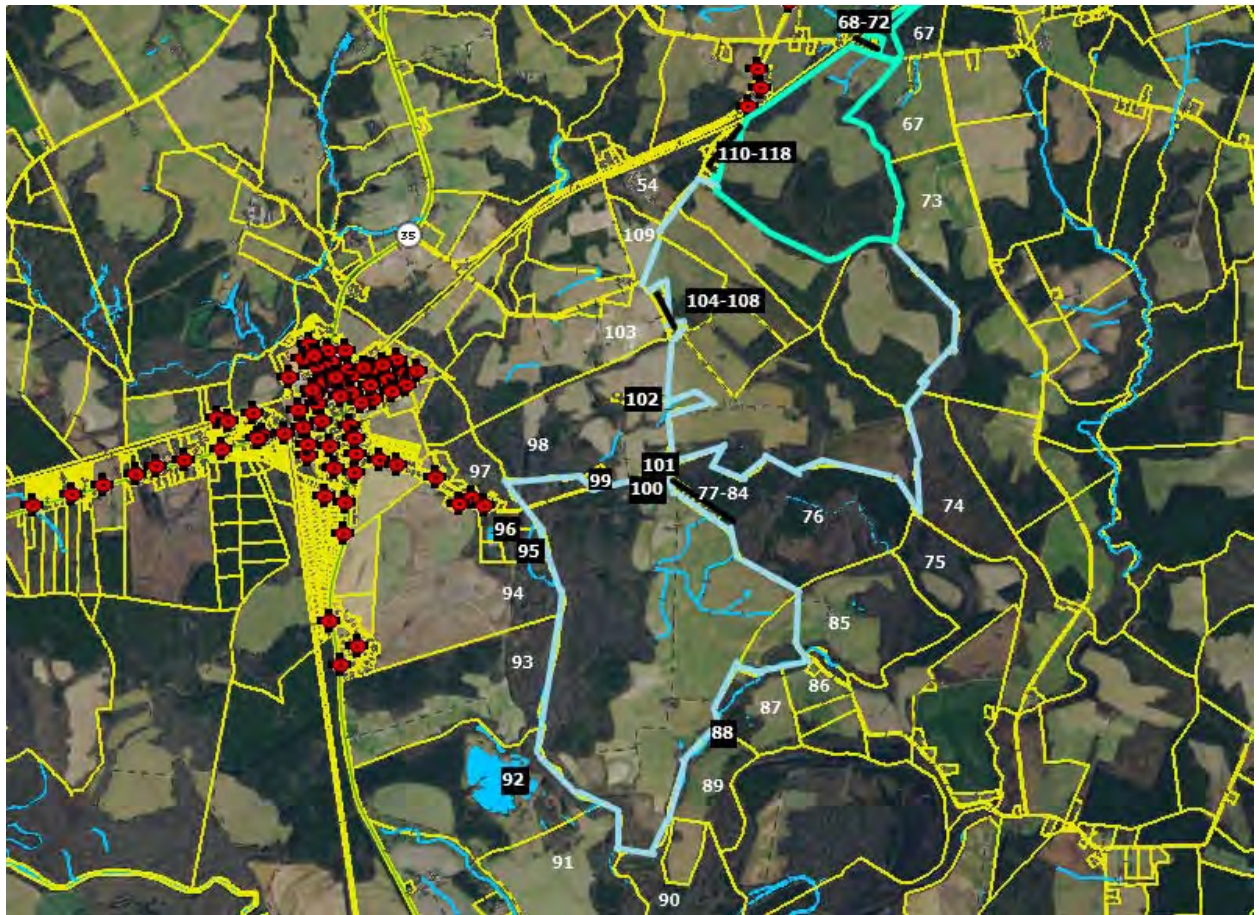


This project was built in 2017 for a solar project on a 106.12-acre tract for a 20 MW facility. The closest single-family home is 360 feet away from the closest solar panel. The average distance is 693 feet.

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	3.13%	57.89%
Agricultural	69.65%	26.32%
Agri/Res	26.99%	10.53%
Religious	0.23%	5.26%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>









This project was built in 2017 for a solar project on an assemblage of 3,244 acres for a 100 MW facility.

#### **Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Residential	2.56%	53.33%
Agricultural	77.99%	36.67%
Agri/Res	16.56%	8.33%
Industrial	2.89%	1.67%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>



## **VII. Market Analysis of the Impact on Value from Solar Farms**

I have researched hundreds of solar farms in numerous states to determine the impact of these facilities on the value of adjoining property. This research has primarily been in North Carolina, but I have also conducted market impact analyses in Virginia, South Carolina, Tennessee, Texas, Oregon, Mississippi, Maryland, New York, California, Missouri, Florida, Montana, Georgia, Louisiana, and New Jersey.

Wherever I have looked at solar farms, I have derived a breakdown of the adjoining uses to show what adjoining uses are typical for solar farms and what uses would likely be considered consistent with a solar farm use similar to the breakdown that I've shown for the subject property on the previous page. A summary showing the results of compiling that data over hundreds of solar farms is shown later in the Scope of Research section of this report.

I also consider whether the properties adjoining a solar farm in one location have characteristics similar to the properties abutting or adjoining the proposed site so that I can make an assessment of market impact on each proposed site. Notably, in most cases solar farms are placed in areas very similar to the site in question, which is surrounded by low density residential and agricultural uses. In my over 700 studies, I have found a striking repetition of that same typical adjoining use mix in over 90% of the solar farms I have looked at. Matched pair results in multiple states are strikingly similar, and all indicate that solar farms – which generate very little traffic, and do not generate noise, dust or have other harmful effects – do not negatively impact the value of adjoining or abutting properties.

On the following pages I have considered matched pair data specific to Virginia and Kentucky.

In the next section I have considered matched pair data throughout the Southeast of the United States as being the most similar states that would most readily compare to Virginia. This includes data from Florida, Georgia, South Carolina, North Carolina, Tennessee, Virginia and Maryland. I focused on projects of 5 MW and larger though I have significant supplemental data on solar farms just smaller than that in North Carolina that show similar results. This data is available in my files.

I have additional supporting information from other states in my files that show a consistent pattern across the United States, but again, I have focused on the Southeast in this analysis.



**A. *Virginia Data***

I have identified matched pairs adjoining 3 of the 27 solar farms noted above. I have also included data from a solar farm in Kentucky that does a good job of illustrating distant views of solar panels in relation to adjoining housing.

The following pages detail the matched pairs and how they were derived.



**1. Matched Pair – Clarke County Solar, Clarke County, VA**



This project is a 20 MW facility located on a 234-acre tract that was built in 2017.



I have considered two recent sales of Parcel 3. The home on this parcel is 1,230 feet from the closest panel as measured in the second map from Google Earth, which shows the solar farm under construction. This home sold in January 2017 for \$295,000 and again in August 2019 for \$385,000. I show each sale below and compare those to similar home sales in each time frame. The significant increase in price between 2017 and 2019 is due to a major kitchen remodel, new roof, and related upgrades as well as improvement in the market in general. The sale and later resale of the home with updates and improvements speaks to pride of ownership and increasing overall value as properties perceived as diminished are less likely to be renovated and sold for profit.

I note that 102 Tilthammer includes a number of barns that I did not attribute any value in the analysis. The market would typically give some value for those barns but even without that adjustment there is an indication of a positive impact on value due to the solar farm. The landscaping buffer from this home is considered light.

### Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
3	Adjoins	833 Nations Spr	5.13	8/18/2019	\$385,000	1979	1,392	\$276.58	3/2	Det Gar	Ranch	UnBsmt
	Not	167 Leslie	5.00	8/19/2020	\$429,000	1980	1,665	\$257.66	3/2	Det2Gar	Ranch	
	Not	2393 Old Chapel	2.47	8/10/2020	\$330,000	1974	1,500	\$220.00	3/1.5	Det Gar	Ranch	
	Not	102 Tilthammer	6.70	5/7/2019	\$372,000	1970	1,548	\$240.31	3/1.5	Det Gar	Ranch	UnBsmt

### Adjoining Sales Adjusted

[illegible]

### Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
3	Adjoins	833 Nations Spr	5.13	1/9/2017	\$295,000	1979	1,392	\$211.93	3/2	Det Gar	Ranch	UnBsmt
	Not	6801 Middle	2.00	12/12/2017	\$249,999	1981	1,584	\$157.83	3/2	Open	Ranch	
	Not	4174 Rockland	5.06	1/2/2017	\$300,000	1990	1,688	\$177.73	3/2	2 Gar	2-story	
	Not	400 Sugar Hill	1.00	6/7/2018	\$180,000	1975	1,008	\$178.57	3/1	Open	Ranch	

### Adjoining Sales Adjusted

[illegible]



## 2. Matched Pair – Walker-Correctional Solar, Barham Road, Barhamsville, VA



This project was built in 2017 and located on 484.65 acres for a 20 MW with the closest home at 110 feet from the closest solar panel with an average distance of 500 feet.

I considered the recent sale identified on the map above as Parcel 19, which is directly across the street and based on the map shown on the following page is 250 feet from the closest panel. A



limited buffering remains along the road with natural growth being encouraged, but currently the panels are visible from the road. Alex Uminski, SRA with MGMiller Valuations in Richmond VA confirmed this sale with the buying and selling broker. The selling broker indicated that the solar farm was not a negative influence on this sale and in fact the buyer noticed the solar farm and then discovered the listing. The privacy being afforded by the solar farm was considered a benefit by the buyer. I used a matched pair analysis with a similar sale nearby as shown below and found no negative impact on the sales price. Property actually closed for more than the asking price. The landscaping buffer is considered light.

**Adjoining Residential Sales After Solar Farm Approved**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	5241 Barham	2.65	10/18/2018	\$264,000	2007	1,660	\$159.04	3/2	Drive	Ranch	Modular
Not	17950 New Kent	5.00	9/5/2018	\$290,000	1987	1,756	\$165.15	3/2.5	3 Gar	Ranch	
Not	9252 Ordinary	4.00	6/13/2019	\$277,000	2001	1,610	\$172.05	3/2	1.5-Gar	Ranch	
Not	2416 W Miller	1.04	9/24/2018	\$299,000	1999	1,864	\$160.41	3/2.5	Gar	Ranch	

**Adjoining Sales Adjusted**

Solar	Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
Adjoins	5241 Barham								\$264,000		250
Not	17950 New Kent		-\$8,000	\$29,000	-\$4,756	-\$5,000	-\$20,000	-\$15,000	\$266,244	-1%	
Not	9252 Ordinary	-\$8,310	-\$8,000	\$8,310	\$2,581		-\$10,000	-\$15,000	\$246,581	7%	
Not	2416 W Miller		\$8,000	\$11,960	-\$9,817	-\$5,000	-\$10,000	-\$15,000	\$279,143	-6%	

**Average Diff** 0%

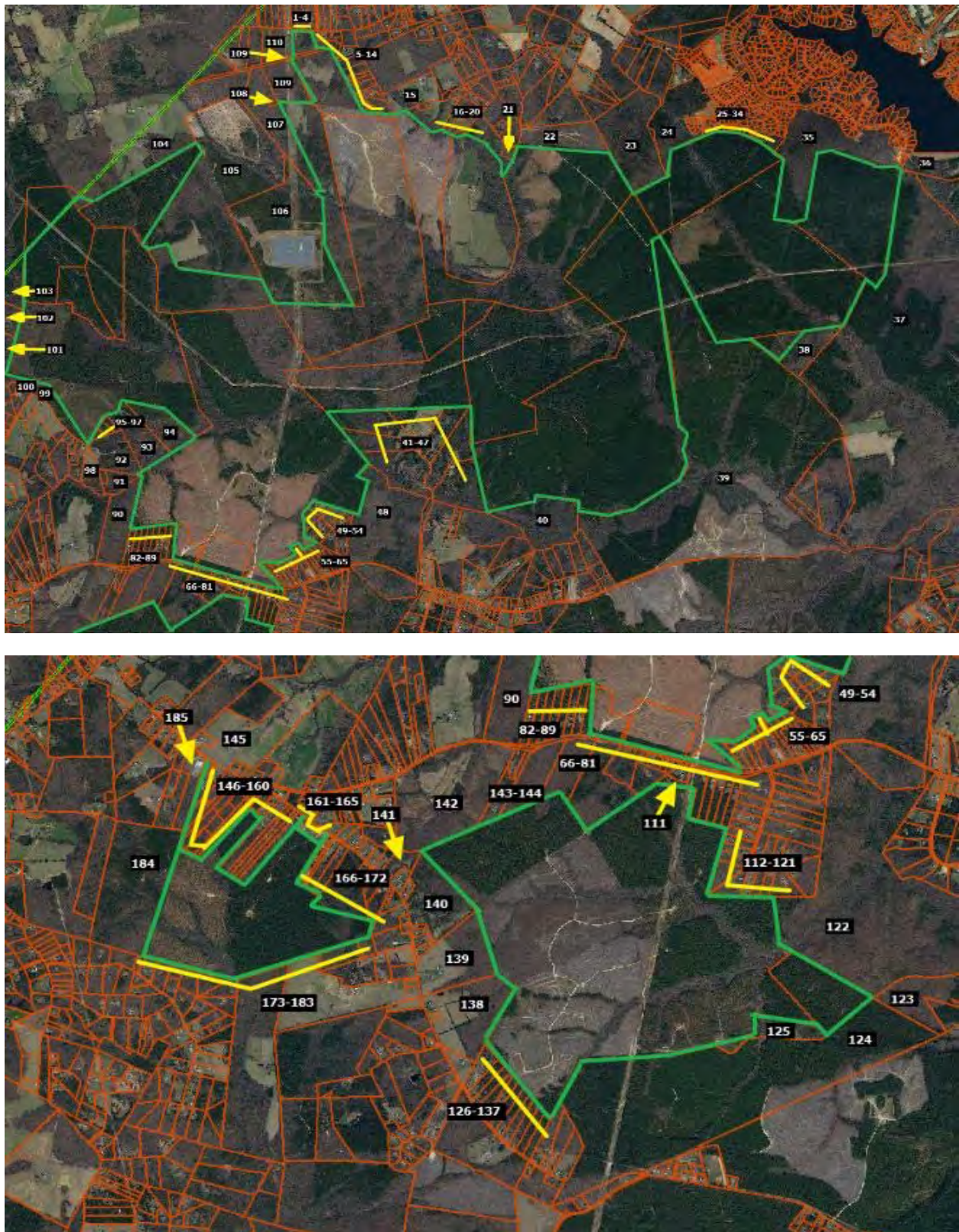
I also spoke with Patrick W. McCrerey of Virginia Estates who was marketing a property that sold at 5300 Barham Road adjoining the Walker-Correctional Solar Farm. He indicated that this property was unique with a home built in 1882 and heavily renovated and updated on 16.02 acres. The solar farm was through the woods and couldn't be seen by this property and it had no impact on marketing this property. This home sold on April 26, 2017 for \$358,000. I did not set up any matched pairs for this property since it is a unique property that any such comparison would be difficult to rely on. The broker's comments do support the assertion that the adjoining solar farm had no impact on value. The home in this case was 510 feet from the closest panel.



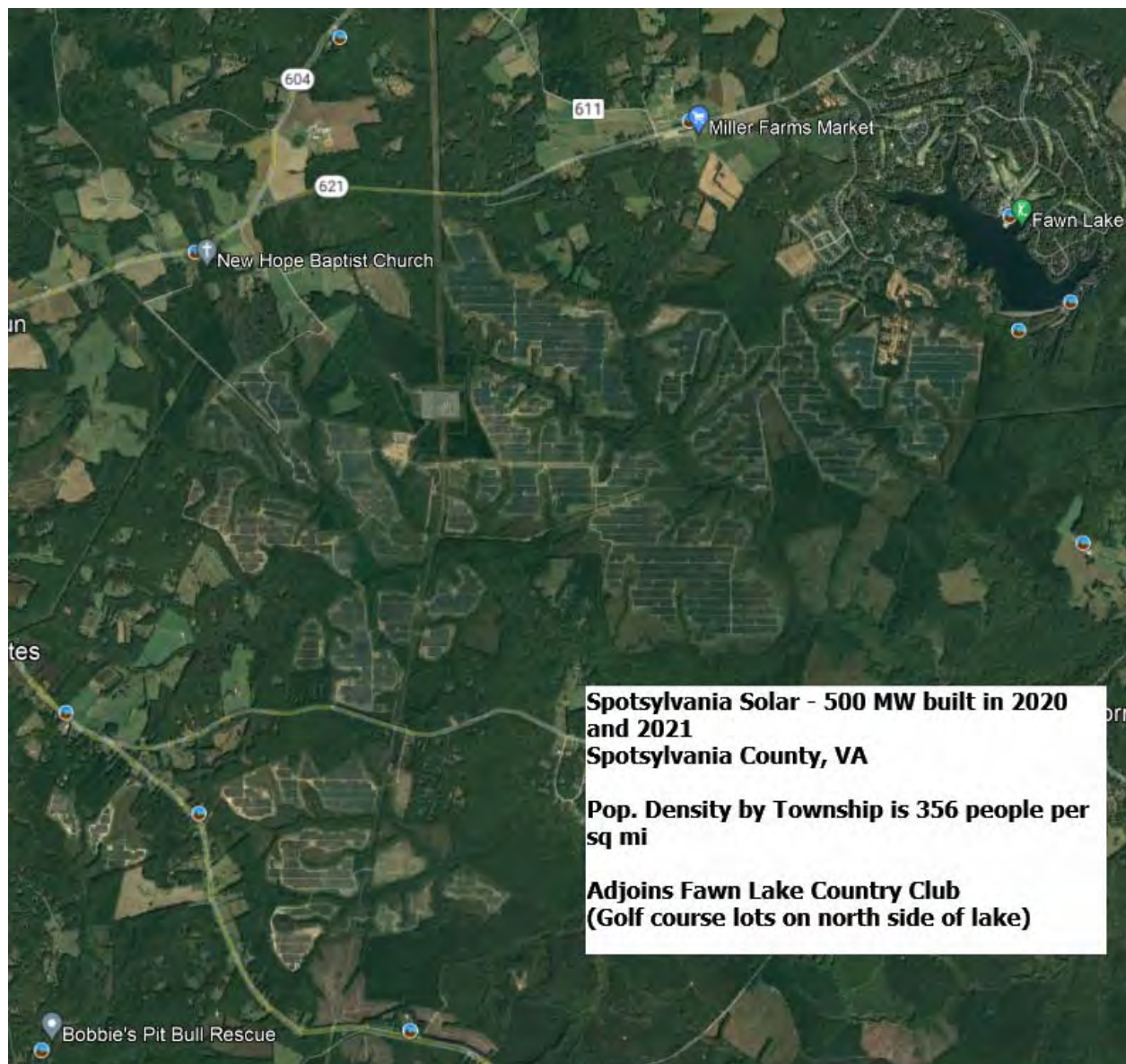
[illegible]



#### 4. Matched Pair – Spotsylvania Solar, Paytes, VA







This solar farm is being built in four phases with the area known as Site C having completed construction in November 2020 after the entire project was approved in April 2019. Site C, also known as Pleinmont 1 Solar, includes 99.6 MW located in the southeast corner of the project and shown on the maps above with adjoining parcels 111 through 144. The entire Spotsylvania project totals 500 MW on 3500 acres out of a parent tract assemblage of 6,412 acres.

I have identified three adjoining home sales that occurred during construction and development of the site in 2020.

The first is located on the north side of Site A on Orange Plank Road. The second is located on Nottoway Lane just north of Catharpin Road on the south side of Site A and east of Site C. The third is located on Post Oak Road for a home that backs up to Site C that sold in September 2020 near the completion of construction for Site C.



**Spotsylvania Solar Farm**

<b>Solar</b>	<b>Address</b>	<b>Acres</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Built</b>	<b>GBA</b>	<b>\$/GBA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Style</b>	<b>Other</b>
Adjoins	12901 Orng Plnk	5.20	8/27/2020	\$319,900	1984	1,714	\$186.64	3/2	Drive	1.5	Un Bsmt
Not	8353 Gold Dale	3.00	1/27/2021	\$415,000	2004	2,064	\$201.07	3/2	3 Gar	Ranch	
Not	6488 Southfork	7.26	9/9/2020	\$375,000	2017	1,680	\$223.21	3/2	2 Gar	1.5	Barn/Patio
Not	12717 Flintlock	0.47	12/2/2020	\$290,000	1990	1,592	\$182.16	3/2.5	Det Gar	Ranch	

**Adjoining Sales Adjusted**

<b>Address</b>	<b>Time</b>	<b>Ac/Loc</b>	<b>YB</b>	<b>GLA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Other</b>	<b>Total</b>	<b>% Diff</b>	<b>Dist</b>
12901 Orng Plnk								\$319,900		1270
8353 Gold Dale	-\$5,219	\$20,000	-\$41,500	-\$56,298		-\$20,000		\$311,983	2%	
6488 Southfork	-\$401	-\$20,000	-\$61,875	\$6,071		-\$15,000		\$283,796	11%	
12717 Flintlock	-\$2,312	\$40,000	-\$8,700	\$17,779	-\$5,000	-\$5,000		\$326,767	-2%	

**Average Diff** 4%

<b>Solar</b>	<b>Address</b>	<b>Acres</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Built</b>	<b>GBA</b>	<b>\$/GBA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Style</b>	<b>Other</b>
Adjoins	9641 Nottoway	11.00	5/12/2020	\$449,900	2004	3,186	\$141.21	4/2.5	Garage	2-Story	Un Bsmt
Not	26123 Lafayette	1.00	8/3/2020	\$390,000	2006	3,142	\$124.12	3/3.5	Gar/DtG	2-Story	
Not	11626 Forest	5.00	8/10/2020	\$489,900	2017	3,350	\$146.24	4/3.5	2 Gar	2-Story	
Not	10304 Pny Brnch	6.00	7/27/2020	\$485,000	1998	3,076	\$157.67	4/4	2Gar/Dt2	Ranch	Fn Bsmt

**Adjoining Sales Adjusted**

<b>Address</b>	<b>Time</b>	<b>Ac/Loc</b>	<b>YB</b>	<b>GLA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Other</b>	<b>Total</b>	<b>% Diff</b>	<b>Dist</b>
9641 Nottoway								\$449,900		1950
26123 Lafayette	-\$2,661	\$45,000	-\$3,900	\$4,369	-\$10,000	-\$5,000		\$417,809	7%	
11626 Forest	-\$3,624		-\$31,844	-\$19,187		-\$5,000		\$430,246	4%	
10304 Pny Brnch	-\$3,030		\$14,550	\$13,875	-\$15,000	-\$15,000	-\$10,000	\$470,396	-5%	

**Average Diff** 2%

<b>Solar</b>	<b>Address</b>	<b>Acres</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Built</b>	<b>GBA</b>	<b>\$/GBA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Style</b>	<b>Other</b>
Adjoins	13353 Post Oak	5.20	9/21/2020	\$300,000	1992	2,400	\$125.00	4/3	Drive	2-Story	Fn Bsmt
Not	9609 Logan Hgt	5.86	7/4/2019	\$330,000	2004	2,352	\$140.31	3/2	2Gar	2-Story	
Not	12810 Catharpian	6.18	1/30/2020	\$280,000	2008	2,240	\$125.00	4/2.5	Drive	2-Story Bsmt/Nd Pnt	
Not	10725 Rbrt Lee	5.01	10/26/2020	\$295,000	1995	2,166	\$136.20	4/3	Gar	2-Story	Fn Bsmt

**Adjoining Sales Adjusted**

<b>Address</b>	<b>Time</b>	<b>Ac/Loc</b>	<b>YB</b>	<b>GLA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Other</b>	<b>Total</b>	<b>% Diff</b>	<b>Dist</b>
13353 Post Oak								\$300,000		1171
9609 Logan Hgt	\$12,070		-\$19,800	\$5,388		-\$15,000	\$15,000	\$327,658	-9%	
12810 Catharpian	\$5,408		-\$22,400	\$16,000	\$5,000		\$15,000	\$299,008	0%	
10725 Rbrt Lee	-\$849		-\$4,425	\$25,496		-\$10,000		\$305,222	-2%	

**Average Diff** -4%

All three of these homes are well set back from the solar panels at distances over 1,000 feet and are well screened from the project. All three show no indication of any impact on property value.

There are a couple of recent lot sales located along Southview Court that have sold since the solar farm was approved. The most recent lot sales include 11700 Southview Court that sold on December 29, 2021 for \$140,000 for a 0.76-acre lot. This property was on the market for less than 2 months before closing within 6% of the asking price. This lot sold earlier in September 2019 for \$55,000 based on a liquidation sale from NTS to an investor.



A similar 0.68-acre lot at 11507 Stonewood Court within the same subdivision located away from the solar farm sold on March 9, 2021 for \$109,000. This lot sold for 18% over the asking price within 1 month of listing suggesting that this was priced too low. Adjusting this lot value upward by 12% for very strong growth in the market over 2021, the adjusted indicated value is \$122,080 for this lot. This is still showing a 15% premium for the lot backing up to the solar farm.

The lot at 11009 Southview Court sold on August 5, 2019 for \$65,000, which is significantly lower than the more recent sales. This lot was sold by NTS the original developer of this subdivision, who was in the process of liquidating lots in this subdivision with multiple lot sales in this time period throughout the subdivision being sold at discounted prices. The home was later improved by the buyer with a home built in 2020 with 2,430 square feet ranch, 3.5 bathrooms, with a full basement, and a current assessed value of \$492,300.

I spoke with Chris Kalia, MAI, Mark Doherty, local real estate investor, and Alex Doherty, broker, who are all three familiar with this subdivision and activity in this neighborhood. All three indicated that there was a deep sell off of lots in the neighborhood by NTS at discounted prices under \$100,000 each. Those lots since that time are being sold for up to \$140,000. The prices paid for the lots below \$100,000 were liquidation values and not indicative of market value. Homes are being built in the neighborhood on those lots with home prices ranging from \$600,000 to \$800,000 with no sign of impact on pricing due to the solar farm according to all three sources.







Fawn Lake Lot Sales

Parcel	Solar?	Address	Acres	Sale Date	Sale Price	Ad. For Time	% Diff
A	Adjoins	11700 Southview Ct	0.76	12/29/2021	\$140,000		
1	1 parcel away	11603 Southview Ct	0.44	3/31/2022	\$140,000	\$141,960	-1.4%
2	Not adjoin	11507 Stonewood Ct	0.68	3/9/2021	\$109,000	\$118,374	15.4%
3	Not adjoin	11312 Westgate Wy	0.83	10/15/2020	\$125,000	\$142,000	-1.4%
4	Not adjoin	11409 Darkstone Pl	0.589	9/23/2021	\$118,000	\$118,000	15.7%
Average							7.1%
Median							7.0%
Least Adjusted							15.7%
2nd Least Adjusted							-1.4%
(Parcel 1 off solar farm)							

Time Adjustments are based on the FHFA Housing Price Index



## **5. Matched Pair – Crittenden Solar, Crittenden, KY**



This solar farm was built in December 2017 on a 181.70-acre tract but utilizing only 34.10 acres. This is a 2.7 MW facility with residential subdivisions to the north and south.

I have identified five home sales to the north of this solar farm on Clairborne Drive and one home sale to the south on Eagle Ridge Drive since the completion of this solar farm. The home sale on Eagle Drive is for a \$75,000 home and all of the homes along that street are similar in size and price range. According to local broker Steve Glacken with Cutler Real Estate these are the lowest price range/style home in the market. I have not analyzed that sale as it would unlikely provide significant data to other homes in the area.

Mr. Glacken is currently selling lots at the west end of Clairborne for new home construction. He indicated that the solar farm near the entrance of the development has been a complete non-factor and none of the home sales are showing any concern over the solar farm. Most of the homes are in the \$250,000 to \$280,000 price range. The vacant residential lots are being marketed for \$28,000 to \$29,000. The landscaping buffer is considered light, but the rolling terrain allows for distant views of the panels from the adjoining homes along Clairborne Drive.

The first home considered is a bit of an anomaly for this subdivision in that it is the only manufactured home that was allowed in the community. It sold on January 3, 2019. I compared that sale to three other manufactured home sales in the area making minor adjustments as shown on the next page to account for the differences. After all other factors are considered, the adjustments show a -1% to +13% impact due to the adjacency of the solar farm. The best indicator is 1250 Cason, which shows a 3% impact. A 3% impact is within the normal static of real estate transactions and therefore not considered indicative of a positive impact on the property, but it strongly supports an indication of no negative impact.



**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
	Adjoins	250 Claiborne	0.96	1/3/2019	\$120,000	2000	2,016	\$59.52	3/2	Drive	Manuf	
	Not	1250 Cason	1.40	4/18/2018	\$95,000	1994	1,500	\$63.33	3/2	2-Det	Manuf	Carport
	Not	410 Reeves	1.02	11/27/2018	\$80,000	2000	1,456	\$54.95	3/2	Drive	Manuf	
	Not	315 N Fork	1.09	5/4/2019	\$107,000	1992	1,792	\$59.71	3/2	Drive	Manuf	

**Adjustments**

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	250 Claiborne								\$120,000			373
Not	1250 Cason	\$2,081		\$2,850	\$26,144		-\$5,000	-\$5,000	\$116,075	3%		
Not	410 Reeves	\$249		\$0	\$24,615				\$104,865	13%		
Not	315 N Fork	-\$1,091		\$4,280	\$10,700				\$120,889	-1%		
											5%	

I also looked at three other home sales on this street as shown below. These are stick-built homes and show a higher price range.

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
	Adjoins	300 Claiborne	1.08	9/20/2018	\$212,720	2003	1,568	\$135.66	3/3	2-Car	Ranch	Brick
	Not	460 Claiborne	0.31	1/3/2019	\$229,000	2007	1,446	\$158.37	3/2	2-Car	Ranch	Brick
	Not	2160 Sherman	1.46	6/1/2019	\$265,000	2005	1,735	\$152.74	3/3	2-Car	Ranch	Brick
	Not	215 Lexington	1.00	7/27/2018	\$231,200	2000	1,590	\$145.41	5/4	2-Car	Ranch	Brick

**Adjustments**

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	300 Claiborne								\$213,000			488
Not	460 Claiborne	-\$2,026		-\$4,580	\$15,457	\$5,000			\$242,850	-14%		
Not	2160 Sherman	-\$5,672		-\$2,650	-\$20,406				\$236,272	-11%		
Not	215 Lexington	\$1,072		\$3,468	-\$2,559	-\$5,000			\$228,180	-7%		
											-11%	

This set of matched pairs shows a minor negative impact for this property. I was unable to confirm the sales price or conditions of this sale. The best indication of value is based on 215 Lexington, which required the least adjusting and supports a -7% impact.

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
	Adjoins	350 Claiborne	1.00	7/20/2018	\$245,000	2002	1,688	\$145.14	3/3	2-Car	Ranch	Brick
	Not	460 Claiborne	0.31	1/3/2019	\$229,000	2007	1,446	\$158.37	3/2	2-Car	Ranch	Brick
	Not	2160 Sherman	1.46	6/1/2019	\$265,000	2005	1,735	\$152.74	3/3	2-Car	R/FBsmnt	Brick
	Not	215 Lexington	1.00	7/27/2018	\$231,200	2000	1,590	\$145.41	5/4	2-Car	Ranch	Brick

**Adjustments**

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	350 Claiborne								\$245,000			720
Not	460 Claiborne	-\$3,223		-\$5,725	\$30,660	\$5,000			\$255,712	-4%		
Not	2160 Sherman	-\$7,057		-\$3,975	-\$5,743				\$248,225	-1%		
Not	215 Lexington	-\$136		\$2,312	\$11,400	-\$5,000			\$239,776	2%		
											-1%	

The following photograph shows the light landscaping buffer and the distant view of panels that was included as part of the marketing package for this property. The panels are visible somewhat on the left and somewhat through the trees in the center of the photograph. The first photograph is from the home, with the second photograph showing the view near the rear of the lot.





This set of matched pairs shows a no negative impact for this property. The range of adjusted impacts is -4% to +2%. The best indication is -1%, which as described above is within the typical market static and supports no impact on adjoining property value.



**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
	Adjoins	370 Claiborne	1.06	8/22/2019	\$273,000	2005	1,570	\$173.89	4/3	2-Car	2-Story	Brick
	Not	2160 Sherman	1.46	6/1/2019	\$265,000	2005	1,735	\$152.74	3/3	2-Car	R/FBsmt	Brick
	Not	2290 Dry	1.53	5/2/2019	\$239,400	1988	1,400	\$171.00	3/2.5	2-Car	R/FBsmt	Brick
	Not	125 Lexington	1.20	4/17/2018	\$240,000	2001	1,569	\$152.96	3/3	2-Car	Split	Brick

**Adjustments**

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	370 Claiborne								\$273,000			930
Not	2160 Sherman	\$1,831		\$0	-\$20,161				\$246,670	10%		
Not	2290 Dry	\$2,260		\$20,349	\$23,256	\$2,500			\$287,765	-5%		
Not	125 Lexington	\$9,951		\$4,800					\$254,751	7%		
											4%	

This set of matched pairs shows a general positive impact for this property. The range of adjusted impacts is -5% to +10%. The best indication is +7%. I typically consider measurements of +/-5% to be within the typical variation in real estate transactions. This indication is higher than that and suggests a positive relationship.

The photograph from the listing shows panels visible between the home and the trampoline shown in the picture.





**Adjoining Residential Sales After Solar Farm Approved**

<b>Solar</b>	<b>Address</b>	<b>Acres</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Built</b>	<b>GBA</b>	<b>\$/GBA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Style</b>	<b>Other</b>
Adjoins	330 Claiborne	1.00	12/10/2019	\$282,500	2003	1,768	\$159.79	3/3	2-Car	Ranch	Brick/pool
Not	895 Osborne	1.70	9/16/2019	\$249,900	2002	1,705	\$146.57	3/2	2-Car	Ranch	Brick/pool
Not	2160 Sherman	1.46	6/1/2019	\$265,000	2005	1,735	\$152.74	3/3	2-Car	R/FBsmt	Brick
Not	215 Lexington	1.00	7/27/2018	\$231,200	2000	1,590	\$145.41	5/4	2-Car	Ranch	Brick

<b>Solar</b>	<b>Address</b>	<b>Time</b>	<b>Site</b>	<b>YB</b>	<b>GLA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Other</b>	<b>Total</b>	<b>% Diff</b>	<b>Avg % Diff</b>	<b>Distance</b>
Adjoins	330 Claiborne								\$282,500			665
Not	895 Osborne	\$1,790		\$1,250	\$7,387	\$5,000		\$0	\$265,327	6%		
Not	2160 Sherman	\$4,288		-\$2,650	\$4,032			\$20,000	\$290,670	-3%		
Not	215 Lexington	\$9,761		\$3,468	\$20,706	-\$5,000		\$20,000	\$280,135	1%		

1%

This set of matched pairs shows a general positive impact for this property. The range of adjusted impacts is -3% to +6%. The best indication is +6%. I typically consider measurements of +/-5% to be within the typical variation in real estate transactions. This indication is higher than that and suggests a positive relationship. The landscaping buffer on these is considered light with a fair visibility of the panels from most of these comparables and only thin landscaping buffers separating the homes from the solar panels.

The five matched pairs considered in this analysis includes two that show no impact on value, one that shows a negative impact on value, and two that show a positive impact. The negative indication supported by one matched pair is -7% and the positive impacts are +6% and +7%. The two neutral indications show impacts of -1% and +3%. The average indicated impact is +0% when all five of these indicators are blended.

Furthermore, the comments of the local real estate broker strongly support the data that shows no negative impact on value due to the proximity to the solar farm.



## **6. Matched Pair – White House Solar, Louisa, VA**



This project was built in 2016 for a solar project on a 499.52-acre tract for a 20 MW facility. The closest single-family home is 110 feet away from the closest solar panel. The average distance is 1,195 feet.

I have identified one recent adjoining home sale to the north of this project that sold in 2020. I spoke with the broker, Stacie Chandler, who represented the buyer in that transaction. She indicated that the solar farm had no impact on the price that they negotiated on that home. That is supported by the matched pair shown below.

The adjustments shown below make no adjustment for the difference in acreage for the smaller parcels. One of these is on a smaller lot, but located in a golf course community with rear exposure to the golf course. The other is in Mineral and while the lots are not the same size, they are similarly valued. I also adjusted this property upward by \$50,000 for the condition/lack of renovation. This adjustment is based on the fact that this home was renovated following the 2020 purchase and then resold in 2021 for \$75,000 more than the 2020 value. Comparing the 2021 renovated price at \$144/s.f. to the subject property and adjusting on the same rates would require a downward adjustment to the comparable of \$10,400 for time, upward by \$8,325 for year built, and downward by \$5,000 for the extra half bathroom for an indicated adjusted value of \$252,925 which suggests a 5% reduction in value due to the solar farm. Either way this comparable requires significant adjustments and suggests a range of -5% to 0% impact. The Woodger comparable required less



adjustment and suggests an 11% enhancement due to proximity to the solar farm and that is without any consideration of this home having a superior exposure to a golf course.

#### Whitehouse Solar

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	127 Walnut Wds	4.09	3/27/2020	\$240,000	1984	1,824	\$131.58	3/2	2 Gar	Br Rnch	Reno
Not	126 Woodger	0.63	4/29/2019	\$240,000	1992	1,956	\$122.70	3/2+2	2 Gar	Br Rnch	Golf
Not	808 Virginia	0.51	3/16/2020	\$185,000	1975	1,806	\$102.44	3/2.5	2 Gar	Br Rnch	
Not	273 Carsons	3.94	9/29/2018	\$248,500	1985	2,224	\$111.74	4/3	Drive	Ranch	Not Brck

#### Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
127 Walnut Wds								\$240,000		1400
126 Woodger	\$6,569		-\$9,600	-\$12,957	-\$10,000			\$214,012	11%	
808 Virginia	\$167		\$8,325	\$1,475	-\$5,000		\$50,000	\$239,967	0%	
273 Carsons	\$11,131		-\$1,243	-\$35,755	-\$10,000	\$15,000	\$12,425	\$240,059	0%	

**Average Diff** 4%

These matched pairs are generally challenging in that one is shown before and after a renovation suggesting impacts of -5% to 0%. The comparable requiring the least adjustment is on a golf course but it also was not recently renovated which makes it less reliable. Finally, the Carsons property was similar, but older and is not brick. While I adjusted for those factors it really does not make for a great matched pair.

The best indication by the matched pairs is -5% to 0%. The broker involved in the transaction indicated that the solar farm had no impact on property value. Given those comments and the range of impacts shown, I conclude that this home sale near the White House solar project indicates no impact on property value.



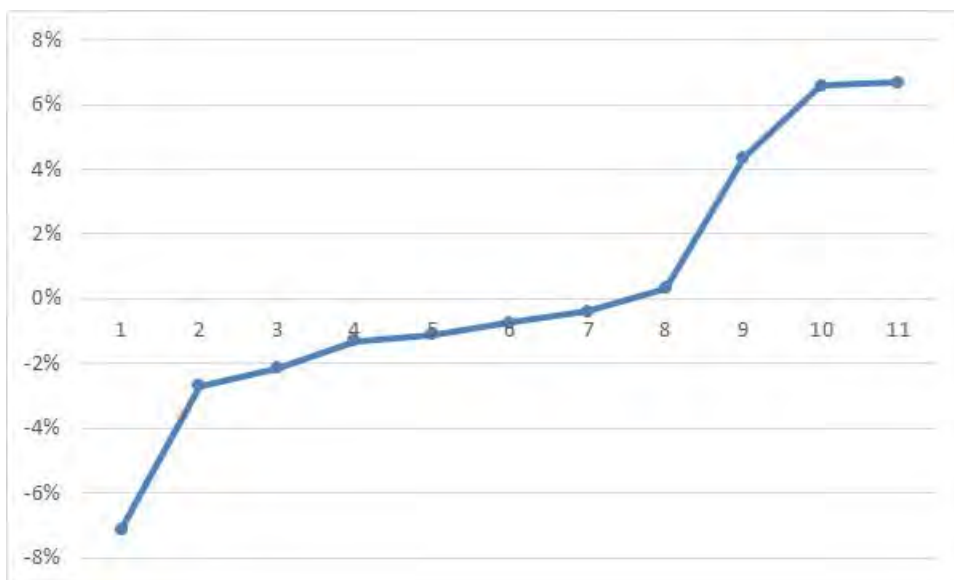
## Conclusion

The solar farm matched pairs shown above have similar characteristics to each other in terms of population, but with several outliers showing solar farms in far more urban areas. The median income for the population within 1 mile of a solar farm among this subset of matched pairs is \$80,778 with a median housing unit value of \$320,076. Most of the comparables are under \$500,000 in the home price, with \$483,333 being the high end of the set, though I have matched pairs in other states over \$1,000,000 in price adjoining large solar farms. The predominate adjoining uses are residential and agricultural. These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural and similar to the solar farm breakdown shown for Virginia and adjoining states as well as the proposed subject property.

Based on the similarity of adjoining uses and demographic data between these sites and the subject property, I consider it reasonable to compare these sites to the subject property.

Matched Pair Summary						Adj. Uses By Acreage					1 mile Radius (2010-2020 Data)			
	Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit	Veg. Buffer
1	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453	Light
2	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076	Light
3	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208	Medium
4	Spotsylvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333	Med to Hvy
5	Crittenden	Crittenden	KY	34	2.70	40	22%	51%	27%	0%	1,419	\$60,198	\$178,643	Light
6	White House	Louisa	VA	500	20.00	N/A	24%	55%	18%	3%	409	\$57,104	\$209,286	Medium
Average				846	116.62	90	19%	61%	20%	1%	460	\$75,228	\$286,833	
Median				404	20.00	70	18%	54%	19%	0%	306	\$70,486	\$264,681	
High				3,500	617.00	160	37%	98%	46%	3%	1,419	\$120,861	\$483,333	
Low				34	2.70	40	2%	39%	0%	0%	74	\$51,410	\$155,208	
Pineside														
1 Mile Radius				2,242	74.90	60	22%	51%	27%	0%	152	\$51,769	\$155,769	
3 Mile Radius				2,242	74.90	60	22%	51%	27%	0%	1,403	\$51,800	\$174,505	
5 Mile Radius				2,242	74.90	60	22%	51%	27%	0%	2,333	\$51,636	\$177,596	

On the following page is a summary of the matched pairs for all of the solar farms noted above. They show a pattern of results from -7% to +7% with an average of 0% and a median finding of +1%. As can be seen in the chart of those results below, most of the data points are between -3% and +5%. This variability is common with real estate and consistent with market "static." I therefore conclude that these results strongly support an indication of no impact on property value due to the adjacent solar farm.





**Residential Dwelling Matched Pairs Adjoining Solar Farms**

Pair	Solar Farm	City	State	Area	MW	Approx		Date	Sale Price	Adj. Sale		Veg.
						Distance	Tax ID/Address			Price	% Diff	Buffer
1	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr 6801 Middle	Jan-17 Dec-17	\$295,000 \$249,999	\$296,157	0%	Light
2	Walker	Barhamsville	VA	Rural	20	250	5241 Barham 9252 Ordinary	Oct-18 Jun-19	\$264,000 \$277,000	\$246,581	7%	Light
3	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr 2393 Old Chapel	Aug-19 Aug-20	\$385,000 \$330,000	\$389,286	-1%	Light
4	Sappony	Stony Creek	VA	Rural	20	1425	12511 Palestine 6494 Rocky Branch	Jul-18 Nov-18	\$128,400 \$100,000	\$131,842	-3%	Medium
5	Spotsylvania	Paytes	VA	Rural	617	1270	12901 Orange Plnk 12717 Flintlock	Aug-20 Dec-20	\$319,900 \$290,000	\$326,767	-2%	Medium
6	Spotsylvania	Paytes	VA	Rural	617	1950	9641 Nottoway 11626 Forest	May-20 Aug-20	\$449,900 \$489,900	\$430,246	4%	Medium
7	Spotsylvania	Paytes	VA	Rural	617	1171	13353 Post Oak 12810 Catharpin	Sep-20 Jan-20	\$300,000 \$280,000	\$299,008	0%	Heavy
8	Crittenden	Crittenden	KY	Suburban	2.7	373	250 Claiborne 315 N Fork	Jan-19 May-19	\$120,000 \$107,000	\$120,889	-1%	Light
9	Crittenden	Crittenden	KY	Suburban	2.7	488	300 Claiborne 1795 Bay Valley	Sep-18 Dec-17	\$213,000 \$231,200	\$228,180	-7%	Light
10	Crittenden	Crittenden	KY	Suburban	2.7	720	350 Claiborne 2160 Sherman	Jul-18 Jun-19	\$245,000 \$265,000	\$248,225	-1%	Light
11	Crittenden	Crittenden	KY	Suburban	2.7	930	370 Claiborne 125 Lexington	Aug-19 Apr-18	\$273,000 \$240,000	\$254,751	7%	Light

	Avg.			Indicated	
	MW	Distance		Impact	
<b>Average</b>	176.53	1,003	<b>Average</b>	0%	
<b>Median</b>	20.00	1,171	<b>Median</b>	-1%	
<b>High</b>	617.00	1,950	<b>High</b>	7%	
<b>Low</b>	2.70	250	<b>Low</b>	-7%	

The matched pairs from White House Solar are not included in the breakdown above, but the best indication of impact is between 0 and -5%, which is in keeping with the other noted comparables. Furthermore, the broker for the buyer indicated that the solar farm had no impact on the value and therefore strongly supports the 0% impact end of that range.

I have further broken down these results based on the MWs, Landscaping, and distance from panel to show the following range of findings for these different categories.

This breakdown shows no homes between 100-200 homes. Solar farms up to 75 MW show homes between 201 and 500 feet with no impact on value. Most of the findings are for homes between 201 and 500 feet.

Light landscaping screens are showing no impact on value at any distances, though solar farms over 75.1 MW only show Medium and Heavy landscaping screens in the 3 examples identified.



<b>MW Range 4.4 to 10</b>									
<b>Landscaping Distance</b>	<b>Light 100-200</b>	<b>Light 201-500</b>	<b>Light 500+</b>	<b>Medium 100-200</b>	<b>Medium 201-500</b>	<b>Medium 500+</b>	<b>Heavy 100-200</b>	<b>Heavy 201-500</b>	<b>Heavy 500+</b>
<b>Average</b>	N/A	-4%	3%	N/A	N/A	N/A	N/A	N/A	N/A
<b>Median</b>	N/A	-4%	3%	N/A	N/A	N/A	N/A	N/A	N/A
<b>High</b>	N/A	-1%	7%	N/A	N/A	N/A	N/A	N/A	N/A
<b>Low</b>	N/A	-7%	-1%	N/A	N/A	N/A	N/A	N/A	N/A
<b>10.1 to 30</b>									
<b>Landscaping Distance</b>	<b>Light 100-200</b>	<b>Light 201-500</b>	<b>Light 500+</b>	<b>Medium 100-200</b>	<b>Medium 201-500</b>	<b>Medium 500+</b>	<b>Heavy 100-200</b>	<b>Heavy 201-500</b>	<b>Heavy 500+</b>
<b>Average</b>	N/A	7%	-1%	N/A	N/A	-3%	N/A	N/A	N/A
<b>Median</b>	N/A	7%	-1%	N/A	N/A	-3%	N/A	N/A	N/A
<b>High</b>	N/A	7%	0%	N/A	N/A	-3%	N/A	N/A	N/A
<b>Low</b>	N/A	7%	-1%	N/A	N/A	-3%	N/A	N/A	N/A
<b>30.1 to 75</b>									
<b>Landscaping Distance</b>	<b>Light 100-200</b>	<b>Light 201-500</b>	<b>Light 500+</b>	<b>Medium 100-200</b>	<b>Medium 201-500</b>	<b>Medium 500+</b>	<b>Heavy 100-200</b>	<b>Heavy 201-500</b>	<b>Heavy 500+</b>
<b>Average</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Median</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>High</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Low</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>75.1+</b>									
<b>Landscaping Distance</b>	<b>Light 100-200</b>	<b>Light 201-500</b>	<b>Light 500+</b>	<b>Medium 100-200</b>	<b>Medium 201-500</b>	<b>Medium 500+</b>	<b>Heavy 100-200</b>	<b>Heavy 201-500</b>	<b>Heavy 500+</b>
<b>Average</b>	N/A	N/A	N/A	N/A	N/A	1%	N/A	N/A	N/A
<b>Median</b>	N/A	N/A	N/A	N/A	N/A	1%	N/A	N/A	N/A
<b>High</b>	N/A	N/A	N/A	N/A	N/A	4%	N/A	N/A	N/A
<b>Low</b>	N/A	N/A	N/A	N/A	N/A	-2%	N/A	N/A	N/A



## **B. Southeastern USA Data – Over 5 MW**

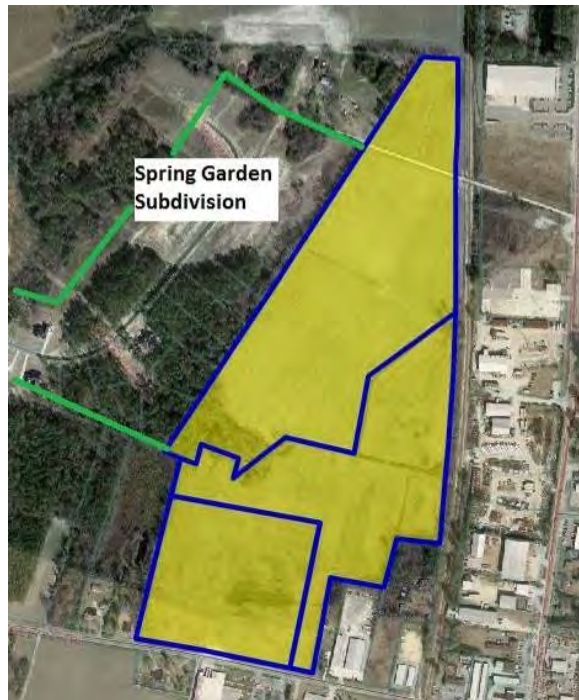
### **1. Matched Pair – AM Best Solar Farm, Goldsboro, NC**

This 5 MW solar farm adjoins Spring Garden Subdivision which had new homes and lots available for new construction during the approval and construction of the solar farm. The recent home sales have ranged from \$200,000 to \$250,000. This subdivision sold out the last homes in late 2014. The solar farm is clearly visible particularly along the north end of this street where there is only a thin line of trees separating the solar farm from the single-family homes.



Homes backing up to the solar farm are selling at the same price for the same floor plan as the homes that do not back up to the solar farm in this subdivision. According to the builder, the solar farm has been a complete non-factor. Not only do the sales show no difference in the price paid for the various homes adjoining the solar farm versus not adjoining the solar farm, but there are actually more recent sales along the solar farm than not. There is no impact on the sellout rate, or time to sell for the homes adjoining the solar farm.

I spoke with a number of owners who adjoin the solar farm and none of them expressed any concern over the solar farm impacting their property value.

The data presented on the following page shows multiple homes that have sold in 2013 and 2014 adjoining the solar farm at prices similar to those not along the solar farm. These series of sales indicate that the solar farm has no impact on the adjoining residential use.



The homes that were marketed at Spring Garden are shown below.

	<b>Americana</b> SqFt: 3,194 Bed / Bath: 3 / 3.5	Price: \$237,900 <a href="#">View Now »</a>		<b>Washington</b> SqFt: 3,292 Bed / Bath: 4 / 3.5	Price: \$244,900 <a href="#">View Now »</a>
	<b>Presidential</b> SqFt: 3,400 Bed / Bath: 5 / 3.5	Price: \$247,900 <a href="#">View Now »</a>		<b>Kennedy</b> SqFt: 3,494 Bed / Bath: 5 / 3	Price: \$249,900 <a href="#">View Now »</a>
	<b>Virginia</b> SqFt: 3,449 Bed / Bath: 5 / 3	Price: \$259,900 <a href="#">View Now »</a>			

The homes adjoining the solar farm are considered to have a light landscaping screen as it is a narrow row of existing pine trees supplemented with evergreen plantings.



**Matched Pairs**

As of Date: 9/3/2014

**Adjoining Sales After Solar Farm Completed**

<b>TAX ID</b>	<b>Owner</b>	<b>Acres</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Built</b>	<b>GBA</b>	<b>\$/GBA</b>	<b>Style</b>
3600195570	Helm	0.76	Sep-13	\$250,000	2013	3,292	\$75.94	2 Story
3600195361	Leak	1.49	Sep-13	\$260,000	2013	3,652	\$71.19	2 Story
3600199891	McBrayer	2.24	Jul-14	\$250,000	2014	3,292	\$75.94	2 Story
3600198632	Foresman	1.13	Aug-14	\$253,000	2014	3,400	\$74.41	2 Story
3600196656	Hinson	0.75	Dec-13	\$255,000	2013	3,453	\$73.85	2 Story
	Average	1.27		\$253,600	2013.4	3,418	\$74.27	
	Median	1.13		\$253,000	2013	3,400	\$74.41	

**Adjoining Sales After Solar Farm Announced**

<b>TAX ID</b>	<b>Owner</b>	<b>Acres</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Built</b>	<b>GBA</b>	<b>\$/GBA</b>	<b>Style</b>
0	Feddersen	1.56	Feb-13	\$247,000	2012	3,427	\$72.07	Ranch
0	Gentry	1.42	Apr-13	\$245,000	2013	3,400	\$72.06	2 Story
	Average	1.49		\$246,000	2012.5	3,414	\$72.07	
	Median	1.49		\$246,000	2012.5	3,414	\$72.07	

**Adjoining Sales Before Solar Farm Announced**

<b>TAX ID</b>	<b>Owner</b>	<b>Acres</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Built</b>	<b>GBA</b>	<b>\$/GBA</b>	<b>Style</b>
3600183905	Carter	1.57	Dec-12	\$240,000	2012	3,347	\$71.71	1.5 Story
3600193097	Kelly	1.61	Sep-12	\$198,000	2012	2,532	\$78.20	2 Story
3600194189	Hadwan	1.55	Nov-12	\$240,000	2012	3,433	\$69.91	1.5 Story
	Average	1.59		\$219,000	2012	2,940	\$74.95	
	Median	1.59		\$219,000	2012	2,940	\$74.95	

**Nearby Sales After Solar Farm Completed**

<b>TAX ID</b>	<b>Owner</b>	<b>Acres</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Built</b>	<b>GBA</b>	<b>\$/GBA</b>	<b>Style</b>
3600193710	Barnes	1.12	Oct-13	\$248,000	2013	3,400	\$72.94	2 Story
3601105180	Nackley	0.95	Dec-13	\$253,000	2013	3,400	\$74.41	2 Story
3600192528	Mattheis	1.12	Oct-13	\$238,000	2013	3,194	\$74.51	2 Story
3600198928	Beckman	0.93	Mar-14	\$250,000	2014	3,292	\$75.94	2 Story
3600196965	Hough	0.81	Jun-14	\$224,000	2014	2,434	\$92.03	2 Story
3600193914	Preskitt	0.67	Jun-14	\$242,000	2014	2,825	\$85.66	2 Story
3600194813	Bordner	0.91	Apr-14	\$258,000	2014	3,511	\$73.48	2 Story
3601104147	Shaffer	0.73	Apr-14	\$255,000	2014	3,453	\$73.85	2 Story
	Average	0.91		\$246,000	2013.625	3,189	\$77.85	
	Median	0.92		\$249,000	2014	3,346	\$74.46	

**Nearby Sales Before Solar Farm Announced**

<b>TAX ID</b>	<b>Owner</b>	<b>Acres</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Built</b>	<b>GBA</b>	<b>\$/GBA</b>	<b>Style</b>
3600191437	Thomas	1.12	Sep-12	\$225,000	2012	3,276	\$68.68	2 Story
3600087968	Lilley	1.15	Jan-13	\$238,000	2012	3,421	\$69.57	1.5 Story
3600087654	Burke	1.26	Sep-12	\$240,000	2012	3,543	\$67.74	2 Story
3600088796	Hobbs	0.73	Sep-12	\$228,000	2012	3,254	\$70.07	2 Story
	Average	1.07		\$232,750	2012	3,374	\$69.01	
	Median	1.14		\$233,000	2012	3,349	\$69.13	



**Matched Pair Summary**

	<b>Adjoins Solar Farm</b>		<b>Nearby Solar Farm</b>	
	<b>Average</b>	<b>Median</b>	<b>Average</b>	<b>Median</b>
Sales Price	\$253,600	\$253,000	\$246,000	\$249,000
Year Built	2013	2013	2014	2014
Size	3,418	3,400	3,189	3,346
Price/SF	\$74.27	\$74.41	\$77.85	\$74.46

**Percentage Differences**

Median Price	-2%
Median Size	-2%
Median Price/SF	0%

I note that 2308 Granville Drive sold again in November 2015 for \$267,500, or \$7,500 more than when it was purchased new from the builder two years earlier (Tax ID 3600195361, Owner: Leak). The neighborhood is clearly showing appreciation for homes adjoining the solar farm.

The Median Price is the best indicator to follow in any analysis as it avoids outlying samples that would otherwise skew the results. The median sizes and median prices are all consistent throughout the sales both before and after the solar farm whether you look at sites adjoining or nearby to the solar farm. The average size for the homes nearby the solar farm shows a smaller building size and a higher price per square foot. This reflects a common occurrence in real estate where the price per square foot goes up as the size goes down. So even comparing averages the indication is for no impact, but I rely on the median rates as the most reliable indication for any such analysis.

I have also considered four more recent resales of homes in this community as shown on the following page. These comparable sales adjoin the solar farm at distances ranging from 315 to 400 feet. The matched pairs show a range from -9% to +6%. The range of the average difference is -2% to +1% with an average of 0% and a median of +0.5%. These comparable sales support a finding of no impact on property value.



**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	103 Granville Pl	1.42	7/27/2018	\$265,000	2013	3,292	\$80.50	4/3.5	2-Car	2-Story		385
	Not	2219 Granville	1.15	1/8/2018	\$260,000	2012	3,292	\$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	\$267,000	2018	3,053	\$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	\$265,000	2014	2,816	\$94.11	5/3.5	2-Car	2-Story		
												<b>Avg</b>	
	<b>Solar</b>	<b>Address</b>	<b>Time</b>	<b>Site</b>	<b>YB</b>	<b>GLA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Other</b>	<b>Total</b>	<b>% Diff</b>	<b>% Diff</b>	
	Adjoins	103 Granville Pl								\$265,000		-2%	
	Not	2219 Granville	\$4,382		\$1,300	\$0				\$265,682	0%		
	Not	634 Friendly	-\$8,303		-\$6,675	\$16,721	-\$10,000			\$258,744	2%		
	Not	2403 Granville	-\$6,029		-\$1,325	\$31,356				\$289,001	-9%		

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	104 Erin	2.24	6/19/2017	\$280,000	2014	3,549	\$78.90	5/3.5	2-Car	2-Story		315
	Not	2219 Granville	1.15	1/8/2018	\$260,000	2012	3,292	\$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	\$267,000	2018	3,053	\$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	\$265,000	2014	2,816	\$94.11	5/3.5	2-Car	2-Story		
												<b>Avg</b>	
	<b>Solar</b>	<b>Address</b>	<b>Time</b>	<b>Site</b>	<b>YB</b>	<b>GLA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Other</b>	<b>Total</b>	<b>% Diff</b>	<b>% Diff</b>	
	Adjoins	104 Erin								\$280,000		0%	
	Not	2219 Granville	-\$4,448		\$2,600	\$16,238				\$274,390	2%		
	Not	634 Friendly	-\$17,370		-\$5,340	\$34,702	-\$10,000			\$268,992	4%		
	Not	2403 Granville	-\$15,029		\$0	\$48,285				\$298,256	-7%		

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	2312 Granville	0.75	5/1/2018	\$284,900	2013	3,453	\$82.51	5/3.5	2-Car	2-Story		400
	Not	2219 Granville	1.15	1/8/2018	\$260,000	2012	3,292	\$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	\$267,000	2018	3,053	\$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	\$265,000	2014	2,816	\$94.11	5/3.5	2-Car	2-Story		
												<b>Avg</b>	
	<b>Solar</b>	<b>Address</b>	<b>Time</b>	<b>Site</b>	<b>YB</b>	<b>GLA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Other</b>	<b>Total</b>	<b>% Diff</b>	<b>% Diff</b>	
	Adjoins	2312 Granville								\$284,900		1%	
	Not	2219 Granville	\$2,476		\$1,300	\$10,173				\$273,948	4%		
	Not	634 Friendly	-\$10,260		-\$6,675	\$27,986	-\$10,000			\$268,051	6%		
	Not	2403 Granville	-\$7,972		-\$1,325	\$47,956				\$303,659	-7%		

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	2310 Granville	0.76	5/14/2019	\$280,000	2013	3,292	\$85.05	5/3.5	2-Car	2-Story		400
	Not	2219 Granville	1.15	1/8/2018	\$260,000	2012	3,292	\$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	\$267,000	2018	3,053	\$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	\$265,000	2014	2,816	\$94.11	5/3.5	2-Car	2-Story		
												<b>Avg</b>	
	<b>Solar</b>	<b>Address</b>	<b>Time</b>	<b>Site</b>	<b>YB</b>	<b>GLA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Other</b>	<b>Total</b>	<b>% Diff</b>	<b>% Diff</b>	
	Adjoins	2310 Granville								\$280,000		1%	
	Not	2219 Granville	\$10,758		\$1,300	\$0				\$272,058	3%		
	Not	634 Friendly	-\$1,755		-\$6,675	\$16,721	-\$10,000			\$265,291	5%		
	Not	2403 Granville	\$469		-\$1,325	\$31,356				\$295,500	-6%		

I have also considered the original sales prices in this subdivision relative to the recent resale values as shown in the chart below. This rate of appreciation is right at 2.5% over the last 6 years. Zillow indicates that the average home value within the 27530-zip code as of January 2014 was \$101,300 and as of January 2020 that average is \$118,100. This indicates an average increase in the market of 2.37%. I conclude that the appreciation of the homes adjoining the solar farm are not impacted by the presence of the solar farm based on this data.







## 2. Matched Pair – Mulberry, Selmer, TN



This 16 MW solar farm was built in 2014 on 208.89 acres with the closest home being 480 feet.

This solar farm adjoins two subdivisions with Central Hills having a mix of existing and new construction homes. Lots in this development have been marketed for \$15,000 each with discounts offered for multiple lots being used for a single home site. I spoke with the agent with Rhonda Wheeler and Becky Hearnberger with United County Farm & Home Realty who noted that they have seen no impact on lot or home sales due to the solar farm in this community.

I have included a map below as well as data on recent sales activity on lots that adjoin the solar farm or are near the solar farm in this subdivision both before and after the announced plan for this solar farm facility. I note that using the same method I used to breakdown the adjoining uses at the subject property I show that the predominant adjoining uses are residential and agricultural, which is consistent with the location of most solar farms.



**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Commercial	3.40%	0.034
Residential	12.84%	79.31%
Agri/Res	10.39%	3.45%
Agricultural	73.37%	13.79%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

I have run a number of direct matched comparisons on the sales adjoining this solar farm as shown below. These direct matched pairs include some of those shown above as well as additional more recent sales in this community. In each of these I have compared the one sale adjoining the solar farm to multiple similar farm homes nearby that do not adjoin a solar farm to look for any potential impact from the solar farm.

<b>Parcel</b>	<b>Solar</b>	<b>Address</b>	<b>Acres</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Built</b>	<b>GBA</b>	<b>\$/GBA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Style</b>	<b>Other</b>
3	Adjoins	491 Dusty	6.86	10/28/2016	\$176,000	2009	1,801	\$97.72	3/2	2-Gar	Ranch	
	Not	820 Lake Trail	1.00	6/8/2018	\$168,000	2013	1,869	\$89.89	4/2	2-Gar	Ranch	
	Not	262 Country	1.00	1/17/2018	\$145,000	2000	1,860	\$77.96	3/2	2-Gar	Ranch	
	Not	35 April	1.15	8/16/2016	\$185,000	2016	1,980	\$93.43	3/2	2-Gar	Ranch	

<b>Adjoining Sales Adjusted</b>												
<b>Parcel</b>	<b>Solar</b>	<b>Address</b>	<b>Time</b>	<b>Site</b>	<b>YB</b>	<b>GLA</b>	<b>Park</b>	<b>Other</b>	<b>Total</b>	<b>% Diff</b>	<b>Distance</b>	
3	Adjoins	491 Dusty							\$176,000		480	
	Not	820 Lake Trail	-\$8,324	\$12,000	-\$3,360	-\$4,890			\$163,426	7%		
	Not	262 Country	-\$5,450	\$12,000	\$6,525	-\$3,680			\$154,396	12%		
	Not	35 April	\$1,138	\$12,000	-\$6,475	-\$13,380			\$178,283	-1%		
									<b>Average</b>	6%		

The best matched pair is 35 April Loop, which required the least adjustment and indicates a -1% increase in value due to the solar farm adjacency.

**Adjoining Residential Sales After Solar Farm Built**

<b>Parcel</b>	<b>Solar</b>	<b>Address</b>	<b>Acres</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Built</b>	<b>GBA</b>	<b>\$/GBA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Style</b>	<b>Other</b>
12	Adjoins	57 Cooper	1.20	2/26/2019	\$163,000	2011	1,586	\$102.77	3/2	2-Gar	1.5 Story	Pool
	Not	191 Amelia	1.00	8/3/2018	\$132,000	2005	1,534	\$86.05	3/2	Drive	Ranch	
	Not	75 April	0.85	3/17/2017	\$134,000	2012	1,588	\$84.38	3/2	2-Crprt	Ranch	
	Not	345 Woodland	1.15	12/29/2016	\$131,000	2002	1,410	\$92.91	3/2	1-Gar	Ranch	

<b>Adjoining Sales Adjusted</b>												
<b>Parcel</b>	<b>Solar</b>	<b>Address</b>	<b>Sales Price</b>	<b>Time</b>	<b>Site</b>	<b>YB</b>	<b>GLA</b>	<b>Park</b>	<b>Other</b>	<b>Total</b>	<b>% Diff</b>	<b>Distance</b>
12	Adjoins	57 Cooper	\$163,000							\$163,000		685
	Not	191 Amelia	\$132,000	\$2,303		\$3,960	\$2,685	\$10,000	\$5,000	\$155,947	4%	
	Not	75 April	\$134,000	\$8,029	\$4,000	-\$670	-\$135	\$5,000	\$5,000	\$155,224	5%	
	Not	345 Woodland	\$131,000	\$8,710		\$5,895	\$9,811		\$5,000	\$160,416	2%	
										<b>Average</b>	4%	

The best matched pair is 191 Amelia, which was most similar in time frame of sale and indicates a +4% increase in value due to the solar farm adjacency.



**Adjoining Residential Sales After Solar Farm Built**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
15	Adjoins	297 Country	1.00	9/30/2016	\$150,000	2002	1,596	\$93.98	3/2	4-Gar	Ranch	
	Not	185 Dusty	1.85	8/17/2015	\$126,040	2009	1,463	\$86.15	3/2	2-Gar	Ranch	
	Not	53 Glen	1.13	3/9/2017	\$126,000	1999	1,475	\$85.42	3/2	2-Gar	Ranch	Brick

**Adjoining Sales Adjusted**

Parcel	Solar	Address	Sales Price	Time	Site	YB	GLA	Park	Other	Total	% Diff	Distance
15	Adjoins	297 Country	\$150,000							\$150,000		650
	Not	185 Dusty	\$126,040	\$4,355		-\$4,411	\$9,167	\$10,000		\$145,150	3%	
	Not	53 Glen	\$126,000	-\$1,699		\$1,890	\$8,269	\$10,000		\$144,460	4%	
<b>Average</b>											3%	

The best matched pair is 53 Glen, which was most similar in time frame of sale and required less adjustment. It indicates a +4% increase in value due to the solar farm adjacency.

The average indicated impact from these three sets of matched pairs is +4%, which suggests a mild positive relationship due to adjacency to the solar farm. The landscaping buffer for this project is mostly natural tree growth that was retained as part of the development but much of the trees separating the panels from homes are actually on the lots for the homes themselves. I therefore consider the landscaping buffer to be thin to moderate for these adjoining homes.

I have also looked at several lot sales in this subdivision as shown below.

These are all lots within the same community and the highest prices paid are for lots one parcel off from the existing solar farm. These prices are fairly inconsistent, though they do suggest about a \$3,000 loss in the lots adjoining the solar farm. This is an atypical finding and additional details suggest there is more going on in these sales than the data crunching shows. First of all Parcel 4 was purchased by the owner of the adjoining home and therefore an atypical buyer seeking to expand a lot and the site is not being purchased for home development. Moreover, using the SiteToDoBusiness demographic tools, I found that the 1-mile radius around this development is expecting a total population increase over the next 5 years of 3 people. This lack of growing demand for lots is largely explained in that context. Furthermore, the fact that finished home sales as shown above are showing no sign of a negative impact on property value makes this data unreliable and inconsistent with the data shown in sales to an end user. I therefore place little weight on this outlier data.

Parcel	Solar	Address	Acres	Date Sold	Sales Price	4/18/2019	4/18/2019
						Adj for Time	Adj for Time
4	Adjoins	Shelter	2.05	10/25/2017	\$16,000	\$16,728	\$7,805
10	Adjoins	Carter	1.70	8/2/2018	\$14,000	\$14,306	\$8,235
11	Adjoins	Cooper	1.28	9/17/2018	\$12,000	\$12,215	\$9,375
	Not	75 Dusty	1.67	4/18/2019	\$20,000	\$20,000	\$11,976
	Not	Lake Trl	1.47	11/7/2018	\$13,000	\$13,177	\$8,844
	Not	Lake Trl	1.67	4/18/2019	\$20,000	\$20,000	\$11,976
		<b>Adjoins</b>	<b>Per Acre</b>	<b>Not Adjoins</b>	<b>Per Acre</b>	<b>% DIF/Lot</b>	<b>% DIF/AC</b>
<b>Average</b>		\$14,416	\$8,706	\$17,726	\$10,972	19%	21%
<b>Median</b>		\$14,306	\$8,415	\$20,000	\$11,976	28%	30%
<b>High</b>		\$16,728	\$9,543	\$20,000	\$11,976	16%	20%
<b>Low</b>		\$12,215	\$8,160	\$13,177	\$8,964	7%	9%



### 3. Matched Pair – Leonard Road Solar Farm, Hughesville, MD



This 5 MW solar farm is located on 47 acres and mostly adjoins agricultural and residential uses to the west, south and east as shown above. The property also adjoins retail uses and a church. I looked at a 2016 sale of an adjoining home with a positive impact on value adjoining the solar farm of 2.90%. This is within typical market friction and supports an indication of no impact on property value.

I have shown this data below. The landscaping buffer is considered heavy.

#### Leonardtwn Road Solar Farm, Hughesville, MD

##### Nearby Residential Sale After Solar Farm Construction

Address	Solar Farm	Acres	Date Sold	Sales Price*	Built	GBA	\$/GBA	Style	BR/BA	Bsmt	Park	Upgrades	Other
14595 Box Elder Ct	Adjoins	3.00	2/12/2016	\$291,000	1991	2,174	\$133.85	Colonial	5/2.5	No	2 Car Att	N/A	Deck
15313 Bassford Rd	Not	3.32	7/20/2016	\$329,800	1990	2,520	\$130.87	Colonial	3/2.5	Finished	2 Car Att	Custom	Scr Por/Patio

\*\$9,000 concession deducted from sale price for Box Elder and \$10,200 deducted from Bassford

#### Adjoining Sales Adjusted

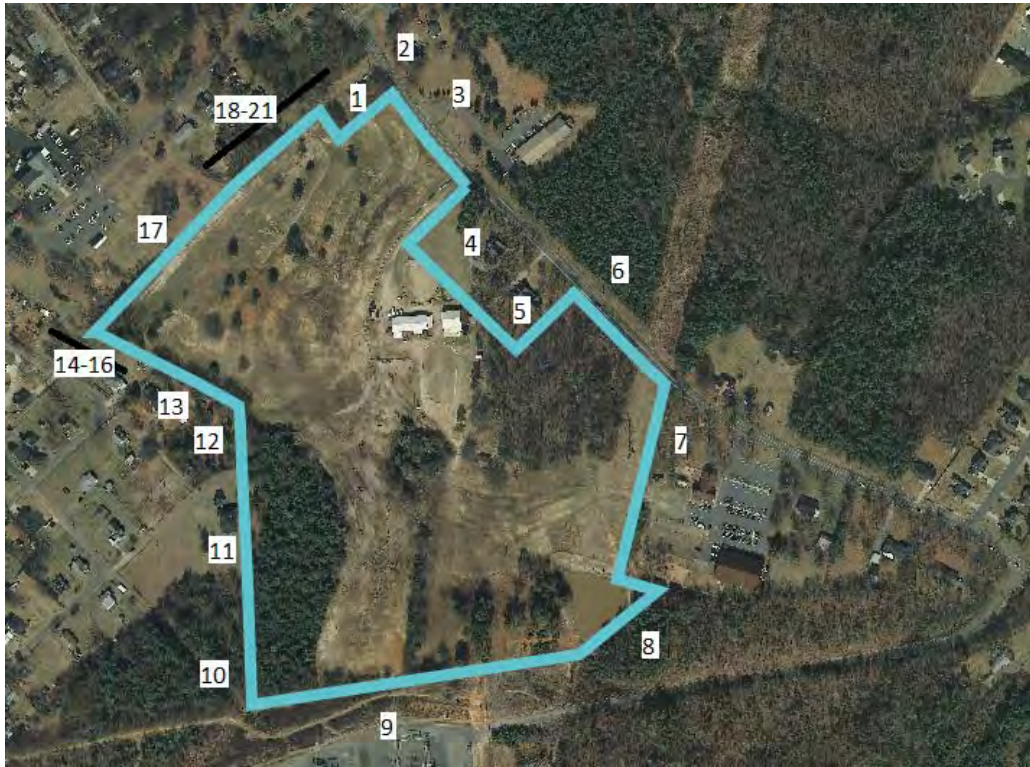
Address	Date Sold	Sales Price	Time	Adjustments					Total
				GLA	Bsmt	Upgrades	Other		
14595 Box Elder Ct	2/12/2016	\$291,000							\$291,000
15313 Bassford Rd	7/20/2016	\$329,800	-\$3,400	-\$13,840	-\$10,000	-\$15,000	-\$5,000		\$282,560

**Difference Attributable to Location**      \$8,440  
2.90%

This is within typical market friction and supports an indication of no impact on property value.



**4. Matched Pair – Gastonia SC Solar, Gastonia, NC**



This 5 MW project is located on the south side of Neal Hawkins Road just outside of Gastonia. The property identified above as Parcel 4 was listed for sale while this solar farm project was going



2%



**5. Matched Pair – Summit/Ranchlands Solar, Moyock, NC**





This project is located at 1374 Caritoke Highway, Moyock, NC. This is an 80 MW facility on a parent tract of 2,034 acres. Parcels Number 48 and 53 as shown in the map above were sold in 2016. The project was under construction during the time period of the first of the matched pair sales and the permit was approved well prior to that in 2015.

I looked at multiple sales of adjoining and nearby homes and compared each to multiple comparables to show a range of impacts from -10% up to +11% with an average of +2% and a median of +3%. These ranges are well within typical real estate variation and supports an indication of no impact on property value.

Adjoining Residential Sales After Solar Farm Approved													
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
48	Adjoins	129 Pinto	4.29	4/15/2016	\$170,000	1985	1,559	\$109.04	3/2	Drive	MFG		1,060
	Not	102 Timber	1.30	4/1/2016	\$175,500	2009	1,352	\$129.81	3/2	Drive	MFG		
	Not	120 Ranchland	0.99	10/1/2014	\$170,000	2002	1,501	\$113.26	3/2	Drive	MFG		
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	
	Adjoins	129 Pinto								\$170,000		-3%	
	Not	102 Timber	\$276	\$10,000	-\$29,484	\$18,809				\$175,101	-3%		
	Not	120 Ranchland	\$10,735	\$10,000	-\$20,230	\$4,598				\$175,103	-3%		

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Adjoins	105 Pinto	4.99	12/16/2016	\$206,000	1978	1,484	\$138.81	3/2	Det G	Ranch	
Not	111 Spur	1.15	2/1/2016	\$193,000	1985	2,013	\$95.88	4/2	Gar	Ranch	
Not	103 Marshall	1.07	3/29/2017	\$196,000	2003	1,620	\$120.99	3/2	Drive	Ranch	
Not	127 Ranchland	0.00	6/9/2015	\$219,900	1988	1,910	\$115.13	3/2	Gar/3Det	Ranch	

Adjoining Sales Adjusted											Avg
Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
105 Pinto								\$206,000			980
111 Spur	\$6,747	\$10,000	-\$6,755	-\$25,359				\$177,633	14%		
103 Marshall	-\$2,212	\$10,000	-\$24,500	-\$8,227		\$5,000		\$176,212	14%		
127 Ranchland	\$13,399	\$10,000	-\$10,995	-\$24,523		-\$10,000		\$197,781	4%		
										11%	

Adjoining Residential Sales After Solar Farm Built													
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
15	Adjoins	318 Green View	0.44	9/15/2019	\$357,000	2005	3,460	\$103.18	4/4	2-Car	1.5 Brick		570
	Not	195 St Andrews	0.55	6/17/2018	\$314,000	2002	3,561	\$88.18	5/3	2-Car	2.0 Brick		
	Not	336 Green View	0.64	1/13/2019	\$365,000	2006	3,790	\$96.31	6/4	3-Car	2.0 Brick		
	Not	275 Green View	0.36	8/15/2019	\$312,000	2003	3,100	\$100.65	5/3	2-Car	2.0 Brick		
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	
	Adjoins	318 Green View								\$357,000		4%	
	Not	195 St Andrews	\$12,040		\$4,710	-\$7,125	\$10,000			\$333,625	7%		
	Not	336 Green View	\$7,536		-\$1,825	-\$25,425			-\$5,000	\$340,286	5%		
	Not	275 Green View	\$815		\$3,120	\$28,986	\$10,000			\$354,921	1%		



**Adjoining Residential Sales After Solar Farm Built**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
29	Adjoins	164 Ranchland	1.01	4/30/2019	\$169,000	1999	2,052	\$82.36	4/2	Gar	MFG		440
	Not	150 Pinto	0.94	3/27/2018	\$168,000	2017	1,920	\$87.50	4/2	Drive	MFG		
	Not	105 Longhorn	1.90	10/10/2017	\$184,500	2002	1,944	\$94.91	3/2	Drive	MFG		
	Not	112 Pinto	1.00	7/27/2018	\$180,000	2002	1,836	\$98.04	3/2	Drive	MFG	Fenced	
												<b>Avg</b>	
	Adjoins	164 Ranchland										<b>% Diff</b>	
	Not	150 Pinto	\$5,649		-\$21,168	\$8,085				\$5,000	\$165,566	2%	
	Not	105 Longhorn	\$8,816	-\$10,000	-\$3,875	\$7,175				\$5,000	\$191,616	-13%	
	Not	112 Pinto	\$4,202		-\$3,780	\$14,824				\$5,000	\$200,245	-18%	

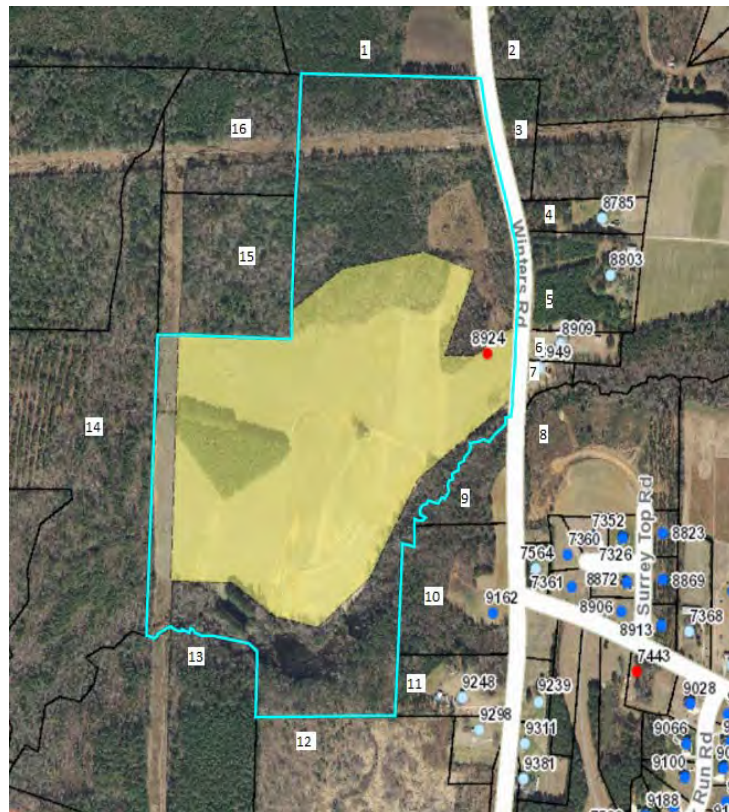
**Adjoining Residential Sales After Solar Farm Built**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	358 Oxford	10.03	9/16/2019	\$478,000	2008	2,726	\$175.35	3/3	2 Gar	Ranch		635
	Not	276 Summit	10.01	12/20/2017	\$355,000	2006	1,985	\$178.84	3/2	2 Gar	Ranch		
	Not	176 Providence	6.19	5/6/2019	\$425,000	1990	2,549	\$166.73	3/3	4 Gar	Ranch	Brick	
	Not	1601 B Caratoke	12.20	9/26/2019	\$440,000	2016	3,100	\$141.94	4/3.5	5 Gar	Ranch	Pool	
												<b>Avg</b>	
	Adjoins	358 Oxford										<b>% Diff</b>	
	Not	276 Summit	\$18,996		\$3,550	\$106,017	\$10,000				\$493,564	-3%	
	Not	176 Providence	\$4,763		\$38,250	\$23,609		-\$10,000	-\$25,000		\$456,623	4%	
	Not	1601 B Caratoke	-\$371	\$50,000	-\$17,600	-\$42,467	-\$5,000	-\$10,000			\$414,562	13%	

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Nearby	343 Oxford	10.01	3/9/2017	\$490,000	2016	3,753	\$130.56	3/3	2 Gar	1.5 Story	Pool	970
	Not	287 Oxford	10.01	9/4/2017	\$600,000	2013	4,341	\$138.22	5/4.5	8-Gar	1.5 Story	Pool	
	Not	301 Oxford	10.00	4/23/2018	\$434,000	2013	3,393	\$127.91	5/3	2 Gar	1.5 Story		
	Not	218 Oxford	10.01	4/4/2017	\$525,000	2006	4,215	\$124.56	4/3	4 Gar	1.5 Story	VG Barn	
												<b>Avg</b>	
	Adjoins	343 Oxford										<b>% Diff</b>	
	Not	287 Oxford	-\$9,051		\$9,000	-\$65,017	-\$15,000	-\$25,000			\$490,000	-1%	
	Not	301 Oxford	-\$14,995	-\$10,000	\$6,510	\$36,838					\$494,932	8%	
	Not	218 Oxford	-\$1,150		\$26,250	-\$46,036		-\$10,000	-\$10,000		\$452,353	1%	



**6. Matched Pair – Tracy Solar, Bailey, NC**

This project is located in rural Nash County on Winters Road with a 5 MW facility that was built in 2016 on 50 acres. A local builder acquired parcels 9 and 10 following construction as shown below



at rates comparable to other tracts in the area. They then built a custom home for an owner and sold that at a price similar to other nearby homes as shown in the matched pair data below. The retained woods provide a heavy landscaped buffer for this homesite.

**Adjoining Land Sales After Solar Farm Completed**

#	Solar Farm	TAX ID	Grantor	Grantee	Address	Acres	Date Sold	Sales Price	\$/AC	Other
9 & 10	Adjoins	316003 & 316004	Cozart	Kingsmill	9162 Winters	13.22	7/21/2016	\$70,000	\$5,295	
	Not	6056	Billingsly		427 Young	41	10/21/2016	\$164,000	\$4,000	
	Not	33211	Fulcher	Weikel	10533 Cone	23.46	7/18/2017	\$137,000	\$5,840	Doublewide, structures
	Not	106807	Perry	Gardner	Claude Lewis	11.22	8/10/2017	\$79,000	\$7,041	Gravel drive for sub, cleared
	Not	3437	Vaughan	N/A	11354 Old Lewis Sch	18.73	Listing	\$79,900	\$4,266	Small cemetery, wooded

**Adjoining Sales Adjusted**

Time	Acres	Location	Other	Adj \$/Ac	% Diff
				\$5,295	
\$0	\$400	\$0	\$0	\$4,400	17%
-\$292	\$292	\$0	-\$500	\$5,340	-1%
-\$352	\$0	\$0	-\$1,000	\$5,689	-7%
-\$213	\$0	\$0	\$213	\$4,266	19%
<b>Average</b>					<b>7%</b>

**Adjoining Residential Sales After Solar Farm Completed**

#	Solar Farm	n	Address	Acres	Date Sold	Sales Price	Built	GLA	\$/GLA	BR/BA	Style	Other
9 & 10	Adjoins	g	9162 Winters	13.22	1/5/2017	\$255,000	2016	1,616	\$157.80	3/2	Ranch	1296 sf wrkshp
	Not	w	7352 Red Fox	0.93	6/30/2016	\$176,000	2010	1,529	\$115.11	3/2	2-story	

**Adjoining Sales Adjusted**

Time	Acres	YB	GLA	Style	Other	Total	% Diff
						\$255,000	
\$0	\$44,000	\$7,392	\$5,007	\$5,000	\$15,000	\$252,399	1%

The comparables for the land show either a significant positive relationship or a mild negative relationship to having an adjoining solar farm, but when averaged together they show no negative impact. The wide divergence is due to the difficulty in comparing this tract of land and the wide variety of comparables used. The two comparables that show mild negative influences include a property that was partly developed as a residential subdivision and the other included a doublewide with some value and accessory agricultural structures. The tax assessed value on the improvements were valued at \$60,000. So both of those comparables have some limitations for comparison. The two that show significant enhancement due to adjacency include a property with a cemetery located in the middle and the other is a tract almost twice as large. Still that larger tract after adjustment provides the best matched pair as it required the least adjustment. I therefore conclude that there is no negative impact due to adjacency to the solar farm shown by this matched pair.

The dwelling that was built on the site was a build-to-suit and was compared to a nearby homesale of a property on a smaller parcel of land. I adjusted for that difference based on a \$25,000 value for a 1-acre home site versus the \$70,000 purchase price of the larger subject tract. The other adjustments are typical and show no impact due to the adjacency to the solar farm.



The closest solar panel to the home is 780 feet away.

I note that the representative for Kingsmill Homes indicated that the solar farm was never a concern in purchasing the land or selling the home. He also indicated that they had built a number of nearby homes across the street and it had never come up as an issue.



## **7. Matched Pair – Manatee Solar Farm, Parrish, FL**



This solar farm is located near Seminole Trail, Parrish, FL. The solar farm has a 74.50 MW output and is located on a 1,180.38-acre tract and was built in 2016. The tract is owned by Florida Power & Light Company.

I have considered the recent sale of 13670 Highland Road, Wimauma, Florida. This one-story, concrete block home is located just north of the solar farm and separated from the solar farm by a railroad corridor. This home is a 3 BR, 3 BA 1,512 s.f. home with a carport and workshop. The property includes new custom cabinets, granite counter tops, brand-new stainless-steel appliances, updated bathrooms and new carpet in the bedrooms. The home is sitting on 5 acres. The home was built in 1997.

I have compared this sale to several nearby homesales as part of this matched pair analysis as shown below. The landscaping separating the home from the solar farm is considered heavy.



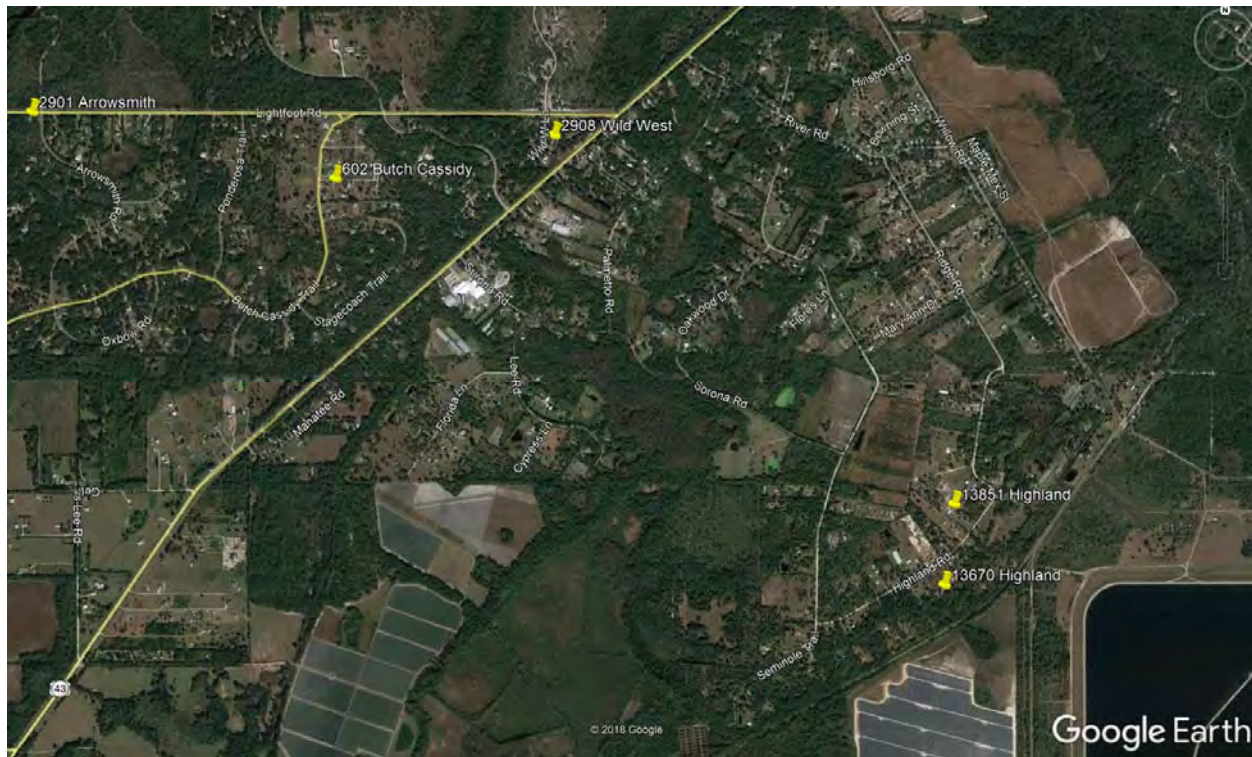
Solar	TAX ID/Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Note
Adjoins	13670 Highland	5.00	8/21/2017	\$255,000	1997	1,512	\$168.65	3/3	Carport/Wrkshp	Ranch	Renov.
Not	2901 Arrowsmith	1.91	1/31/2018	\$225,000	1979	1,636	\$137.53	3/2	2 Garage/Wrkshp	Ranch	
Not	602 Butch Cassidy	1.00	5/5/2017	\$220,000	2001	1,560	\$141.03	3/2	N/A	Ranch	Renov.
Not	2908 Wild West	1.23	7/12/2017	\$254,000	2003	1,554	\$163.45	3/2	2 Garage/Wrkshp	Ranch	Renov.
Not	13851 Highland	5.00	9/13/2017	\$240,000	1978	1,636	\$146.70	4/2	3 Garage	Ranch	Renov.

Adjoining Sales Adjusted										
Solar	TAX ID/Address	Time	Acres	YB	GLA	BR/BA	Park	Note	Total	% Diff
Adjoins	13670 Highland								\$255,000	
Not	2901 Arrowsmith	\$2,250	\$10,000	\$28,350	-\$8,527	\$5,000	-\$10,000	\$10,000	\$262,073	-3%
Not	602 Butch Cassidy	-\$2,200	\$10,000	-\$6,160	-\$3,385	\$5,000	\$2,000		\$225,255	12%
Not	2908 Wild West	\$0	\$10,000	-\$10,668	-\$3,432	\$5,000	-\$10,000		\$244,900	4%
Not	13851 Highland	\$0	\$0	\$31,920	-\$9,095	\$3,000	-\$10,000		\$255,825	0%
<b>Average</b>										3%

The sales prices of the comparables before adjustments range from \$220,000 to \$254,000. After adjustments they range from \$225,255 to \$262,073. The comparables range from no impact to a strong positive impact. The comparables showing -3% and +4% impact on value is considered within a typical range of value and therefore not indicative of any impact on property value.

This set of matched pair data falls in line with the data seen in other states. The closest solar panel to the home at 13670 Highland is 1,180 feet. There is a wooded buffer between these two properties.

I have included a map showing the relative location of these properties below.





**8. Matched Pair – McBride Place Solar Farm, Midland, NC**



This project is located on Mount Pleasant Road, Midland, North Carolina. The property is on 627 acres on an assemblage of 974.59 acres. The solar farm was approved in early 2017 for a 74.9 MW facility.

I have considered the sale of 4380 Joyner Road which adjoins the proposed solar farm near the northwest section. This property was appraised in April of 2017 for a value of \$317,000 with no consideration of any impact due to the solar farm in that figure. The property sold in November



2018 for \$325,000 with the buyer fully aware of the proposed solar farm. The landscaping buffer relative to Joyner Road, Hayden Way, Chanel Court and Kristi Lane is considered medium, while the landscaping for the home at the north end of Chanel Court is considered very light.

I have considered the following matched pairs to the subject property.

**Adjoining Residential Sales After Solar Farm Approved**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	4380 Joyner	12.00	11/22/2017	\$325,000	1979	1,598	\$203.38	3/2	2xGar	Ranch	Outbldg
Not	3870 Elkwood	5.50	8/24/2016	\$250,000	1986	1,551	\$161.19	3/2.5	Det 2xGar	Craft	
Not	8121 Lower Rocky	18.00	2/8/2017	\$355,000	1977	1,274	\$278.65	2/2	2xCarprrt	Ranch	Eq. Fac.
Not	13531 Cabarrus	7.89	5/20/2016	\$267,750	1981	2,300	\$116.41	3/2	2xGar	Ranch	

**Adjoining Sales Adjusted**

Time	Acres	YB	Condition	GLA	BR/BA	Park	Other	Total	% Diff
								\$325,000	
\$7,500	\$52,000	-\$12,250	\$10,000	\$2,273	-\$2,000	\$2,500	\$7,500	\$317,523	2%
\$7,100	-\$48,000	\$4,970		\$23,156	\$0	\$3,000	-\$15,000	\$330,226	-2%
\$8,033	\$33,000	-\$3,749	\$20,000	-\$35,832	\$0	\$0	\$7,500	\$296,702	9%
<b>Average</b>									3%

The home at 4380 Joyner Road is 275 feet from the closest solar panel.

I also considered the recent sale of a lot at 5800 Kristi Lane that is on the east side of the proposed solar farm. This 4.22-acre lot sold in December 2017 for \$94,000. A home was built on this lot in 2019 with the closest point from home to panel at 689 feet. The home site is heavily wooded and their remains a wooded buffer between the solar panels and the home. I spoke with the broker, Margaret Dabbs, who indicated that the solar farm was considered a positive by both buyer and seller as it ensures no subdivision will be happening in that area. Buyers in this market are looking for privacy and seclusion.

The breakdown of recent lot sales on Kristi are shown below with the lowest price paid for the lot with no solar farm exposure, though that lot has exposure to Mt Pleasant Road South. Still the older lot sales have exposure to the solar farm and sold for higher prices than the front lot and adjusting for time would only increase that difference.

**Adjoining Lot Sales After Solar Farm Built**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	\$/AC	\$/Lot
	Adjoins	5811 Kristi	3.74	5/1/2018	\$100,000	\$26,738	\$100,000
	Adjoins	5800 Kristi	4.22	12/1/2017	\$94,000	\$22,275	\$94,000
	Not	5822 Kristi	3.43	2/24/2020	\$90,000	\$26,239	\$90,000

The lot at 5811 Kristi Lane sold in May 2018 for \$100,000 for a 3.74-acre lot. The home that was built later in 2018 is 505 feet to the closest solar panel. This home then sold to a homeowner for \$530,000 in April 2020. I have compared this home sale to other properties in the area as shown below.



**Adjoining Residential Sales After Solar Farm Built**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	5811 Kristi	3.74	3/31/2020	\$530,000	2018	3,858	\$137.38	5/3.5	2 Gar	2-story	Cement Ext
Not	3915 Tania	1.68	12/9/2019	\$495,000	2007	3,919	\$126.31	3/3.5	2 Gar	2-story	3Det Gar
Not	6782 Manatee	1.33	3/8/2020	\$460,000	1998	3,776	\$121.82	4/2/2h	2 Gar	2-story	Water
Not	314 Old Hickory	1.24	9/20/2019	\$492,500	2017	3,903	\$126.18	6/4.5	2 Gar	2-story	

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	5811 Kristi								\$530,000		5%
Not	3915 Tania	\$6,285		\$27,225	-\$3,852		-\$20,000		\$504,657	5%	
Not	6782 Manatee	\$1,189		\$46,000	\$4,995	\$5,000			\$517,183	2%	
Not	314 Old Hickory	\$10,680		\$2,463	-\$2,839	-\$10,000			\$492,803	7%	

After adjusting the comparables, I found that the average adjusted value shows a slight increase in value for the subject property adjoining a solar farm. As in the other cases, this is a mild positive impact on value but within the typical range of real estate transactions.

I also looked at 5833 Kristi Lane that sold on 9/14/2020 for \$625,000. This home is 470 feet from the closest panel.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Nearby	5833 Kristi	4.05	9/14/2020	\$625,000	2008	4,373	\$142.92	5/4	3-Car	2-Brick	
Not	4055 Dakeita	4.90	12/30/2020	\$629,000	2005	4,427	\$142.08	4/4	4-Car	2-Brick	4DetGar/Stable
Not	9615 Bales	2.16	6/30/2020	\$620,000	2007	4,139	\$149.79	4/5	3-Car	2-Stone	2DetGar
Not	9522 Bales	1.47	6/18/2020	\$600,000	2007	4,014	\$149.48	4/4.5	3-Car	2-Stone	

**Adjoining Sales Adjusted**

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
5833 Kristi								\$625,000			470
4055 Dakeita	-\$9,220		\$5,661	-\$6,138		-\$25,000		\$594,303	5%		
9615 Bales	\$6,455		\$1,860	\$28,042	-\$10,000	-\$15,000		\$631,356	-1%		
9522 Bales	\$7,233		\$1,800	\$42,930	-\$5,000			\$646,963	-4%		
										0%	

The average difference is 0% impact and the differences are all within a close range with this set of comparables and supports a finding of no impact on property value.

I have also looked at 4504 Chanel Court. This home sold on January 1, 2020 for \$393,500 for this 3,010 square foot home built in 2004 with 3 bedrooms, 3.5 bathrooms, and a 3-car garage. This home includes a full partially finished basement that significantly complicates comparing this to other sales. This home previously sold on January 23, 2017 for \$399,000. This was during the time that the solar farm was a known factor as the solar farm was approved in early 2017 and public discussions had already commenced. I spoke with Rachelle Killman with Real Estate Realty, LLC the buyer's agent for this transaction and she indicated that the solar farm was not a factor or consideration for the buyer. She noted that you could see the panels sort of through the trees, but it wasn't a concern for the buyer. She was not familiar with the earlier 2017 sale, but indicated that it was likely too high. This again goes back to the partially finished basement issue. The basement has a fireplace, and an installed 3/4 bathroom but otherwise bare studs and concrete floors with different buyers assigning varying value to that partly finished space. I also reached out to Don Gomez with Don Anthony Realty, LLC as he was the listing agent.

I also looked at the recent sale of 4599 Chanel Court. This home is within 310 feet of solar panels but notably does not have a good landscaping screen in place as shown in the photo below. The plantings appear to be less than 3-feet in height and only a narrow, limited screen of existing hardwoods were kept. The photograph is from the listing.

According to Scott David with Better Homes and Gardens Paracle Realty, this property was under contract for \$550,000 contingent on the buyer being able to sell their former home. The former home was apparently overpriced and did not sell and the contract stretched out over 2.5 months.



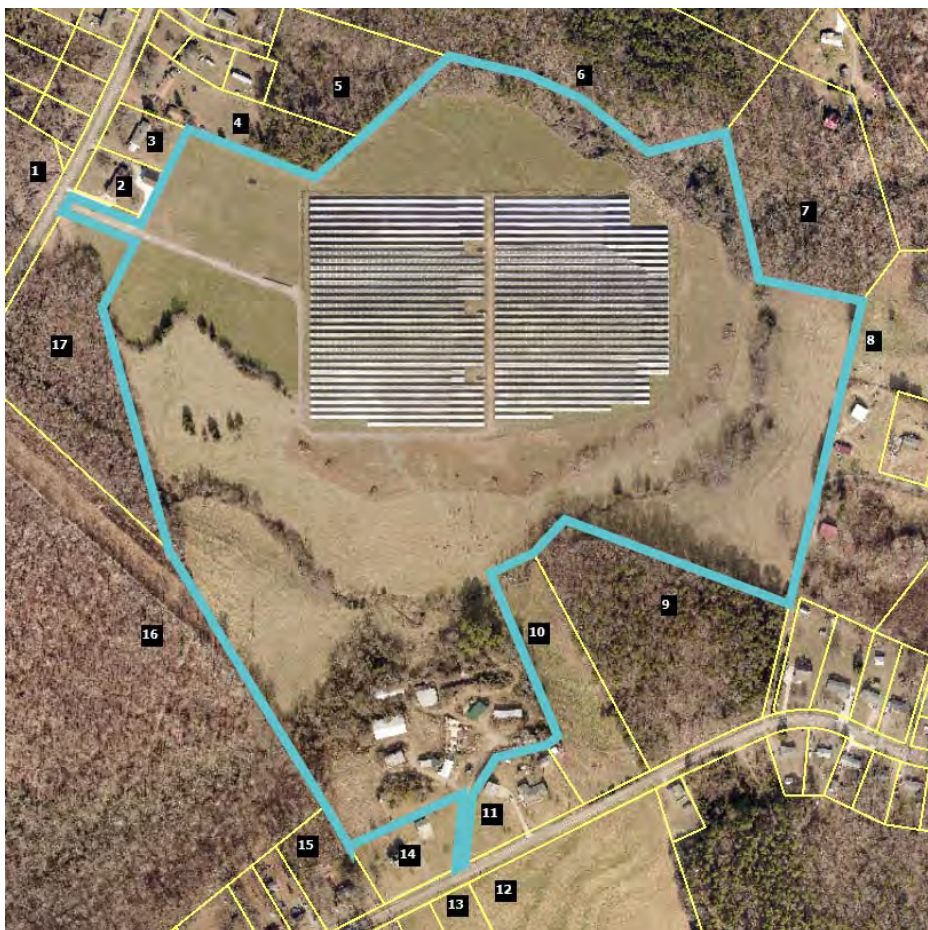
The seller was in a bind as they had a home they were trying to buy contingent on this closing and were about to lose that opportunity. A cash buyer offered them a quick close at \$500,000 and the seller accepted that offer in order to not lose the home they were trying to buy. According to Mr. David, the original contracted buyer and the actual cash buyer never considered the solar farm as a negative. In fact Mr. David noted that the actual buyer saw it as a great opportunity to purchase a home where a new subdivision could not be built behind his house. I therefore conclude that this property supports a finding of no impact on adjoining property, even where the landscaping screen still requires time to grow in for a year-round screen.

I also considered a sale/resale analysis on this property. This same home sold on September 15, 2015 for \$462,000. Adjusting this upward by 5% per year for the five years between these sales dates suggests a value of \$577,500. Comparing that to the \$550,000 contract that suggests a 5% downward impact, which is within a typical market variation. Given that the broker noted no negative impact from the solar farm and the analysis above, I conclude this sale supports a finding of no impact on value.





## 9. Matched Pair – Mariposa Solar, Gaston County, NC



This project is a 5 MW facility located on 35.80 acres out of a parent tract of 87.61 acres at 517 Blacksnake Road, Stanley that was built in 2016.

I have considered a number of recent sales around this facility as shown below.

The first is identified in the map above as Parcel 1, which is 215 Mariposa Road. This is an older dwelling on large acreage with only one bathroom. I've compared it to similar nearby homes as shown below. The landscaping buffer for this home is considered light.

### Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
Adjoins	215 Mariposa	17.74	12/12/2017	\$249,000	1958	1,551	\$160.54	3/1	Garage	Br/Rnch
Not	249 Mariposa	0.48	3/1/2019	\$153,000	1974	1,792	\$85.38	4/2	Garage	Br/Rnch
Not	110 Airport	0.83	5/10/2016	\$166,000	1962	2,165	\$76.67	3/2	Crprt	Br/Rnch
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	1980	2,156	\$112.48	3/2	Drive	1.5
Not	1201 Abernathy	27.00	5/3/2018	\$390,000	1970	2,190	\$178.08	3/2	Crprt	Br/Rnch



Adjoining Residential Sales After Solar Farm Approved					Adjoining Sales Adjusted								
Solar	Address	Acres	Date Sold	Sales Price	Time	YB	Acres	GLA	BR/BA	Park	Other	Total	% Diff
Adjoins	215 Mariposa	17.74	12/12/2017	\$249,000								\$249,000	
Not	249 Mariposa	0.48	3/1/2019	\$153,000	-\$5,583	-\$17,136	\$129,450	-\$20,576	-\$10,000			\$229,154	8%
Not	110 Airport	0.83	5/10/2016	\$166,000	\$7,927	-\$4,648	\$126,825	-\$47,078	-\$10,000			\$239,026	4%
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	-\$5,621	-\$37,345	\$95,475	-\$68,048	-\$10,000	\$5,000		\$221,961	11%
Not	1201 Abernathy	27.00	5/3/2018	\$390,000	-\$4,552	-\$32,760	-\$69,450	-\$60,705	-\$10,000			\$212,533	15%
<b>Average</b>													9%

The average difference after adjusting for all factors is +9% on average, which suggests an enhancement due to the solar farm across the street. Given the large adjustments for acreage and size, I will focus on the low end of the adjusted range at 4%, which is within the typical deviation and therefore suggests no impact on value.

I have also considered Parcel 4 that sold after the solar farm was approved but before it had been constructed in 2016. The landscaping buffer for this parcel is considered light.

Adjoining Residential Sales After Solar Farm Approved												
Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	
Adjoins	242 Mariposa	2.91	9/21/2015	\$180,000	1962	1,880	\$95.74	3/2	Carport	Br/Rnch	Det Wrkshop	
Not	249 Mariposa	0.48	3/1/2019	\$153,000	1974	1,792	\$85.38	4/2	Garage	Br/Rnch		
Not	110 Airport	0.83	5/10/2016	\$166,000	1962	2,165	\$76.67	3/2	Crprt	Br/Rnch		
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	1980	2,156	\$112.48	3/2	Drive	1.5		

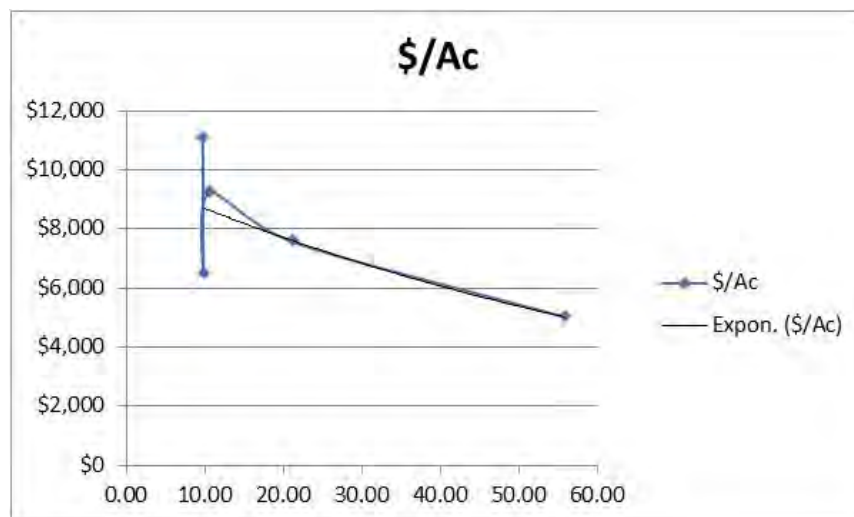
Adjoining Residential Sales After Solar Farm Approved					Adjoining Sales Adjusted								
Solar	Address	Acres	Date Sold	Sales Price	Time	YB	Acres	GLA	BR/BA	Park	Other	Total	% Diff
Adjoins	242 Mariposa	2.91	9/21/2015	\$180,000								\$180,000	
Not	249 Mariposa	0.48	3/1/2019	\$153,000	-\$15,807	-\$12,852	\$18,468	\$7,513		-\$3,000	\$25,000	\$172,322	4%
Not	110 Airport	0.83	5/10/2016	\$166,000	-\$3,165	\$0	\$15,808	-\$28,600			\$25,000	\$175,043	3%
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	-\$21,825	-\$30,555	-\$15,960	-\$40,942		\$2,000	\$25,000	\$160,218	11%
<b>Average</b>													6%

The average difference after adjusting for all factors is +6%, which is again suggests a mild increase in value due to the adjoining solar farm use. The median is a 4% adjustment, which is within a standard deviation and suggests no impact on property value.

I have also considered the recent sale of Parcel 13 that is located on Blacksnake Road south of the project. I was unable to find good land sales in the same 20-acre range, so I have considered sales of larger and smaller acreage. I adjusted each of those land sales for time. I then applied the price per acre to a trendline to show where the expected price per acre would be for 20 acres. As can be seen in the chart below, this lines up exactly with the purchase of the subject property. I therefore conclude that there is no impact on Parcel 13 due to proximity to the solar farm.

Adjoining Residential Land Sales After Solar Farm Approved						Adjoining Sales Adjusted	
Solar	Tax/Street	Acres	Date Sold	Sales Price	\$/Ac	Time	\$/Ac
Adjoins	174339/Blacksnake	21.15	6/29/2018	\$160,000	\$7,565		\$7,565
Not	227852/Abernathy	10.57	5/9/2018	\$97,000	\$9,177	\$38	\$9,215
Not	17443/Legion	9.87	9/7/2018	\$64,000	\$6,484	-\$37	\$6,447
Not	164243/Alexis	9.75	2/1/2019	\$110,000	\$11,282	-\$201	\$11,081
Not	176884/Bowden	55.77	6/13/2018	\$280,000	\$5,021	\$7	\$5,027



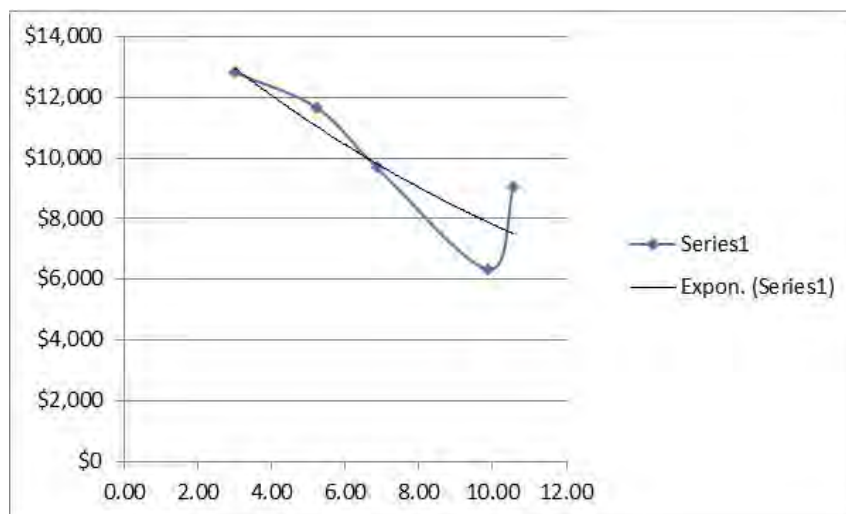


Finally, I have considered the recent sale of Parcel 17 that sold as vacant land. I was unable to find good land sales in the same 7-acre range, so I have considered sales of larger and smaller acreage. I adjusted each of those land sales for time. I then applied the price per acre to a trendline to show where the expected price per acre would be for 7 acres. As can be seen in the chart below, this line up with the trendline running right through the purchase price for the subject property. I therefore conclude that there is no impact on Parcel 13 due to proximity to the solar farm. I note that this property was improved with a 3,196 square foot ranch built in 2018 following the land purchase, which shows that development near the solar farm was unimpeded.

#### Adjoining Residential Land Sales After Solar Farm Approved

#### Adjoining Sales Adjusted

Solar	Tax/Street	Acres	Date Sold	Sales Price	\$/Ac	Time	Location	\$/Ac
Adjoins	227039/Mariposa	6.86	12/6/2017	\$66,500	\$9,694			\$9,694
Not	227852/Abernathy	10.57	5/9/2018	\$97,000	\$9,177	-\$116		\$9,061
Not	17443/Legion	9.87	9/7/2018	\$64,000	\$6,484	-\$147		\$6,338
Not	177322/Robinson	5.23	5/12/2017	\$66,500	\$12,715	\$217	-\$1,272	\$11,661
Not	203386/Carousel	2.99	7/13/2018	\$43,500	\$14,548	-\$262	-\$1,455	\$12,832





**10. Matched Pair – Clarke County Solar, Clarke County, VA**



This project is a 20 MW facility located on a 234-acre tract that was built in 2017.



I have considered two recent sales of Parcel 3. The home on this parcel is 1,230 feet from the closest panel as measured in the second map from Google Earth, which shows the solar farm under construction. This home sold in January 2017 for \$295,000 and again in August 2019 for \$385,000. I show each sale below and compare those to similar home sales in each time frame. The significant increase in price between 2017 and 2019 is due to a major kitchen remodel, new roof, and related upgrades as well as improvement in the market in general. The sale and later resale of the home with updates and improvements speaks to pride of ownership and increasing overall value as properties perceived as diminished are less likely to be renovated and sold for profit.

I note that 102 Tilthammer includes a number of barns that I did not attribute any value in the analysis. The market would typically give some value for those barns but even without that adjustment there is an indication of a positive impact on value due to the solar farm. The landscaping buffer from this home is considered light.

### Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
3	Adjoins	833 Nations Spr	5.13	8/18/2019	\$385,000	1979	1,392	\$276.58	3/2	Det Gar	Ranch	UnBsmt
	Not	167 Leslie	5.00	8/19/2020	\$429,000	1980	1,665	\$257.66	3/2	Det2Gar	Ranch	
	Not	2393 Old Chapel	2.47	8/10/2020	\$330,000	1974	1,500	\$220.00	3/1.5	Det Gar	Ranch	
	Not	102 Tilthammer	6.70	5/7/2019	\$372,000	1970	1,548	\$240.31	3/1.5	Det Gar	Ranch	UnBsmt

### Adjoining Sales Adjusted

[illegible]

### Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
3	Adjoins	833 Nations Spr	5.13	1/9/2017	\$295,000	1979	1,392	\$211.93	3/2	Det Gar	Ranch	UnBsmt
	Not	6801 Middle	2.00	12/12/2017	\$249,999	1981	1,584	\$157.83	3/2	Open	Ranch	
	Not	4174 Rockland	5.06	1/2/2017	\$300,000	1990	1,688	\$177.73	3/2	2 Gar	2-story	
	Not	400 Sugar Hill	1.00	6/7/2018	\$180,000	1975	1,008	\$178.57	3/1	Open	Ranch	

### Adjoining Sales Adjusted

[illegible]



# **11. Matched Pair – Simon Solar, Social Circle, GA**



This 30 MW solar farm is located off Hawkins Academy Road and Social Circle Fairplay Road. I identified three adjoining sales to this tract after development of the solar farm. However, one of those is shown as Parcel 12 in the map above and includes a powerline easement encumbering over a third of the 5 acres and adjoins a large substation as well. It would be difficult to isolate those impacts from any potential solar farm impact and therefore I have excluded that sale. I also excluded the recent sale of Parcel 17, which is a farm with conservation restrictions on it that similarly would require a detailed examination of those conservation restrictions in order to see if there was any impact related to the solar farm. I therefore focused on the recent sale of Parcel 7 and the adjoining parcel to the south of that. They are technically not adjoining due to the access road for the flag-shaped lot to the east. Furthermore, there is an apparent access easement serving the two rear lots that encumber these two parcels which is a further limitation on these sales. This analysis assumes that the access easement does not negatively impact the subject property, though it may.

The landscaping buffer relative to this parcel is considered medium.



**Adjoining Land Sales After Solar Farm Approved**

<b>Parcel</b>	<b>Solar</b>	<b>Address</b>	<b>Acres</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>\$/AC</b>	<b>Type</b>	<b>Other</b>
7+	Adjoins	4514 Hawkins	36.86	3/31/2016	\$180,000	\$4,883	Pasture	Esmts
	Not	HD Atha	69.95	12/20/2016	\$357,500	\$5,111	Wooded	N/A
	Not	Pannell	66.94	11/8/2016	\$322,851	\$4,823	Mixed	*
	Not	1402 Roy	123.36	9/29/2016	\$479,302	\$3,885	Mixed	**

\* Adjoining 1 acre purchased by same buyer in same deed. Allocation assigned on the County Tax Record.

\*\* Dwelling built in 1996 with a 2016 tax assessed value of \$75,800 deducted from sales price to reflect land value

**Adjoining Sales Adjusted**

<b>Time</b>	<b>Size</b>	<b>Type</b>	<b>Other</b>	<b>Total/Ac</b>	<b>% Diff</b>	<b>Avg % Diff</b>
				\$4,883		
\$89	\$256			\$5,455	-12%	
-\$90	\$241			\$4,974	-2%	
-\$60	\$389			\$4,214	14%	
						0%

The range of impact identified by these matched pairs are -12% to +14%, with an average of 0% impact due to the solar farm. The best matched pair with the least adjustment supports a -2% impact due to the solar farm. I note again that this analysis considers no impact for the existing access easements that meander through this property and it may be having an impact. Still at -2% impact as the best indication for the solar farm, I consider that to be no impact given that market fluctuations support +/- 5%.



## 12. Matched Pair – Candace Solar, Princeton, NC



This 5 MW solar farm is located at 4839 US 70 Highway just east of Herring Road. This solar farm was completed on October 25, 2016.



I identified three adjoining sales to this tract after development of the solar farm with frontage on US 70. I did not attempt to analyze those sales as they have exposure to an adjacent highway and railroad track. Those homes are therefore problematic for a matched pair analysis unless I have similar homes fronting on a similar corridor.

I did consider a land sale and a home sale on adjoining parcels without those complications.

The lot at 499 Herring Road sold to Paradise Homes of Johnston County of NC, Inc. for \$30,000 in May 2017 and a modular home was placed there and sold to Karen and Jason Toole on September 29, 2017. I considered the lot sale first as shown below and then the home sale that followed. The landscaping buffer relative to this parcel is considered medium.

**Adjoining Land Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Other	Time	Site	Other	Total	% Diff
16	Adjoins	499 Herring	2.03	5/1/2017	\$30,000					\$30,000	
	Not	37 Becky	0.87	7/23/2019	\$24,500	Sub/Pwr	-\$1,679	\$4,900		\$27,721	8%
	Not	5858 Bizzell	0.88	8/17/2016	\$18,000		\$390	\$3,600		\$21,990	27%
	Not	488 Herring	2.13	12/20/2016	\$35,000		\$389			\$35,389	-18%
<b>Average</b>											5%

Following the land purchase, the modular home was placed on the site and sold. I have compared this modular home to the following sales to determine if the solar farm had any impact on the purchase price.

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
16	Adjoins	499 Herring	2.03	9/27/2017	\$215,000	2017	2,356	\$91.26	4/3	Drive	Modular	
	Not	678 WC	6.32	3/8/2019	\$226,000	1995	1,848	\$122.29	3/2.5	Det Gar	Mobile	Ag bldgs
	Not	1810 Bay V	8.70	3/26/2018	\$170,000	2003	2,356	\$72.16	3/2	Drive	Mobile	Ag bldgs
	Not	1795 Bay V	1.78	12/1/2017	\$194,000	2017	1,982	\$97.88	4/3	Drive	Modular	

**Adjoining Residential Sales After Adjoining Sales Adjusted**

Parcel	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
16	Adjoins	499 Herring								\$215,000			488
	Not	678 WC	-\$10,037	-\$25,000	\$24,860	\$37,275	-\$5,000	-\$7,500	-\$20,000	\$220,599	-3%		
	Not	1810 Bay V	-\$2,579	-\$20,000	\$11,900	\$0				\$159,321	26%		
	Not	1795 Bay V	-\$1,063		\$0	\$21,964				\$214,902	0%		
												8%	

The best comparable is 1795 Bay Valley as it required the least adjustment and was therefore most similar, which shows a 0% impact. This signifies no impact related to the solar farm.

The range of impact identified by these matched pairs ranges are therefore -3% to +26% with an average of +8% for the home and an average of +4% for the lot, though the best indicator for the lot shows a \$5,000 difference in the lot value due to the proximity to the solar farm or a -12% impact.



**13. Matched Pair – Walker-Correctional Solar, Barham Road, Barhamsville, VA**



This project was built in 2017 and located on 484.65 acres for a 20 MW with the closest home at 110 feet from the closest solar panel with an average distance of 500 feet.

I considered the recent sale identified on the map above as Parcel 19, which is directly across the street and based on the map shown on the following page is 250 feet from the closest panel. A



limited buffering remains along the road with natural growth being encouraged, but currently the panels are visible from the road. Alex Uminski, SRA with MGMiller Valuations in Richmond VA confirmed this sale with the buying and selling broker. The selling broker indicated that the solar farm was not a negative influence on this sale and in fact the buyer noticed the solar farm and then discovered the listing. The privacy being afforded by the solar farm was considered a benefit by the buyer. I used a matched pair analysis with a similar sale nearby as shown below and found no negative impact on the sales price. Property actually closed for more than the asking price. The landscaping buffer is considered light.

**Adjoining Residential Sales After Solar Farm Approved**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	5241 Barham	2.65	10/18/2018	\$264,000	2007	1,660	\$159.04	3/2	Drive	Ranch	Modular
Not	17950 New Kent	5.00	9/5/2018	\$290,000	1987	1,756	\$165.15	3/2.5	3 Gar	Ranch	
Not	9252 Ordinary	4.00	6/13/2019	\$277,000	2001	1,610	\$172.05	3/2	1.5-Gar	Ranch	
Not	2416 W Miller	1.04	9/24/2018	\$299,000	1999	1,864	\$160.41	3/2.5	Gar	Ranch	

**Adjoining Sales Adjusted**

Solar	Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
Adjoins	5241 Barham								\$264,000		250
Not	17950 New Kent		-\$8,000	\$29,000	-\$4,756	-\$5,000	-\$20,000	-\$15,000	\$266,244	-1%	
Not	9252 Ordinary	-\$8,310	-\$8,000	\$8,310	\$2,581		-\$10,000	-\$15,000	\$246,581	7%	
Not	2416 W Miller		\$8,000	\$11,960	-\$9,817	-\$5,000	-\$10,000	-\$15,000	\$279,143	-6%	

**Average Diff** 0%

I also spoke with Patrick W. McCrerey of Virginia Estates who was marketing a property that sold at 5300 Barham Road adjoining the Walker-Correctional Solar Farm. He indicated that this property was unique with a home built in 1882 and heavily renovated and updated on 16.02 acres. The solar farm was through the woods and couldn't be seen by this property and it had no impact on marketing this property. This home sold on April 26, 2017 for \$358,000. I did not set up any matched pairs for this property since it is a unique property that any such comparison would be difficult to rely on. The broker's comments do support the assertion that the adjoining solar farm had no impact on value. The home in this case was 510 feet from the closest panel.



# **14. Matched Pair – Innovative Solar 46, Roslin Farm Rd, Hope Mills, NC**



This project was built in 2016 and located on 532 acres for a 78.5 MW solar farm with the closest home at 125 feet from the closest solar panel with an average distance of 423 feet.

I considered the recent sale of a home on Roslin Farm Road just north of Running Fox Road as shown below. This sale supports an indication of no impact on property value. The landscaping buffer is considered light.

## **Adjoining Residential Sales After Solar Farm Approved**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
Adjoins	6849 Roslin Farm	1.00	2/18/2019	\$155,000	1967	1,610	\$96.27	3/3	Drive	Ranch	Brick	435
Not	6592 Sim Canady	2.43	9/5/2017	\$185,000	1974	2,195	\$84.28	3/2	Gar	Ranch	Brick	
Not	1614 Joe Hall	1.63	9/3/2019	\$145,000	1974	1,674	\$86.62	3/2	Det Gar	Ranch	Brick	
Not	109 Bledsoe	0.68	1/17/2019	\$150,000	1973	1,663	\$90.20	3/2	Gar	Ranch	Brick	

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	6849 Roslin Farm								\$155,000		5%
Not	6592 Sim Canady	\$8,278		-\$6,475	-\$39,444	\$10,000	-\$5,000		\$152,359	2%	
Not	1614 Joe Hall	-\$2,407		-\$5,075	-\$3,881	\$10,000	-\$2,500		\$141,137	9%	
Not	109 Bledsoe	\$404	\$10,000	-\$4,500	-\$3,346		-\$5,000		\$147,558	5%	



**15. Matched Pair – Innovative Solar 42, County Line Rd, Fayetteville, NC**





This project was built in 2017 and located on 413.99 acres for a 71 MW with the closest home at 135 feet from the closest solar panel with an average distance of 375 feet.

I considered the recent sales identified on the map above as Parcels 2 and 3, which is directly across the street these homes are 330 and 340 feet away. Parcel 2 includes an older home built in 1976, while Parcel 3 is a new home built in 2019. So the presence of the solar farm had no impact on new construction in the area.

The matched pairs for each of these are shown below. The landscaping buffer relative to these parcels is considered light.

**Adjoining Residential Sales After Solar Farm Approved**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
Adjoins	2923 County Ln	8.98	2/28/2019	\$385,000	1976	2,905	\$132.53	3/3	2-Car	Ranch	Brick/Pond	340
Not	1928 Shaw Mill	17.00	7/3/2019	\$290,000	1977	3,001	\$96.63	4/4	2-Car	Ranch	Brick/Pond/Rental	
Not	2109 John McM.	7.78	4/25/2018	\$320,000	1978	2,474	\$129.35	3/2	Det Gar	Ranch	Vinyl/Pool,Stable	

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	2923 County Ln								\$385,000		3%
Not	1928 Shaw Mill	-\$3,055	\$100,000	-\$1,450	-\$7,422	-\$10,000			\$368,074	4%	
Not	2109 John McM.	\$8,333		-\$3,200	\$39,023	\$10,000		\$5,000	\$379,156	2%	

**Adjoining Residential Sales After Solar Farm Approved**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
Adjoins	2935 County Ln	1.19	6/18/2019	\$266,000	2019	2,401	\$110.79	4/3	Gar	2-Story		330
Not	3005 Hemingway	1.17	5/16/2019	\$269,000	2018	2,601	\$103.42	4/3	Gar	2-Story		
Not	7031 Glynn Mill	0.60	5/8/2018	\$255,000	2017	2,423	\$105.24	4/3	Gar	2-Story		
Not	5213 Bree Brdg	0.92	5/7/2019	\$260,000	2018	2,400	\$108.33	4/3	3-Gar	2-Story		

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	2935 County Ln								\$266,000		3%
Not	3005 Hemingway	\$748		\$1,345	-\$16,547				\$254,546	4%	
Not	7031 Glynn Mill	\$8,724		\$2,550	-\$1,852				\$264,422	1%	
Not	5213 Bree Brdg	\$920		\$1,300	\$76			-\$10,000	\$252,296	5%	

Both of these matched pairs adjust to an average of +3% on impact for the adjoining solar farm, meaning there is a slight positive impact due to proximity to the solar farm. This is within the standard +/- of typical real estate transactions, which strongly suggests no impact on property value. I noted specifically that for 2923 County Line Road, the best comparable is 2109 John McMillan as it does not have the additional rental unit on it. I made no adjustment to the other sale for the value of that rental unit, which would have pushed the impact on that comparable downward – meaning there would have been a more significant positive impact.



**16. Matched Pair – Sunfish Farm, Keenebec Rd, Willow Spring, NC**



This project was built in 2015 and located on 49.6 acres (with an inset 11.25-acre parcel) for a 6.4 MW project with the closest home at 135 feet with an average distance of 105 feet.

I considered the 2017 sale identified on the map above, which is 205 feet away from the closest panel. The matched pairs for each of these are shown below followed by a more recent map showing the panels at this site. The average difference in the three comparables and the subject property is +3% after adjusting for differences in the sales date, year built, gross living area, and other minor differences. This data is supported by the comments from the broker Brian Schroepfer with Keller Williams that the solar farm had no impact on the purchase price. The landscaping screen is considered light.

### Adjoining Residential Sales After Solar Farm Approved

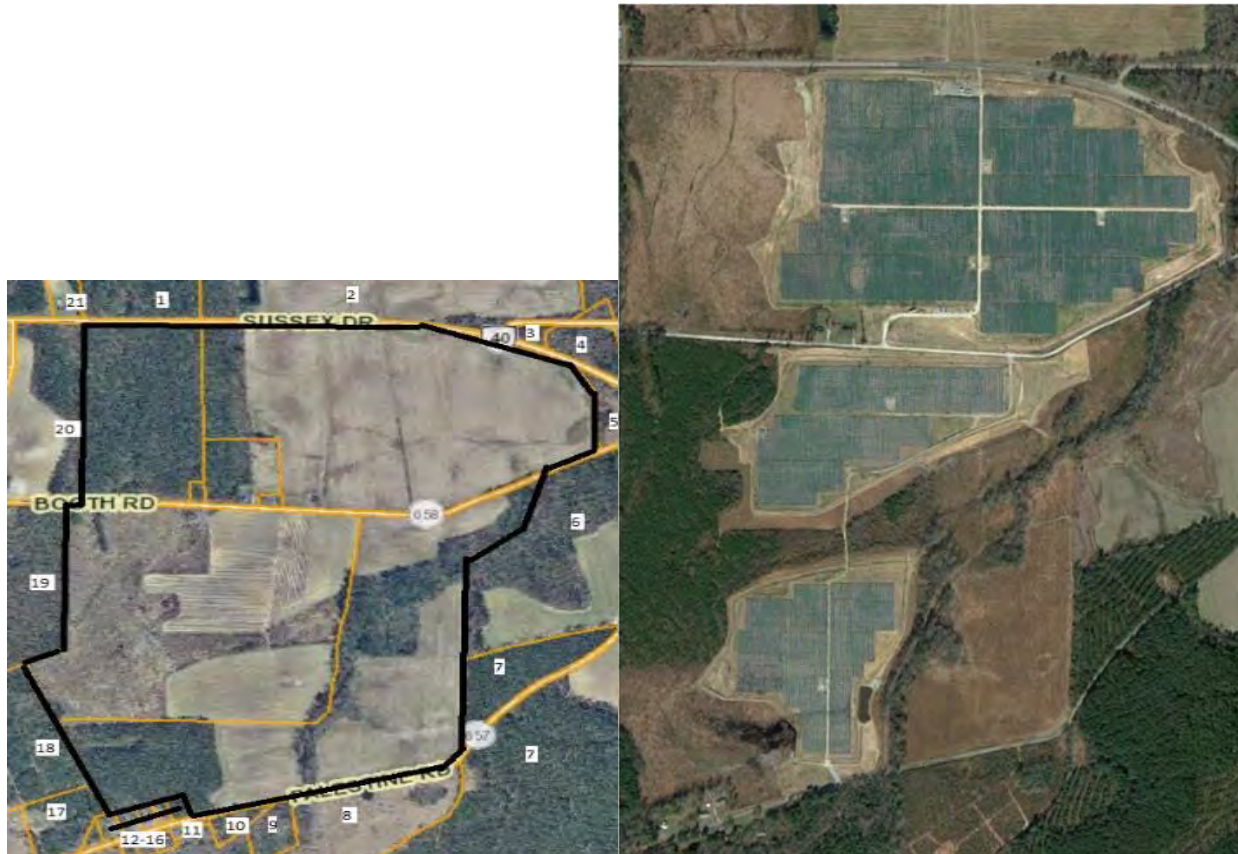
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
	Adjoins	7513 Glen Willow	0.79	9/1/2017	\$185,000	1989	1,492	\$123.99	3/2	Gar	BR/Rnch
	Not	2968 Tram	0.69	7/17/2017	\$155,000	1984	1,323	\$117.16	3/2	Drive	BR/Rnch
	Not	205 Pine Burr	0.97	12/29/2017	\$191,000	1991	1,593	\$119.90	3/2.5	Drive	BR/Rnch
	Not	1217 Old Honeycutt	1.00	12/15/2017	\$176,000	1978	1,558	\$112.97	3/2.5	2Carprt	VY/Rnch

## Adjustments

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff
Adjoins	7513 Glen Willow								\$185,000		
Not	2968 Tram	\$601		\$3,875	\$15,840		\$10,000		\$185,316	0%	
Not	205 Pine Burr	-\$1,915		-\$1,910	-\$9,688	-\$5,000			\$172,487	7%	
Not	1217 Old Honeycut	-\$1,557		\$9,680	-\$5,965	-\$5,000		\$5,280	\$178,438	4%	3%



**17. Matched Pair – Sappony Solar, Sussex County, VA**



This project is a 30 MW facility located on a 322.68-acre tract that was built in the fourth quarter of 2017.

I have considered the 2018 sale of Parcel 17 as shown below. This was a 1,900 s.f. manufactured home on a 6.00-acre lot that sold in 2018. I have compared that to three other nearby manufactured homes as shown below. The range of impacts is within typical market variation with an average of -1%, which supports a conclusion of no impact on property value. The landscaping buffer is considered medium.

### Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
	Adjoins	12511 Palestine	6.00	7/31/2018	\$128,400	2013	1,900	\$67.58	4/2.5	Open	Manuf	
	Not	15698 Concord	3.92	7/31/2018	\$150,000	2010	2,310	\$64.94	4/2	Open	Manuf	Fence
	Not	23209 Sussex	1.03	7/7/2020	\$95,000	2005	1,675	\$56.72	3/2	Det Crpt	Manuf	
	Not	6494 Rocky Br	4.07	11/8/2018	\$100,000	2004	1,405	\$71.17	3/2	Open	Manuf	

### Adjoining Sales Adjusted

[illegible]



# **18. Matched Pair – Camden Dam, Camden, NC**



This 5 MW project was built in 2019 and located on a portion of 49.83 acres.

Parcel 1 noted above along with the home on the adjoining parcel to the north of that parcel sold in late 2018 after this solar farm was approved but prior to construction being completed in 2019. I have considered this sale as shown below. The landscaping screen is considered light.

The comparable at 548 Trotman is the most similar and required the least adjustment shows no impact on property value. The other two comparables were adjusted consistently with one showing significant enhancement and another as showing a mild negative. The best indication is the one requiring the least adjustment. The other two sales required significant site adjustments which make them less reliable. The best comparable and the average of these comparables support a finding of no impact on property value.

## **Adjoining Residential Sales After Solar Farm Approved**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Adjoins	122 N Mill Dam	12.19	11/29/2018	\$350,000	2005	2,334	\$149.96	3/3.5	3-Gar	Ranch	
Not	548 Trotman	12.10	5/31/2018	\$309,000	2007	1,960	\$157.65	4/2	Det2G	Ranch	Wrkshp
Not	198 Sand Hills	2.00	12/22/2017	\$235,000	2007	2,324	\$101.12	4/3	Open	Ranch	
Not	140 Sleepy Hlwr	2.05	8/12/2019	\$330,000	2010	2,643	\$124.86	4/3	1-Gar	1.5 Story	

## **Adjoining Sales Adjusted**

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
122 N Mill Dam								\$350,000			342
548 Trotman	\$6,163		-\$3,090	\$35,377	\$5,000			\$352,450	-1%		
198 Sand Hills	\$8,808	\$45,000	-\$2,350	\$607		\$30,000		\$317,064	9%		
140 Sleepy Hlwr	-\$9,258	\$45,000	-\$8,250	-\$23,149	\$5,000	\$30,000		\$369,343	-6%		

1%



# **19. Matched Pair – Grandy Solar, Grandy, NC**



This 20 MW project was built in 2019 and located on a portion of 121 acres.

Parcels 40 and 50 have sold since construction began on this solar farm. I have considered both in matched pair analysis below. I note that the marketing for Parcel 40 (120 Par Four) identified the lack of homes behind the house as a feature in the listing. The marketing for Parcel 50 (269 Grandy) identified the property as “very private.” Landscaping for both of these parcels is considered light.

## **Adjoining Residential Sales After Solar Farm Approved**

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Adjoins	120 Par Four	0.92	8/17/2019	\$315,000	2006	2,188	\$143.97	4/3	2-Gar	1.5 Story	Pool
Not	102 Teague	0.69	1/5/2020	\$300,000	2005	2,177	\$137.80	3/2	Det 3G	Ranch	
Not	112 Meadow Lk	0.92	2/28/2019	\$265,000	1992	2,301	\$115.17	3/2	Gar	1.5 Story	
Not	116 Barefoot	0.78	9/29/2020	\$290,000	2004	2,192	\$132.30	4/3	2-Gar	2 Story	

## **Adjoining Sales Adjusted**

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
120 Par Four								\$315,000			405
102 Teague	-\$4,636		\$1,500	\$910	\$10,000		\$20,000	\$327,774	-4%		
112 Meadow Lk	\$4,937		\$18,550	-\$7,808	\$10,000	\$10,000	\$20,000	\$320,679	-2%		
116 Barefoot	-\$12,998		\$2,900	-\$318			\$20,000	\$299,584	5%		

0%



**Adjoining Residential Sales After Solar Farm Approved**

<b>Solar</b>	<b>Address</b>	<b>Acres</b>	<b>Date Sold</b>	<b>Sales Price</b>	<b>Built</b>	<b>GBA</b>	<b>\$/GLA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Style</b>	<b>Other</b>
Adjoins	269 Grandy	0.78	5/7/2019	\$275,000	2019	1,535	\$179.15	3/2.5	2-Gar	Ranch	
Not	307 Grandy	1.04	10/8/2018	\$240,000	2002	1,634	\$146.88	3/2	Gar	1.5 Story	
Not	103 Branch	0.95	4/22/2020	\$230,000	2000	1,532	\$150.13	4/2	2-Gar	1.5 Story	
Not	103 Spring Lf	1.07	8/14/2018	\$270,000	2002	1,635	\$165.14	3/2	2-Gar	Ranch	Pool

**Adjoining Sales Adjusted**

<b>Address</b>	<b>Time</b>	<b>Site</b>	<b>YB</b>	<b>GLA</b>	<b>BR/BA</b>	<b>Park</b>	<b>Other</b>	<b>Total</b>	<b>% Diff</b>	<b>Avg % Diff</b>	<b>Distance</b>
269 Grandy								\$275,000			477
307 Grandy	\$5,550		\$20,400	-\$8,725	\$5,000	\$10,000		\$272,225	1%		
103 Branch	-\$8,847		\$21,850	\$270				\$243,273	12%		
103 Spring Lf	\$7,871		\$22,950	-\$9,908	\$5,000		-\$20,000	\$275,912	0%		
										4%	

Both of these matched pairs support a finding of no impact on value. This is reinforced by the listings for both properties identifying the privacy due to no housing in the rear of the property as part of the marketing for these homes.



**20. Matched Pair – Champion Solar, Lexington County, SC**



This project is a 10 MW facility located on a 366.04-acre tract that was built in 2017.

I have considered the 2020 sale of an adjoining home located off 517 Old Charleston Road. Landscaping is considered light.

### Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	517 Old Charleston	11.05	8/25/2020	\$110,000	1962	925	\$118.92	3/1	Crport	Br Rnch	
Not	133 Buena Vista	2.65	6/21/2020	\$115,000	1979	1,104	\$104.17	2/2	Crport	Br Rnch	
Not	214 Crystal Spr	2.13	6/10/2019	\$102,500	1970	1,025	\$100.00	3/2	Crport	Rnch	
Not	1429 Laurel	2.10	2/21/2019	\$126,000	1960	1,250	\$100.80	2/1.5	Open	Br Rnch	3 Gar/Brn

### Adjoining Sales Adjusted

[illegible]



**21. Matched Pair – Barefoot Bay Solar Farm, Barefoot Bay, FL**



This project is located on 504 acres for a 704.5 MW facility. Most of the adjoining uses are medium density residential with some lower density agricultural uses to the southwest. This project was built in 2018. There is a new subdivision under development to the west.

I have considered a number of recent home sales from the Barefoot Bay Golf Course in the Barefoot Bay Recreation District. There are a number of sales of these mobile/manufactured homes along the eastern boundary and the lower northern boundary. I have compared those home sales to other similar homes in the same community but without the exposure to the solar farm. Staying within the same community keeps location and amenity impacts consistent. I did avoid any comparison with home sales with golf course or lakefront views as that would introduce another variable.

The six manufactured/double wide homes shown below were each compared to three similar homes in the same community and are consistently showing no impact on the adjoining property values. Based on the photos from the listings, there is limited but some visibility of the solar farm to the east, but the canal and landscaping between are providing a good visual buffer and actually are commanding a premium over the non-canal homes.

Landscaping for these adjoining homes is considered light, though photographs from the listings show that those homes on Papaya that adjoin the solar farm from east/west have no visibility of the solar farm and is effectively medium density due to the height differential. The homes that adjoin the solar farm from north/south along Papaya have some filtered view of the solar farm through the trees.







**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
48	Adjoins	343 Papaya	0.09	12/17/2019	\$145,000	1986	1,508	\$96.15	3/2	Crprt	Manuf	Gn/Fc/Upd
	Not	865 Tamarind	0.12	2/4/2019	\$133,900	1995	1,368	\$97.88	2/2	Crprt	Manuf	Green
	Not	515 Papaya	0.09	3/22/2018	\$145,000	2005	1,376	\$105.38	3/2	Crprt	Manuf	Green
	Not	849 Tamarind	0.15	6/26/2019	\$155,000	1997	1,716	\$90.33	3/2	Crprt	Manuf	Grn/Fnce

**Adjoining Sales Adjusted**

Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
343 Papaya							\$145,000			690
865 Tamarind	\$3,566	-\$6,026	\$10,963				\$142,403	2%		
515 Papaya	\$7,759	-\$13,775	\$11,128				\$150,112	-4%		
849 Tamarind	\$2,273	-\$8,525	-\$15,030			\$5,000	\$138,717	4%		
									1%	

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
52	Nearby	335 Papaya	0.09	4/17/2018	\$110,000	1987	1,180	\$93.22	2/2	Crprt	Manuf	Green
	Not	865 Tamarind	0.12	2/4/2019	\$133,900	1995	1,368	\$97.88	2/2	Crprt	Manuf	Green
	Not	501 Papaya	0.10	6/15/2018	\$109,000	1986	1,234	\$88.33	2/2	Crprt	Manuf	
	Not	604 Puffin	0.09	10/23/2018	\$110,000	1988	1,320	\$83.33	2/2	Crprt	Manuf	

**Adjoining Sales Adjusted**

Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
335 Papaya							\$110,000			710
865 Tamarind	-\$3,306	-\$5,356	-\$14,721			\$0	\$110,517	0%		
501 Papaya	-\$542	\$545	-\$3,816			\$5,000	\$110,187	0%		
604 Puffin	-\$1,752	-\$550	-\$9,333			\$5,000	\$103,365	6%		
									2%	

I also identified a new subdivision being developed just to the west of this solar farm called The Lakes at Sebastian Preserve. These are all canal-lot homes that are being built with homes starting at \$271,000 based on the website and closed sales showing up to \$342,000. According to Monique, the onsite broker with Holiday Builders, the solar farm is difficult to see from the lots that back up to that area and she does not anticipate any difficulty in selling those future homes or lots or any impact on the sales price. The closest home that will be built in this development will be approximately 340 feet from the nearest panel.

Based on the closed home prices in Barefoot Bay as well as the broker comments and activity at The Lakes at Sebastian Preserve, the data around this solar farm strongly indicates no negative impact on property value.



**22. Matched Pair – Miami-Dade Solar Farm, Miami, FL**



This project is located on 346.80 acres for a 74.5 MW facility. All of the adjoining uses are agricultural and residential. This project was built in 2019.

I considered the recent sale of Parcel 26 to the south that sold for over \$1.6 million dollars. This home is located on 4.2 acres with additional value in the palm trees according to the listing. The comparables include similar homes nearby that are all actually on larger lots and several include avocado or palm tree income as well. All of the comparables are in similar proximity to the subject and all have similar proximity to the Miami-Dade Executive airport that is located 2.5 miles to the east.

These sales are showing no impact on the value of the property from the adjoining solar farm. The landscaping is considered light.

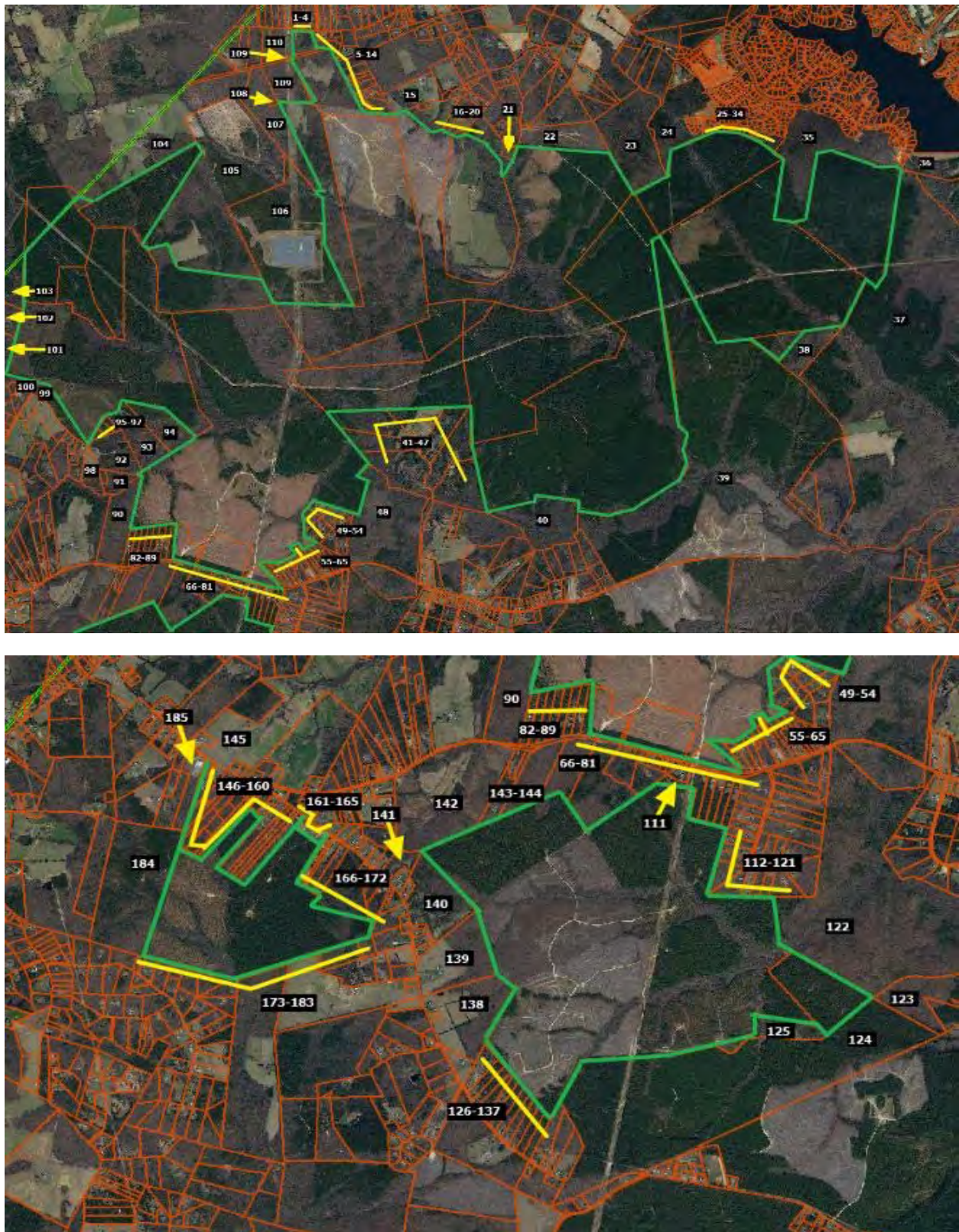
### Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
26	Adjoins	13600 SW 182nd	4.20	11/5/2020	\$1,684,000	2008	6,427	\$262.02	5/5.5	3 Gar	CBS Rnch Pl/Guest	
	Not	18090 SW 158th	5.73	10/8/2020	\$1,050,000	1997	3,792	\$276.90	5/4	3 Gar	CBS Rnch	
	Not	14311 SW 187th	4.70	10/22/2020	\$1,100,000	2005	3,821	\$287.88	6/5	3 Gar	CBS Rnch	Pool
	Not	17950 SW 158th	6.21	10/22/2020	\$1,730,000	2000	6,917	\$250.11	6/5.5	2 Gar	CBS Rnch	Pool

### Adjoining Sales Adjusted

[illegible]



**23. Matched Pair – Spotsylvania Solar, Paytes, VA**



This solar farm is being built in four phases with the area known as Site C having completed construction in November 2020 after the entire project was approved in April 2019. Site C, also known as Pleinmont 1 Solar, includes 99.6 MW located in the southeast corner of the project and shown on the maps above with adjoining parcels 111 through 144. The entire Spotsylvania project totals 617 MW on 3500 acres out of a parent tract assemblage of 6,412 acres.

I have identified three adjoining home sales that occurred during construction and development of the site in 2020.

The first is located on the north side of Site A on Orange Plank Road. The second is located on Nottoway Lane just north of Caparthin Road on the south side of Site A and east of Site C. The third is located on Post Oak Road for a home that backs up to Site C that sold in September 2020 near the completion of construction for Site C.

#### Spotsylvania Solar Farm

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	12901 Orng Plnk	5.20	8/27/2020	\$319,900	1984	1,714	\$186.64	3/2	Drive	1.5	Un Bsmt
Not	8353 Gold Dale	3.00	1/27/2021	\$415,000	2004	2,064	\$201.07	3/2	3 Gar	Ranch	
Not	6488 Southfork	7.26	9/9/2020	\$375,000	2017	1,680	\$223.21	3/2	2 Gar	1.5	Barn/Patio
Not	12717 Flintlock	0.47	12/2/2020	\$290,000	1990	1,592	\$182.16	3/2.5	Det Gar	Ranch	

#### Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
12901 Orng Plnk								\$319,900		1270
8353 Gold Dale	-\$5,219	\$20,000	-\$41,500	-\$56,298		-\$20,000		\$311,983	2%	
6488 Southfork	-\$401	-\$20,000	-\$61,875	\$6,071		-\$15,000		\$283,796	11%	
12717 Flintlock	-\$2,312	\$40,000	-\$8,700	\$17,779	-\$5,000	-\$5,000		\$326,767	-2%	
<b>Average Diff</b>									4%	

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	9641 Nottoway	11.00	5/12/2020	\$449,900	2004	3,186	\$141.21	4/2.5	Garage	2-Story	Un Bsmt
Not	26123 Lafayette	1.00	8/3/2020	\$390,000	2006	3,142	\$124.12	3/3.5	Gar/DtG	2-Story	
Not	11626 Forest	5.00	8/10/2020	\$489,900	2017	3,350	\$146.24	4/3.5	2 Gar	2-Story	
Not	10304 Pny Brnch	6.00	7/27/2020	\$485,000	1998	3,076	\$157.67	4/4	2Gar/Dt2	Ranch	Fn Bsmt

#### Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
9641 Nottoway								\$449,900		1950
26123 Lafayette	-\$2,661	\$45,000	-\$3,900	\$4,369	-\$10,000	-\$5,000		\$417,809	7%	
11626 Forest	-\$3,624		-\$31,844	-\$19,187		-\$5,000		\$430,246	4%	
10304 Pny Brnch	-\$3,030		\$14,550	\$13,875	-\$15,000	-\$15,000	-\$10,000	\$470,396	-5%	
<b>Average Diff</b>									2%	

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	13353 Post Oak	5.20	9/21/2020	\$300,000	1992	2,400	\$125.00	4/3	Drive	2-Story	Fn Bsmt
Not	9609 Logan Hgt	5.86	7/4/2019	\$330,000	2004	2,352	\$140.31	3/2	2Gar	2-Story	
Not	12810 Catharpian	6.18	1/30/2020	\$280,000	2008	2,240	\$125.00	4/2.5	Drive	2-Story Bsmt/Nd Pnt	
Not	10725 Rbrt Lee	5.01	10/26/2020	\$295,000	1995	2,166	\$136.20	4/3	Gar	2-Story	Fn Bsmt



Adjoining Sales Adjusted										
Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
13353 Post Oak								\$300,000		1171
9609 Logan Hgt	\$12,070		-\$19,800	\$5,388		-\$15,000	\$15,000	\$327,658	-9%	
12810 Catharpian	\$5,408		-\$22,400	\$16,000	\$5,000		\$15,000	\$299,008	0%	
10725 Rbrt Lee	-\$849		-\$4,425	\$25,496		-\$10,000		\$305,222	-2%	
Average Diff									-4%	

All three of these homes are well set back from the solar panels at distances over 1,000 feet and are well screened from the project. All three show no indication of any impact on property value.

There are a couple of recent lot sales located along Southview Court that have sold since the solar farm was approved. The most recent lot sales include 11700 Southview Court that sold on December 29, 2021 for \$140,000 for a 0.76-acre lot. This property was on the market for less than 2 months before closing within 6% of the asking price. This lot sold earlier in September 2019 for \$55,000 based on a liquidation sale from NTS to an investor.

A similar 0.68-acre lot at 11507 Stonewood Court within the same subdivision located away from the solar farm sold on March 9, 2021 for \$109,000. This lot sold for 18% over the asking price within 1 month of listing suggesting that this was priced too low. Adjusting this lot value upward by 12% for very strong growth in the market over 2021, the adjusted indicated value is \$122,080 for this lot. This is still showing a 15% premium for the lot backing up to the solar farm.

The lot at 11009 Southview Court sold on August 5, 2019 for \$65,000, which is significantly lower than the more recent sales. This lot was sold by NTS the original developer of this subdivision, who was in the process of liquidating lots in this subdivision with multiple lot sales in this time period throughout the subdivision being sold at discounted prices. The home was later improved by the buyer with a home built in 2020 with 2,430 square feet ranch, 3.5 bathrooms, with a full basement, and a current assessed value of \$492,300.

I spoke with Chris Kalia, MAI, Mark Doherty, local real estate investor, and Alex Doherty, broker, who are all three familiar with this subdivision and activity in this neighborhood. All three indicated that there was a deep sell off of lots in the neighborhood by NTS at discounted prices under \$100,000 each. Those lots since that time are being sold for up to \$140,000. The prices paid for the lots below \$100,000 were liquidation values and not indicative of market value. Homes are being built in the neighborhood on those lots with home prices ranging from \$600,000 to \$800,000 with no sign of impact on pricing due to the solar farm according to all three sources.



## Conclusion – SouthEast Over 5 MW

### Southeast USA Over 5 MW Matched Pair Summary

Matched Pair Summary						Adj. Uses By Acreage					1 mile Radius (2010-2020 Data)			
	Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Pop.	Med. Income	Avg. Housing Unit	Veg. Buffer
1	AM Best	Goldsboro	NC	38	5.00	2	38%	0%	23%	39%	1,523	\$37,358	\$148,375	Light
2	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	\$40,936	\$171,746	Lt to Med
3	Leonard	Hughesville	MD	47	5.00	20	18%	75%	0%	6%	525	\$106,550	\$350,000	Light
4	Gastonia SC	Gastonia	NC	35	5.00	48	33%	0%	23%	44%	4,689	\$35,057	\$126,562	Light
5	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731	Light
6	Tracy	Bailey	NC	50	5.00	10	29%	0%	71%	0%	312	\$43,940	\$99,219	Heavy
7	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667	Heavy
8	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306	Lt to Med
9	Mariposa	Stanley	NC	36	5.00	96	48%	0%	52%	0%	1,716	\$36,439	\$137,884	Light
10	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453	Light
11	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	\$76,155	\$269,922	Medium
12	Candace	Princeton	NC	54	5.00	22	76%	24%	0%	0%	448	\$51,002	\$107,171	Medium
13	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076	Light
14	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435	Light
15	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347	Light
16	Sunfish	Willow Spring	NC	50	6.40	30	35%	35%	30%	0%	1,515	\$63,652	\$253,138	Light
17	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208	Light
18	Camden Dam	Camden	NC	50	5.00	0	17%	72%	11%	0%	403	\$84,426	\$230,288	Light
19	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408	Light
20	Champion	Pelion	SC	100	10.00	N/A	4%	70%	8%	18%	1,336	\$46,867	\$171,939	Light
21	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320	Lt to Med
22	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571	Light
23	Spotsylvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333	Md to Hvy
Average				485	57.04	38	24%	48%	22%	6%	923	\$63,955	\$237,700	
Median				234	20.00	20	17%	59%	11%	0%	467	\$60,037	\$231,408	
High				3,500	617.00	160	76%	98%	94%	44%	4,689	\$120,861	\$483,333	
Low				35	5.00	0	1%	0%	0%	0%	48	\$35,057	\$99,219	

The solar farm matched pairs shown above have similar characteristics to each other in terms of population, but with several outliers showing solar farms in farm more urban areas. The median income for the population within 1 mile of a solar farm is \$60,037 with a median housing unit value of \$231,408. Most of the comparables are under \$300,000 in the home price, with \$483,333 being the high end of the set, though I have matched pairs in multiple states over \$1,000,000 adjoining solar farms. The adjoining uses show that residential and agricultural uses are the predominant adjoining uses. These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural and similar to the solar farm breakdown shown for Virginia and adjoining states as well as the proposed subject property.

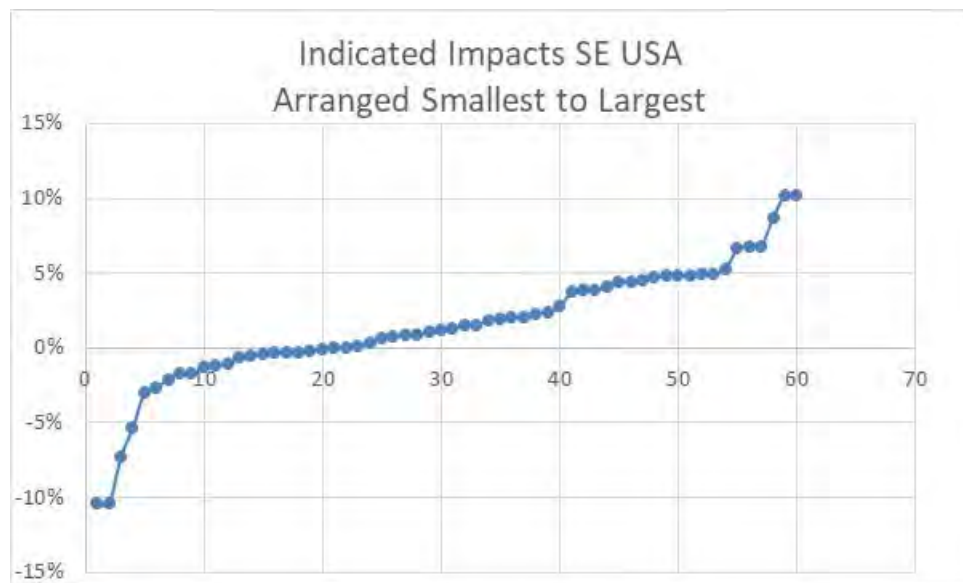
Based on the similarity of adjoining uses and demographic data between these sites and the subject property, I consider it reasonable to compare these sites to the subject property.

I have pulled 56 matched pairs from the above referenced solar farms to provide the following summary of home sale matched pairs and land sales next to solar farms. The summary shows that the range of differences is from -10% to +10% with an average of +1% and median of +1%. This means that the average and median impact is for a slight positive impact due to adjacency to a solar farm. However, this +1 to rate is within the typical variability I would expect from real estate. I therefore conclude that this data shows no negative or positive impact due to adjacency to a solar farm.

While the range is seemingly wide, the graph below clearly shows that the vast majority of the data falls between -5% and +5% and most of those are clearly in the 0 to +5% range. This data strongly supports an indication of no impact on adjoining residential uses to a solar farm.

I therefore conclude that these matched pairs support a finding of no impact on value at the subject property for the proposed project, which as proposed will include a landscaped buffer to screen adjoining residential properties.







## Residential Dwelling Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	MW	Approx Distance	Tax ID/Address	Date	Sale Price	Adj. Sale Price	% Diff	Veg. Buffer
1	AM Best	Goldsboro	NC	5	280	3600195570	Sep-13	\$250,000			Light
						3600198928	Mar-14	\$250,000	\$250,000	0%	
2	AM Best	Goldsboro	NC	5	280	3600195361	Sep-13	\$260,000			Light
						3600194813	Apr-14	\$258,000	\$258,000	1%	
3	AM Best	Goldsboro	NC	5	280	3600199891	Jul-14	\$250,000			Light
						3600198928	Mar-14	\$250,000	\$250,000	0%	
4	AM Best	Goldsboro	NC	5	280	3600198632	Aug-14	\$253,000			Light
						3600193710	Oct-13	\$248,000	\$248,000	2%	
5	AM Best	Goldsboro	NC	5	280	3600196656	Dec-13	\$255,000			Light
						3601105180	Dec-13	\$253,000	\$253,000	1%	
6	AM Best	Goldsboro	NC	5	280	3600182511	Feb-13	\$247,000			Light
						3600183905	Dec-12	\$240,000	\$245,000	1%	
7	AM Best	Goldsboro	NC	5	280	3600182784	Apr-13	\$245,000			Light
						3600193710	Oct-13	\$248,000	\$248,000	-1%	
8	AM Best	Goldsboro	NC	5	280	3600195361	Nov-15	\$267,500			Light
						3600195361	Sep-13	\$260,000	\$267,800	0%	
9	Mulberry	Selmer	TN	5	400	0900A011	Jul-14	\$130,000			Light
						099CA043	Feb-15	\$148,900	\$136,988	-5%	
10	Mulberry	Selmer	TN	5	400	099CA002	Jul-15	\$130,000			Light
						0990NA040	Mar-15	\$120,000	\$121,200	7%	
11	Mulberry	Selmer	TN	5	480	491 Dusty	Oct-16	\$176,000			Light
						35 April	Aug-16	\$185,000	\$178,283	-1%	
12	Mulberry	Selmer	TN	5	650	297 Country	Sep-16	\$150,000			Medium
						53 Glen	Mar-17	\$126,000	\$144,460	4%	
13	Mulberry	Selmer	TN	5	685	57 Cooper	Feb-19	\$163,000			Medium
						191 Amelia	Aug-18	\$132,000	\$155,947	4%	
14	Leonard Rd	Hughesville	MD	5.5	230	14595 Box Elder	Feb-16	\$291,000			Light
						15313 Bassford Rd	Jul-16	\$329,800	\$292,760	-1%	
15	Neal Hawkins	Gastonia	NC	5	225	609 Neal Hawkins	Mar-17	\$270,000			Light
						1418 N Modena	Apr-18	\$225,000	\$242,520	10%	
16	Summit	Moyock	NC	80	1,060	129 Pinto	Apr-16	\$170,000			Light
						102 Timber	Apr-16	\$175,500	\$175,101	-3%	
17	Summit	Moyock	NC	80	980	105 Pinto	Dec-16	\$206,000			Light
						127 Ranchland	Jun-15	\$219,900	\$198,120	4%	
18	Tracy	Bailey	NC	5	780	9162 Winters	Jan-17	\$255,000			Heavy
						7352 Red Fox	Jun-16	\$176,000	\$252,399	1%	
19	Manatee	Parrish	FL	75	1180	13670 Highland	Aug-18	\$255,000			Heavy
						13851 Highland	Sep-18	\$240,000	\$255,825	0%	
20	McBride Place	Midland	NC	75	275	4380 Joyner	Nov-17	\$325,000			Medium
						3870 Elkwood	Aug-16	\$250,000	\$317,523	2%	
21	McBride Place	Midland	NC	75	505	5811 Kristi	Mar-20	\$530,000			Medium
						3915 Tania	Dec-19	\$495,000	\$504,657	5%	
22	Mariposa	Stanley	NC	5	1155	215 Mariposa	Dec-17	\$249,000			Light
						110 Airport	May-16	\$166,000	\$239,026	4%	
23	Mariposa	Stanley	NC	5	570	242 Mariposa	Sep-15	\$180,000			Light
						110 Airport	Apr-16	\$166,000	\$175,043	3%	
24	Clarke Cnty	White Post	VA	20	1230	833 Nations Spr	Jan-17	\$295,000			Light
						6801 Middle	Dec-17	\$249,999	\$296,157	0%	
25	Candace	Princeton	NC	5	488	499 Herring	Sep-17	\$215,000			Medium
						1795 Bay Valley	Dec-17	\$194,000	\$214,902	0%	
26	Walker	Barhamsville	VA	20	250	5241 Barham	Oct-18	\$264,000			Light
						9252 Ordinary	Jun-19	\$277,000	\$246,581	7%	
27	AM Best	Goldsboro	NC	5	385	103 Granville Pl	Jul-18	\$265,000			Light
						2219 Granville	Jan-18	\$260,000	\$265,682	0%	
28	AM Best	Goldsboro	NC	5	315	104 Erin	Jun-17	\$280,000			Light
						2219 Granville	Jan-18	\$265,000	\$274,390	2%	
29	AM Best	Goldsboro	NC	5	400	2312 Granville	May-18	\$284,900			Light
						2219 Granville	Jan-18	\$265,000	\$273,948	4%	



**Residential Dwelling Matched Pairs Adjoining Solar Farms**

Pair	Solar Farm	City	State	MW	Approx		Date	Adj. Sale		Veg.
					Distance	Tax ID/Address		Sale Price	Price	% Diff Buffer
30	AM Best	Goldsboro	NC	5	400	2310 Granville	May-19	\$280,000		Light
						634 Friendly	Jul-19	\$267,000	\$265,291	5%
31	Summit	Moyock	NC	80	570	318 Green View	Sep-19	\$357,000		Light
						336 Green View	Jan-19	\$365,000	\$340,286	5%
32	Summit	Moyock	NC	80	440	164 Ranchland	Apr-19	\$169,000		Light
						105 Longhorn	Oct-17	\$184,500	\$186,616	-10%
33	Summit	Moyock	NC	80	635	358 Oxford	Sep-19	\$478,000		Light
						176 Providence	Sep-19	\$425,000	\$456,623	4%
34	Summit	Moyock	NC	80	970	343 Oxford	Mar-17	\$490,000		Light
						218 Oxford	Apr-17	\$525,000	\$484,064	1%
35	Innov 46	Hope Mills	NC	78.5	435	6849 Roslin Farm	Feb-19	\$155,000		Light
						109 Bledsoe	Jan-19	\$150,000	\$147,558	5%
36	Innov 42	Fayetteville	NC	71	340	2923 County Line	Feb-19	\$385,000		Light
						2109 John McMillan	Apr-18	\$320,000	\$379,156	2%
37	Innov 42	Fayetteville	NC	71	330	2935 County Line	Jun-19	\$266,000		Light
						7031 Glynn Mill	May-18	\$255,000	\$264,422	1%
38	Sunfish	Willow Sprng	NC	6.4	205	7513 Glen Willow	Sep-17	\$185,000		Light
						205 Pine Burr	Dec-17	\$191,000	\$172,487	7%
39	Neal Hawkins	Gastonia	NC	5	145	611 Neal Hawkins	Jun-17	\$288,000		Light
						1211 Still Forrest	Jul-18	\$280,000	\$274,319	5%
40	Clarke Cnty	White Post	VA	20	1230	833 Nations Spr	Aug-19	\$385,000		Light
						2393 Old Chapel	Aug-20	\$330,000	\$389,286	-1%
41	Sappony	Stony Creek	VA	20	1425	12511 Palestine	Jul-18	\$128,400		Medium
						6494 Rocky Branch	Nov-18	\$100,000	\$131,842	-3%
42	Camden Dam	Camden	NC	5	342	122 N Mill Dam	Nov-18	\$350,000		Light
						548 Trotman	May-18	\$309,000	\$352,450	-1%
43	Grandy	Grandy	NC	20	405	120 Par Four	Aug-19	\$315,000		Light
						116 Barefoot	Sep-20	\$290,000	\$299,584	5%
44	Grandy	Grandy	NC	20	477	269 Grandy	May-19	\$275,000		Light
						103 Spring Leaf	Aug-18	\$270,000	\$275,912	0%
45	Champion	Pelion	SC	10	505	517 Old Charleston	Aug-20	\$110,000		Light
						1429 Laurel	Feb-19	\$126,000	\$107,856	2%
46	Barefoot Bay	Barefoot Bay	FL	74.5	765	465 Papaya	Jul-19	\$155,000		Medium
						1132 Waterway	Jul-20	\$129,000	\$141,618	9%
47	Barefoot Bay	Barefoot Bay	FL	74.5	750	455 Papaya	Sep-20	\$183,500		Medium
						904 Fir	Sep-20	\$192,500	\$186,697	-2%
48	Barefoot Bay	Barefoot Bay	FL	74.5	690	419 Papaya	Jul-19	\$127,500		Medium
						865 Tamarind	Feb-19	\$133,900	\$124,613	2%
49	Barefoot Bay	Barefoot Bay	FL	74.5	690	413 Papaya	Jul-20	\$130,000		Medium
						1367 Barefoot	Jan-21	\$130,500	\$139,507	-7%
50	Barefoot Bay	Barefoot Bay	FL	74.5	690	343 Papaya	Dec-19	\$145,000		Light
						865 Tamarind	Feb-19	\$133,900	\$142,403	2%
51	Barefoot Bay	Barefoot Bay	FL	74.5	710	335 Papaya	Apr-18	\$110,000		Light
						865 Tamarind	Feb-19	\$133,900	\$110,517	0%
52	Miami-Dade	Miami	FL	74.5	1390	13600 SW 182nd	Nov-20	\$1,684,000		Light
						17950 SW 158th	Oct-20	\$1,730,000	\$1,713,199	-2%
53	Spotsylvania	Paytes	VA	617	1270	12901 Orange Plnk	Aug-20	\$319,900		Medium
						12717 Flintlock	Dec-20	\$290,000	\$326,767	-2%
54	Spotsylvania	Paytes	VA	617	1950	9641 Nottoway	May-20	\$449,900		Medium
						11626 Forest	Aug-20	\$489,900	\$430,246	4%
55	Spotsylvania	Paytes	VA	617	1171	13353 Post Oak	Sep-20	\$300,000		Heavy
						12810 Catharpin	Jan-20	\$280,000	\$299,008	0%
56	McBride Place	Midland	NC	75	470	5833 Kristi	Sep-20	\$625,000		Light
						4055 Dakeita	Dec-20	\$600,000	\$594,303	5%

MW	Avg. Distance	Indicated	
		Average	Impact
64.91	612		1%
20.00	479	Median	1%
617.00	1,950	High	10%
5.00	145	Low	-10%



I have further broken down these results based on the MWs, Landscaping, and distance from panel to show the following range of findings for these different categories.

Most of the findings are for homes between 201 and 500 feet. Most of the findings are for Light landscaping screens.

Light landscaping screens are showing no impact on value at any distances, including for solar farms over 75.1 MW.

<b>MW Range</b>									
<b>4.4 to 10</b>									
<b>Landscaping</b>	<b>Light</b>	<b>Light</b>	<b>Light</b>	<b>Medium</b>	<b>Medium</b>	<b>Medium</b>	<b>Heavy</b>	<b>Heavy</b>	<b>Heavy</b>
<b>Distance</b>	<b>100-200</b>	<b>201-500</b>	<b>500+</b>	<b>100-200</b>	<b>201-500</b>	<b>500+</b>	<b>100-200</b>	<b>201-500</b>	<b>500+</b>
<b>#</b>	1	19	2	0	1	2	0	0	1
<b>Average</b>	5%	2%	3%	N/A	0%	4%	N/A	N/A	1%
<b>Median</b>	5%	1%	3%	N/A	0%	4%	N/A	N/A	1%
<b>High</b>	5%	10%	4%	N/A	0%	4%	N/A	N/A	1%
<b>Low</b>	5%	-5%	3%	N/A	0%	4%	N/A	N/A	1%
<b>10.1 to 30</b>									
<b>Landscaping</b>	<b>Light</b>	<b>Light</b>	<b>Light</b>	<b>Medium</b>	<b>Medium</b>	<b>Medium</b>	<b>Heavy</b>	<b>Heavy</b>	<b>Heavy</b>
<b>Distance</b>	<b>100-200</b>	<b>201-500</b>	<b>500+</b>	<b>100-200</b>	<b>201-500</b>	<b>500+</b>	<b>100-200</b>	<b>201-500</b>	<b>500+</b>
<b>#</b>	0	3	2	0	0	1	0	0	0
<b>Average</b>	N/A	4%	-1%	N/A	N/A	-3%	N/A	N/A	N/A
<b>Median</b>	N/A	5%	-1%	N/A	N/A	-3%	N/A	N/A	N/A
<b>High</b>	N/A	7%	0%	N/A	N/A	-3%	N/A	N/A	N/A
<b>Low</b>	N/A	0%	-1%	N/A	N/A	-3%	N/A	N/A	N/A
<b>30.1 to 75</b>									
<b>Landscaping</b>	<b>Light</b>	<b>Light</b>	<b>Light</b>	<b>Medium</b>	<b>Medium</b>	<b>Medium</b>	<b>Heavy</b>	<b>Heavy</b>	<b>Heavy</b>
<b>Distance</b>	<b>100-200</b>	<b>201-500</b>	<b>500+</b>	<b>100-200</b>	<b>201-500</b>	<b>500+</b>	<b>100-200</b>	<b>201-500</b>	<b>500+</b>
<b>#</b>	0	2	3	0	0	4	0	0	0
<b>Average</b>	N/A	1%	0%	N/A	N/A	0%	N/A	N/A	N/A
<b>Median</b>	N/A	1%	0%	N/A	N/A	0%	N/A	N/A	N/A
<b>High</b>	N/A	2%	2%	N/A	N/A	9%	N/A	N/A	N/A
<b>Low</b>	N/A	1%	-2%	N/A	N/A	-7%	N/A	N/A	N/A
<b>75.1+</b>									
<b>Landscaping</b>	<b>Light</b>	<b>Light</b>	<b>Light</b>	<b>Medium</b>	<b>Medium</b>	<b>Medium</b>	<b>Heavy</b>	<b>Heavy</b>	<b>Heavy</b>
<b>Distance</b>	<b>100-200</b>	<b>201-500</b>	<b>500+</b>	<b>100-200</b>	<b>201-500</b>	<b>500+</b>	<b>100-200</b>	<b>201-500</b>	<b>500+</b>
<b>#</b>	0	2	5	0	0	2	0	0	1
<b>Average</b>	N/A	-3%	2%	N/A	N/A	1%	N/A	N/A	0%
<b>Median</b>	N/A	-3%	4%	N/A	N/A	1%	N/A	N/A	0%
<b>High</b>	N/A	5%	5%	N/A	N/A	4%	N/A	N/A	0%
<b>Low</b>	N/A	-10%	-3%	N/A	N/A	-2%	N/A	N/A	0%



### C. Summary of National Data on Solar Farms

I have worked in 19 states related to solar farms and I have been tracking matched pairs in most of those states. On the following pages I provide a brief summary of those findings showing 37 solar farms over 5 MW studied with each one providing matched pair data supporting the findings of this report.

The solar farms summary is shown below with a summary of the matched pair data shown on the following page.

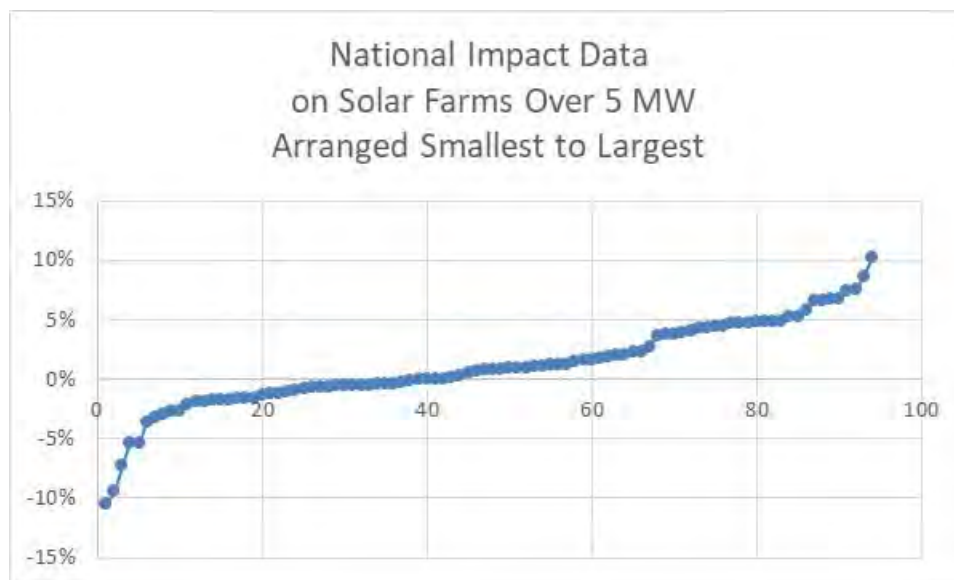
Matched Pair Summary						Adj. Uses By Acreage					1 mile Radius (2010-2020 Data)				
	Name	City	State	Acres	MW	Topo						Med.		Avg. Housing	
						Shift	Res	Ag	Ag/Res	Com/Ind	Popl.	Income	Unit	Veg. Buffer	
1	AM Best	Goldsboro	NC	38	5.00	2	38%	0%	23%	39%	1,523	\$37,358	\$148,375	Light	
2	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	\$40,936	\$171,746	Lt to Med	
3	Leonard	Hughesville	MD	47	5.00	20	18%	75%	0%	6%	525	\$106,550	\$350,000	Light	
4	Gastonia SC	Gastonia	NC	35	5.00	48	33%	0%	23%	44%	4,689	\$35,057	\$126,562	Light	
5	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731	Light	
7	Tracy	Bailey	NC	50	5.00	10	29%	0%	71%	0%	312	\$43,940	\$99,219	Heavy	
8	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667	Heavy	
9	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306	Lt to Med	
10	Grand Ridge	Streator	IL	160	20.00	1	8%	87%	5%	0%	96	\$70,158	\$187,037	Light	
11	Dominion	Indianapolis	IN	134	8.60	20	3%	97%	0%	0%	3,774	\$61,115	\$167,515	Light	
12	Mariposa	Stanley	NC	36	5.00	96	48%	0%	52%	0%	1,716	\$36,439	\$137,884	Light	
13	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453	Light	
14	Flemington	Flemington	NJ	120	9.36	N/A	13%	50%	28%	8%	3,477	\$105,714	\$444,696	Lt to Med	
15	Frenchtown	Frenchtown	NJ	139	7.90	N/A	37%	35%	29%	0%	457	\$111,562	\$515,399	Light	
16	McGraw	East Windsor	NJ	95	14.00	N/A	27%	44%	0%	29%	7,684	\$78,417	\$362,428	Light	
17	Tinton Falls	Tinton Falls	NJ	100	16.00	N/A	98%	0%	0%	2%	4,667	\$92,346	\$343,492	Light	
18	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	\$76,155	\$269,922	Medium	
19	Candace	Princeton	NC	54	5.00	22	76%	24%	0%	0%	448	\$51,002	\$107,171	Medium	
20	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076	Light	
21	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435	Light	
22	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347	Light	
23	Demille	Lapeer	MI	160	28.40	10	10%	68%	0%	22%	2,010	\$47,208	\$187,214	Light	
24	Turrill	Lapeer	MI	230	19.60	10	75%	59%	0%	25%	2,390	\$46,839	\$110,361	Light	
25	Sunfish	Willow Spring	NC	50	6.40	30	35%	35%	30%	0%	1,515	\$63,652	\$253,138	Light	
26	Picture Rocks	Tucson	AZ	182	20.00	N/A	6%	88%	6%	0%	102	\$81,081	\$280,172	None	
27	Avra Valley	Tucson	AZ	246	25.00	N/A	3%	94%	3%	0%	85	\$80,997	\$292,308	None	
28	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208	Medium	
29	Camden Dam	Camden	NC	50	5.00	0	17%	72%	11%	0%	403	\$84,426	\$230,288	Light	
30	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408	Light	
31	Champion	Pelion	SC	100	10.00	N/A	4%	70%	8%	18%	1,336	\$46,867	\$171,939	Light	
32	Eddy II	Eddy	TX	93	10.00	N/A	15%	25%	58%	2%	551	\$59,627	\$139,088	Light	
33	Somerset	Somerset	TX	128	10.60	N/A	5%	95%	0%	0%	1,293	\$41,574	\$135,490	Light	
34	DG Amp Piqua	Piqua	OH	86	12.60	2	26%	16%	58%	0%	6,735	\$38,919	\$96,555	Light	
45	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320	Lt to Med	
36	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571	Light	
37	Spotsylvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333	Med to Hvy	
Average				362	42.05	32	24%	52%	19%	6%	1,515	\$66,292	\$242,468		
Median				150	17.80	10	16%	59%	7%	0%	560	\$62,384	\$230,848		
High				3,500	617.00	160	98%	98%	94%	44%	7,684	\$120,861	\$515,399		
Low				35	5.00	0	1%	0%	0%	0%	48	\$35,057	\$96,555		



From these 37 solar farms, I have derived 94 matched pairs. The matched pairs show no negative impact at distances as close as 105 feet between a solar panel and the nearest point on a home. The range of impacts is -10% to +10% with an average and median of +1%.

	MW	Avg. Distance		Indicated Impact
<b>Average</b>	44.80	569	<b>Average</b>	1%
<b>Median</b>	14.00	400	<b>Median</b>	1%
<b>High</b>	617.00	1,950	<b>High</b>	10%
<b>Low</b>	5.00	145	<b>Low</b>	-10%

While the range is broad, the two charts below show the data points in range from lowest to highest. There is only 3 data points out of 94 that show a negative impact. The rest support either a finding of no impact or 9 of the data points suggest a positive impact due to adjacency to a solar farm. As discussed earlier in this report, I consider this data to strongly support a finding of no impact on value as most of the findings are within typical market variation and even within that, most are mildly positive findings.





## D. Larger Solar Farms

I have also considered larger solar farms to address impacts related to larger projects. Projects have been increasing in size and most of the projects between 100 and 1000 MW are newer with little time for adjoining sales. I have included a breakdown of solar farms with 20 MW to 80 MW facilities with one 617 MW facility.

Matched Pair Summary - @20 MW And Larger						Adj. Uses By Acreage					1 mile Radius (2010-2019 Data)			
	Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Popl.	Med. Income	Avg. Housing Unit	Veg. Buffer
1	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731	Light
2	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667	Heavy
3	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306	Lt to Med
4	Grand Ridge	Streator	IL	160	20.00	1	8%	87%	5%	0%	96	\$70,158	\$187,037	Light
5	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453	Light
6	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	\$76,155	\$269,922	Medium
7	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076	Light
8	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435	Light
9	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347	Light
10	Demille	Lapeer	MI	160	28.40	10	10%	68%	0%	22%	2,010	\$47,208	\$187,214	Light
11	Turrill	Lapeer	MI	230	19.60	10	75%	59%	0%	25%	2,390	\$46,839	\$110,361	Light
12	Picture Rocks	Tucson	AZ	182	20.00	N/A	6%	88%	6%	0%	102	\$81,081	\$280,172	Light
13	Avra Valley	Tucson	AZ	246	25.00	N/A	3%	94%	3%	0%	85	\$80,997	\$292,308	None
14	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208	None
15	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408	Medium
16	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320	Lt to Med
17	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571	Light
18	Spotyslvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333	Med to Hvy
Average				640	76.03		19%	64%	17%	4%	721	\$69,501	\$262,659	
Median				335	29.20		12%	68%	2%	0%	293	\$72,579	\$273,135	
High				3,500	617.00		75%	98%	94%	25%	2,446	\$120,861	\$483,333	
Low				121	19.60		1%	0%	0%	0%	48	\$36,737	\$110,361	

The breakdown of adjoining uses, population density, median income and housing prices for these projects are very similar to those of the larger set. The matched pairs for each of these were considered earlier and support a finding of no negative impact on the adjoining home values.

I have included a breakdown of solar farms with 50 MW to 617 MW facilities adjoining.

Matched Pair Summary - @50 MW And Larger						Adj. Uses By Acreage					1 mile Radius (2010-2019 Data)			
	Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Popl.	Med. Income	Avg. Housing Unit	Veg. Buffer
1	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731	Light
2	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667	Heavy
3	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306	Lt to Med
4	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435	Light
5	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347	Light
6	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320	Lt to Med
7	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571	Light
8	Spotyslvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333	Med to Hvy
Average				1,142	143.19		19%	58%	23%	1%	786	\$73,128	\$289,964	
Median				580	75.00		15%	67%	0%	0%	390	\$69,339	\$279,039	
High				3,500	617.00		41%	97%	94%	3%	2,446	\$120,861	\$483,333	
Low				347	71.00		2%	0%	0%	0%	48	\$36,737	\$143,320	

The breakdown of adjoining uses, population density, median income and housing prices for these projects are very similar to those of the larger set. The matched pairs for each of these were considered earlier and support a finding of no negative impact on the adjoining home values.

The data for these larger solar farms is shown in the SE USA and the National data breakdowns with similar landscaping, setbacks and range of impacts that fall mostly in the +/-5% range as can be seen earlier in this report.



On the following page I show 81 projects ranging in size from 50 MW up to 1,000 MW with an average size of 111.80 MW and a median of 80 MW. The average closest distance for an adjoining home is 263 feet, while the median distance is 188 feet. The closest distance is 57 feet. The mix of adjoining uses is similar with most of the adjoining uses remaining residential or agricultural in nature. This is the list of solar farms that I have researched for possible matched pairs and not a complete list of larger solar farms in those states.



Parcel #	State	City	Name	Output (MW)	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use	Use by Acre		
									Res	Agri	Ag/R	Com
78	NC	Moyock	Summit/Ranchland	80	2034		674	360	4%	94%	0%	2%
133	MS	Hattiesburg	Hattiesburg	50	1129	479.6	650	315	35%	65%	0%	0%
179	SC	Ridgeland	Jasper	140	1600	1000	461	108	2%	85%	13%	0%
211	NC	Enfield	Chestnut	75	1428.1		1,429	210	4%	96%	0%	0%
222	VA	Chase City	Grasshopper	80	946.25				6%	87%	5%	1%
226	VA	Louisa	Belcher	88	1238.1			150	19%	53%	28%	0%
305	FL	Dade City	Mountain View	55	347.12		510	175	32%	39%	21%	8%
319	FL	Jasper	Hamilton	74.9	1268.9	537	3,596	240	5%	67%	28%	0%
336	FL	Parrish	Manatee	74.5	1180.4		1,079	625	2%	50%	1%	47%
337	FL	Arcadia	Citrus	74.5	640				0%	0%	100%	0%
338	FL	Port Charlotte	Babcock	74.5	422.61				0%	0%	100%	0%
353	VA	Oak Hall	Amazon East(ern st	80	1000		645	135	8%	75%	17%	0%
364	VA	Stevensburg	Greenwood	100	2266.6	1800	788	200	8%	62%	29%	0%
368	NC	Warsaw	Warsaw	87.5	585.97	499	526	130	11%	66%	21%	3%
390	NC	Ellerbe	Innovative Solar 34	50	385.24	226	N/A	N/A	1%	99%	0%	0%
399	NC	Midland	McBride	74.9	974.59	627	1,425	140	12%	78%	9%	0%
400	FL	Mulberry	Alafia	51	420.35		490	105	7%	90%	3%	0%
406	VA	Clover	Foxhound	91	1311.8		885	185	5%	61%	17%	18%
410	FL	Trenton	Trenton	74.5	480		2,193	775	0%	26%	55%	19%
411	NC	Battleboro	Fern	100	1235.4	960.71	1,494	220	5%	76%	19%	0%
412	MD	Goldsboro	Cherrywood	202	1722.9	1073.7	429	200	10%	76%	13%	0%
434	NC	Conetoe	Conetoe	80	1389.9	910.6	1,152	120	5%	78%	17%	0%
440	FL	Debary	Debary	74.5	844.63		654	190	3%	27%	0%	70%
441	FL	Hawthorne	Horizon	74.5	684				3%	81%	16%	0%
484	VA	Newsoms	Southampton	100	3243.9		-	-	3%	78%	17%	3%
486	VA	Stuarts Draft	Augusta	125	3197.4	1147	588	165	16%	61%	16%	7%
491	NC	Misenheimer	Misenheimer 2018	80	740.2	687.2	504	130	11%	40%	22%	27%
494	VA	Shackelfords	Walnut	110	1700	1173	641	165	14%	72%	13%	1%
496	VA	Clover	Piney Creek	80	776.18	422	523	195	15%	62%	24%	0%
511	NC	Scotland Neck	American Beech	160	3255.2	1807.8	1,262	205	2%	58%	38%	3%
514	NC	Reidsville	Williamsburg	80	802.6	507	734	200	25%	12%	63%	0%
517	VA	Luray	Cape	100	566.53	461	519	110	42%	12%	46%	0%
518	VA	Emporia	Fountain Creek	80	798.3	595	862	300	6%	23%	71%	0%
525	NC	Plymouth	Macadamia	484	5578.7	4813.5	1,513	275	1%	90%	9%	0%
526	NC	Mooresboro	Broad River	50	759.8	365	419	70	29%	55%	16%	0%
555	FL	Mulberry	Durrance	74.5	463.57	324.65	438	140	3%	97%	0%	0%
560	NC	Yadkinville	Sugar	60	477	357	382	65	19%	39%	20%	22%
561	NC	Enfield	Halifax 80mw 2019	80	1007.6	1007.6	672	190	8%	73%	19%	0%
577	VA	Windsor	Windsor	85	564.1	564.1	572	160	9%	67%	24%	0%
579	VA	Paytes	Spotsylvania	500	6412	3500			9%	52%	11%	27%
582	NC	Salisbury	China Grove	65	428.66	324.26	438	85	58%	4%	38%	0%
583	NC	Walnut Cove	Lick Creek	50	1424	185.11	410	65	20%	64%	11%	5%
584	NC	Enfield	Sweetleaf	94	1956.3	1250	968	160	5%	63%	32%	0%
586	VA	Aylett	Sweet Sue	77	1262	576	1,617	680	7%	68%	25%	0%
593	NC	Windsor	Sumac	120	3360.6	1257.9	876	160	4%	90%	6%	0%
599	TN	Somerville	Yum Yum	147	4000	1500	1,862	330	3%	32%	64%	1%
602	GA	Waynesboro	White Oak	76.5	516.7	516.7	2,995	1,790	1%	34%	65%	0%
603	GA	Butler	Butler GA	103	2395.1	2395.1	1,534	255	2%	73%	23%	2%
604	GA	Butler	White Pine	101.2	505.94	505.94	1,044	100	1%	51%	48%	1%
605	GA	Metter	Live Oak	51	417.84	417.84	910	235	4%	72%	23%	0%
606	GA	Hazelhurst	Hazelhurst II	52.5	947.15	490.42	2,114	105	9%	64%	27%	0%
607	GA	Bainbridge	Decatur Parkway	80	781.5	781.5	1,123	450	2%	27%	22%	49%
608	GA	Leslie-DeSoto	Americus	1000	9661.2	4437	5,210	510	1%	63%	36%	0%
616	FL	Fort White	Fort White	74.5	570.5	457.2	828	220	12%	71%	17%	0%
621	VA	Spring Grove	Loblolly	150	2181.9	1000	1,860	110	7%	62%	31%	0%
622	VA	Scottsville	Woodridge	138	2260.9	1000	1,094	170	9%	63%	28%	0%
625	NC	Middlesex	Phobos	80	754.52	734	356	57	14%	75%	10%	0%
628	MI	Deerfield	Carroll Road	200	1694.8	1694.8	343	190	12%	86%	0%	2%
633	VA	Emporia	Brunswick	150.2	2076.4	1387.3	1,091	240	4%	85%	11%	0%
634	NC	Elkin	Partin	50	429.4	257.64	945	155	30%	25%	15%	30%



Parcel #	State	City	Name	Output Total	Used	Avg. Dist	Closest	Adjoining Use by Acre				
				(MW)	Acres	Acres	to home	Home	Res	Agri	Ag/R	Com
638	GA	Dry Branch	Twiggs	200	2132.7	2132.7	-	-	10%	55%	35%	0%
639	NC	Hope Mills	Innovative Solar 46	78.5	531.87	531.87	423	125	17%	83%	0%	0%
640	NC	Hope Mills	Innovative Solar 42	71	413.99	413.99	375	135	41%	59%	0%	0%
645	NC	Stanley	Hornet	75	1499.5	858.4	663	110	30%	40%	23%	6%
650	NC	Grifton	Grifton 2	56	681.59	297.6	363	235	1%	99%	0%	0%
651	NC	Grifton	Buckleberry	52.1	367.67	361.67	913	180	5%	54%	41%	0%
657	KY	Greensburg	Horseshoe Bend	60	585.65	395	1,394	63	3%	36%	61%	0%
658	KY	Campbellsville	Flat Run	55	429.76	429.76	408	115	13%	52%	35%	0%
666	FL	Archer	Archer	74.9	636.94	636.94	638	200	43%	57%	0%	0%
667	FL	New Smyrna Beach	Pioneer Trail	74.5	1202.8	900	1,162	225	14%	61%	21%	4%
668	FL	Lake City	Sunshine Gateway	74.5	904.29	472	1,233	890	11%	80%	8%	0%
669	FL	Florahome	Coral Farms	74.5	666.54	580	1,614	765	19%	75%	7%	0%
672	VA	Appomattox	Spout Spring	60	881.12	673.37	836	335	16%	30%	46%	8%
676	TX	Stamford	Alamo 7	106.4	1663.1	1050	-	-	6%	83%	0%	11%
677	TX	Fort Stockton	RE Roserock	160	1738.2	1500	-	-	0%	100%	0%	0%
678	TX	Lamesa	Lamesa	102	914.5	655	921	170	4%	41%	11%	44%
679	TX	Lamesa	Ivory	50	706	570	716	460	0%	87%	2%	12%
680	TX	Uvalde	Alamo 5	95	830.35	800	925	740	1%	93%	6%	0%
684	NC	Waco	Brookcliff	50	671.03	671.03	560	150	7%	21%	15%	57%
689	AZ	Arlington	Mesquite	320.8	3774.5	2617	1,670	525	8%	92%	0%	0%
692	AZ	Tucson	Avalon	51	479.21	352	-	-	0%	100%	0%	0%
				81								
Average				111.80	1422.4	968.4	1031	263	10%	62%	22%	6%
Median				80.00	914.5	646.0	836	188	7%	64%	17%	0%
High				1000.00	9661.2	4813.5	5210	1790	58%	100%	100%	70%
Low				50.00	347.1	185.1	343	57	0%	0%	0%	0%



## **VIII. Distance Between Homes and Panels**

I have measured distances at matched pairs as close as 105 feet between panel and home to show no impact on value. This measurement goes from the closest point on the home to the closest solar panel. This is a strong indication that at this distance there is no impact on adjoining homes.

However, in tracking other approved solar farms across Virginia, North Carolina and other states, I have found that it is common for there to be homes within 100 to 150 feet of solar panels. Given the visual barriers in the form of privacy fencing or landscaping, there is no sign of negative impact.

I have also tracked a number of locations where solar panels are between 50 and 100 feet of single-family homes. In these cases the landscaping is typically a double row of more mature evergreens at time of planting. There are many examples of solar farms with one or two homes closer than 100-feet, but most of the adjoining homes are further than that distance.

## **IX. Topography**

As shown on the summary charts for the solar farms, I have been identifying the topographic shifts across the solar farms considered. Differences in topography can impact visibility of the panels, though typically this results in distant views of panels as opposed to up close views. The topography noted for solar farms showing no impact on adjoining home values range from as much as 160-foot shifts across the project. Given that appearance is the only factor of concern and that distance plus landscape buffering typically addresses up close views, this leaves a number of potentially distant views of panels. I specifically note that in Crittenden in KY there are distant views of panels from the adjoining homes that showed no impact on value.

General rolling terrain with some distant solar panel views are showing no impact on adjoining property value.

## **X. Potential Impacts During Construction**

Any development of a site will have a certain amount of construction, whether it is for a commercial agricultural use such as large-scale poultry operations or a new residential subdivision. Construction will be temporary and consistent with other development uses of the land and in fact dust from the construction will likely be less than most other construction projects given the minimal grading. I would not anticipate any impacts on property value due to construction on the site.

I note that in the matched pairs that I have included there have been a number of home sales that happened after a solar farm was approved but before the solar farm was built showing no impact on property value. Therefore the anticipated construction had no impact as shown by that data.



## **XI. Scope of Research**

I have researched over 750 solar farms and sites on which solar farms are existing and proposed in Virginia, Illinois, Tennessee, North Carolina, Kentucky as well as other states to determine what uses are typically found in proximity with a solar farm. The data I have collected and provide in this report strongly supports the assertion that solar farms are having no negative consequences on adjoining agricultural and residential values.

Beyond these references, I have quantified the adjoining uses for a number of solar farm comparables to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining or abutting uses by total acreage.

<b>Percentage By Adjoining Acreage</b>									
	<b>Res</b>	<b>Ag</b>	<b>Res/AG</b>	<b>Comm</b>	<b>Ind</b>	<b>Avg Home</b>	<b>Closest Home</b>	<b>All Res Uses</b>	<b>All Comm Uses</b>
Average	19%	53%	20%	2%	6%	887	344	91%	8%
Median	11%	56%	11%	0%	0%	708	218	100%	0%
High	100%	100%	100%	93%	98%	5,210	4,670	100%	98%
Low	0%	0%	0%	0%	0%	90	25	0%	0%

**Res = Residential, Ag = Agriculture, Com = Commercial**

**Total Solar Farms Considered: 705**

I have also included a breakdown of each solar farm by number of adjoining parcels to the solar farm rather than based on adjoining acreage. Using both factors provide a more complete picture of the neighboring properties.

<b>Percentage By Number of Parcels Adjoining</b>									
	<b>Res</b>	<b>Ag</b>	<b>Res/AG</b>	<b>Comm</b>	<b>Ind</b>	<b>Avg Home</b>	<b>Closest Home</b>	<b>All Res Uses</b>	<b>All Comm Uses</b>
Average	61%	24%	9%	2%	4%	887	344	93%	6%
Median	65%	19%	5%	0%	0%	708	218	100%	0%
High	100%	100%	100%	60%	78%	5,210	4,670	105%	78%
Low	0%	0%	0%	0%	0%	90	25	0%	0%

**Res = Residential, Ag = Agriculture, Com = Commercial**

**Total Solar Farms Considered: 705**

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. Every single solar farm considered included an adjoining residential or residential/agricultural use.



## **XII. Specific Factors Related To Impacts on Value**

I have completed a number of Impact Studies related to a variety of uses and I have found that the most common areas for impact on adjoining values typically follow a hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to a solar farm.

1. Hazardous material
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

### **1. Hazardous material**

A solar farm presents no potential hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development and even most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known environmental impacts associated with the development and operation.

### **2. Odor**

The various solar farms that I have inspected produced no odor.

### **3. Noise**

Whether discussing passive fixed solar panels, or single-axis trackers, there is no negative impact associated with noise from a solar farm. The transformer reportedly has a hum similar to an HVAC that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make emitted sounds inaudible from the adjoining properties. No sound is emitted from the facility at night.

The various solar farms that I have inspected were inaudible from the roadways.

### **4. Traffic**

The solar farm will have no onsite employee's or staff. The site requires only minimal maintenance. Relative to other potential uses of the site (such as a residential subdivision), the additional traffic generated by a solar farm use on this site is insignificant.

### **5. Stigma**

There is no stigma associated with solar farms and solar farms and people generally respond favorably towards such a use. While an individual may express concerns about proximity to a solar farm, there is no specific stigma associated with a solar farm. Stigma generally refers to things such as adult establishments, prisons, rehabilitation facilities, and so forth.

Solar panels have no associated stigma and in smaller collections are found in yards and roofs in many residential communities. Solar farms are adjoining elementary, middle and high schools as well as churches and subdivisions. I note that one of the solar farms in this report not only adjoins a church, but is actually located on land owned by the church. Solar panels on a roof are often cited as an enhancement to the property in marketing brochures.



I see no basis for an impact from stigma due to a solar farm.

## 6. Appearance

I note that larger solar farms using fixed or tracking panels are a passive use of the land that is in keeping with a rural/residential area. As shown below, solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.



The solar panels are all less than 15 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single-story residential dwelling. Were the subject property developed with single family housing, that development would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels.

Whenever you consider the impact of a proposed project on viewshed or what the adjoining owners may see from their property it is important to distinguish whether or not they have a protected viewshed or not. Enhancements for scenic vistas are often measured when considering properties that adjoin preserved open space and parks. However, adjoining land with a preferred view today conveys no guarantee that the property will continue in the current use. Any consideration of the impact of the appearance requires a consideration of the wide variety of other uses a property already has the right to be put to, which for solar farms often includes subdivision development, agricultural business buildings such as poultry, or large greenhouses and the like.

Dr. Randall Bell, MAI, PhD, and author of the book **Real Estate Damages**, Third Edition, on Page 146 “Views of bodies of water, city lights, natural settings, parks, golf courses, and other amenities are considered desirable features, particularly for residential properties.” Dr. Bell continues on Page 147 that “View amenities may or may not be protected by law or regulation. It is sometimes argued that views have value only if they are protected by a view easement, a zoning ordinance, or covenants, conditions, and restrictions (CC&Rs), although such protections are relatively



uncommon as a practical matter. The market often assigns significant value to desirable views irrespective of whether or not such views are protected by law.”

Dr. Bell concludes that a view enhances adjacent property, even if the adjacent property has no legal right to that view. He then discusses a “borrowed” view where a home may enjoy a good view of vacant land or property beyond with a reasonable expectation that the view might be partly or completely obstructed upon development of the adjoining land. He follows that with “This same concept applies to potentially undesirable views of a new development when the development conforms to applicable zoning and other regulations. Arguing value diminution in such cases is difficult, since the possible development of the offending property should have been known.” In other words, if there is an allowable development on the site then arguing value diminution with such a development would be difficult. This further extends to developing the site with alternative uses that are less impactful on the view than currently allowed uses.

This gets back to the point that if a property has development rights and could currently be developed in such a way that removes the viewshed such as a residential subdivision, then a less intrusive use such as a solar farm that is easily screened by landscaping would not have a greater impact on the viewshed of any perceived value adjoining properties claim for viewshed. Essentially, if there are more impactful uses currently allowed, then how can you claim damages for a less impactful use.

## **7. Conclusion**

On the basis of the factors described above, it is my professional opinion that the proposed solar farm will not negatively impact adjoining property values. The only category of impact of note is appearance, which is addressed through setbacks and landscaping buffers. The matched pair data supports that conclusion.



### **XIII. Conclusion**

The matched pair analysis shows no negative impact in home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all support a finding of no impact on property value.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial injury to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved adjoining agricultural uses, schools, churches, and residential developments.

I have found no difference in the mix of adjoining uses or proximity to adjoining homes based on the size of a solar farm and I have found no significant difference in the matched pair data adjoining larger solar farms versus smaller solar farms. The data in the Southeast is consistent with the larger set of data that I have nationally, as is the more specific data located in and around Virginia.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no negative impact on the value of adjoining or abutting property. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is no traffic.



## **XIV. Certification**

I certify that, to the best of my knowledge and belief:

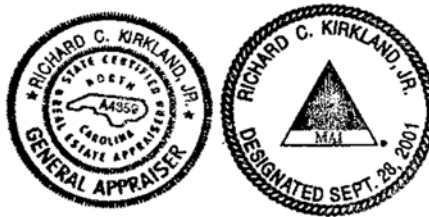
1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
10. I have not made a personal inspection of the property that is the subject of this report, and;
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report I have completed the continuing education program for Designated Members of the Appraisal Institute;
13. I have not performed services, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.

Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.



Richard C. Kirkland, Jr., MAI  
State Certified General Appraiser







# Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI  
9408 Northfield Court  
Raleigh, North Carolina 27603  
Mobile (919) 414-8142  
[rkirkland2@gmail.com](mailto:rkirkland2@gmail.com)  
[www.kirklandappraisals.com](http://www.kirklandappraisals.com)

---

## ***Professional Experience***

<b>Kirkland Appraisals, LLC</b> , Raleigh, N.C. Commercial appraiser	2003 – Present
<b>Hester &amp; Company</b> , Raleigh, N.C. Commercial appraiser	1996 – 2003

---

## ***Professional Affiliations***

<b>MAI</b> (Member, Appraisal Institute) designation #11796	2001
<b>NC State Certified General Appraiser</b> # A4359	1999
<b>VA State Certified General Appraiser</b> # 4001017291	
<b>SC State Certified General Appraiser</b> # 6209	
<b>FL State Certified General Appraiser</b> # RZ3950	
<b>GA State Certified General Appraiser</b> # 321885	
<b>MI State Certified General Appraiser</b> # 1201076620	
<b>PA State Certified General Appraiser</b> # GA004598	
<b>OH State Certified General Appraiser</b> # 2021008689	
<b>IN State Certified General Appraiser</b> # CG42100052	

## ***Education***

<b>Bachelor of Arts in English</b> , University of North Carolina, Chapel Hill	1993
--	------

---

## ***Continuing Education***

Uniform Standards of Professional Appraisal Practice Update	2022
Sexual Harassment Prevention Training	2021
Appraisal of Land Subject to Ground Leases	2021
Florida Appraisal Laws and Regulations	2020
Michigan Appraisal Law	2020
Uniform Standards of Professional Appraisal Practice Update	2020
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	2019
The Cost Approach	2019
Income Approach Case Studies for Commercial Appraisers	2018
Introduction to Expert Witness Testimony for Appraisers	2018
Appraising Small Apartment Properties	2018
Florida Appraisal Laws and Regulations	2018
Uniform Standards of Professional Appraisal Practice Update	2018
Appraisal of REO and Foreclosure Properties	2017
Appraisal of Self Storage Facilities	2017
Land and Site Valuation	2017
NCDOT Appraisal Principles and Procedures	2017
Uniform Standards of Professional Appraisal Practice Update	2016
Forecasting Revenue	2015
Wind Turbine Effect on Value	2015



Supervisor/Trainee Class	2015
Business Practices and Ethics	2014
Subdivision Valuation	2014
Uniform Standards of Professional Appraisal Practice Update	2014
Introduction to Vineyard and Winery Valuation	2013
Appraising Rural Residential Properties	2012
Uniform Standards of Professional Appraisal Practice Update	2012
Supervisors/Trainees	2011
Rates and Ratios: Making sense of GIMs, OARs, and DCFs	2011
Advanced Internet Search Strategies	2011
Analyzing Distressed Real Estate	2011
Uniform Standards of Professional Appraisal Practice Update	2011
Business Practices and Ethics	2011
Appraisal Curriculum Overview (2 Days – General)	2009
Appraisal Review - General	2009
Uniform Standards of Professional Appraisal Practice Update	2008
Subdivision Valuation: A Comprehensive Guide	2008
Office Building Valuation: A Contemporary Perspective	2008
Valuation of Detrimental Conditions in Real Estate	2007
The Appraisal of Small Subdivisions	2007
Uniform Standards of Professional Appraisal Practice Update	2006
Evaluating Commercial Construction	2005
Conservation Easements	2005
Uniform Standards of Professional Appraisal Practice Update	2004
Condemnation Appraising	2004
Land Valuation Adjustment Procedures	2004
Supporting Capitalization Rates	2004
Uniform Standards of Professional Appraisal Practice, C	2002
Wells and Septic Systems and Wastewater Irrigation Systems	2002
Appraisals 2002	2002
Analyzing Commercial Lease Clauses	2002
Conservation Easements	2000
Preparation for Litigation	2000
Appraisal of Nonconforming Uses	2000
Advanced Applications	2000
Highest and Best Use and Market Analysis	1999
Advanced Sales Comparison and Cost Approaches	1999
Advanced Income Capitalization	1998
Valuation of Detrimental Conditions in Real Estate	1999
Report Writing and Valuation Analysis	1999
Property Tax Values and Appeals	1997
Uniform Standards of Professional Appraisal Practice, A & B	1997
Basic Income Capitalization	1996



**TAB V**  
**Traffic Statement**





## **PINESIDE SOLAR TRAFFIC STATEMENT**

May 20, 2022

Prepared for:  
Dominion Energy Virginia

Prepared by:  
Stantec Consulting Services

Project Number:  
203401787



## Project Overview

Dominion Energy Virginia (the “Applicant”) is proposing a 74.9 MW AC solar energy facility in northern Buckingham County on a 2,276 acres site (the “Property”). The Property is located along the east side of Route 20 (S Constitution Route), south of Route 762 (Hummingbird Road) and north of Rt 622 (Sharon Church Road). Three (3) access points are located along Route 20, while three (3) more access points are located along Bridgeport Road (Route 652). Multiple access points would reduce number of stream crossings both during construction and operations of the facility. The site currently consists of commercially managed timber operations, wooded areas, or open fields. Refer to **Figure 1** that illustrate the site layout with its access points. The remainder of this memorandum will focus on the expected traffic generated during construction activities.

## Proposed Construction Traffic Routes.

Route 20 to the west will be the primary truck route but US Route 15 (James Madison Highway) to the east can also be utilized. Bridgeport Road connects these two (2) roadways. Refer to **Figures 2 and 3** that illustrates regional context and local context of the project site. All construction related trucks for this project would be restricted from utilizing any other roadways due to geometric limitations of those facilities.

## Findings from the Field Visit

A site visit was conducted on May 3<sup>rd</sup>, 2022, to the project area. The purpose of this site visit was to (1) gather geometric information for site constraints and (2) observe traffic movements to determine if capacity is an issue. Following are some key findings:

- Route 20 access points: Route 20 travel lanes are approximately 11 feet with a narrow 2- to 3-foot-wide shoulder and grassy slope to the ditch. Due to lack of safe shoulders to pull off, inference on sight distance was made by traveling along Route 20, which no issues were noted. The tree line is close to the Route 20 ditch at two access points, so vegetation removal may be necessary to improve sight distance for trucks entering the highway (exiting the site).
- Route 20/Bridgeport Road: Bridgeport Road travel lanes vary between 10 and 11 feet with no shoulders, lanes flare out at the intersection with Route 20. During the site visit, several trucks were observed turning at this location.
  - **Figure 4** shows a tractor trailer on Bridgeport Road turning right to travel northbound Route 20. This tractor swings wide into the southbound Route 20 travel lane while the right trailer wheels traversed onto the gravel shoulder. With a large turning radius and needing both lanes on Route 20 to perform its maneuver, tractor trailers will require large gaps in traffic to turn onto Route 20. **Figure 5** presents the damage to the shoulder from vehicles routinely travelling onto the shoulder.
  - **Figure 6** shows a southbound tractor trailer turning left onto Bridgeport Road. With a large turning radius, a vehicle on Bridgeport Road had to stop well back from the stop bar, so that the tractor trailer could perform its maneuver. The shoulder in **Figure 7** shows evidence that larger vehicles need the shoulder to perform their maneuver.

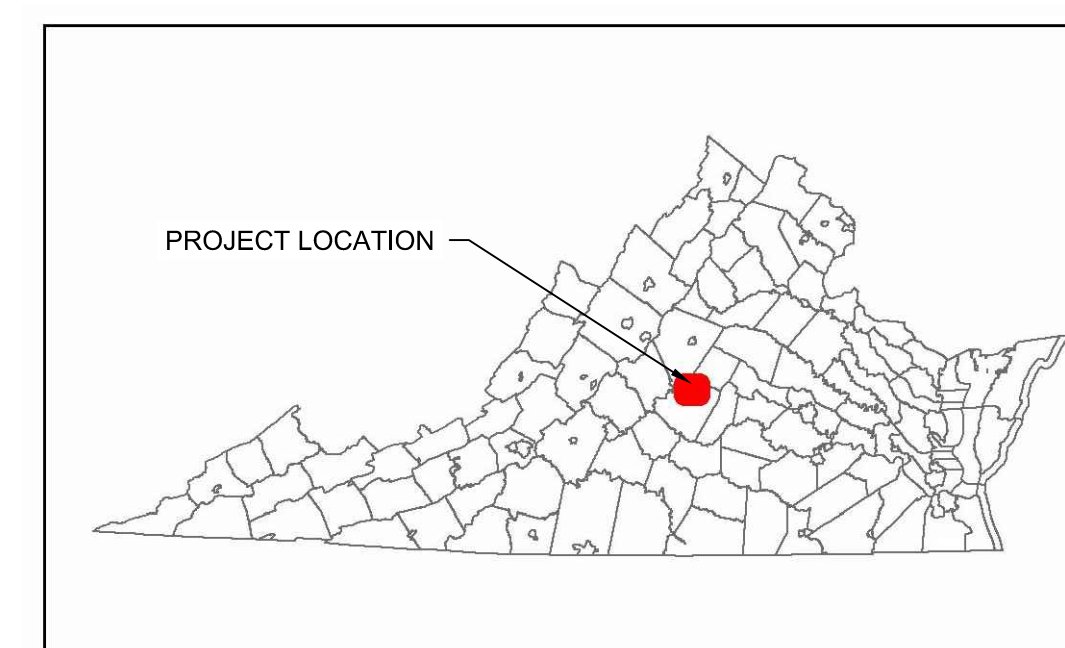


The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultant

TOTAL PROJECT ACREAGE	APPROXIMATELY 2,276 ACRES (PER BUCKINGHAM COUNTY GIS DATA)
ESTIMATED DISTURBED ACREAGE	APPROXIMATELY 900 ACRES
ACREAGE DIRECTLY UNDER PANELS	APPROXIMATELY 365 ACRES
ACREAGE WITHIN PROJECT FENCELINES	APPROXIMATELY 515 ACRES

PROJECT LOCATION MAP



Client/Project Logo



Client/Project  
DOMINION ENERGY VIRGINIA

PINESIDE SOLAR PROJECT

BUCKINGHAM COUNTY, VIRGINIA

Title

## CONCEPTUAL LAYOUT

Project No.  
203401787

Scale  
1" = 1000'

Revision	Sheet	Drawing No.
----------	-------	-------------

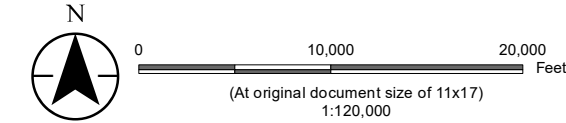
**E-1**



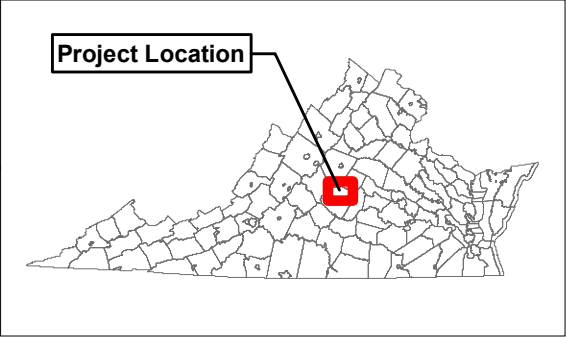


Figure No. **2**  
Title **Project Vicinity Map**

Client/Project **Dominion Energy Virginia  
Pineside Solar Project** 203401787  
Revised: 2022-05-13  
Project Location **Buckingham County, Virginia**  
Prepared by JKM on 2022-03-02  
TR by JMH on 2022-03-09  
IR by JLO on 2022-03-10



 Project Limits



**Notes**  
1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet  
2. Data Sources: Dominion Energy Virginia, Stantec, DCR  
3. Orthoimagery © Bing Maps  
4. Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation



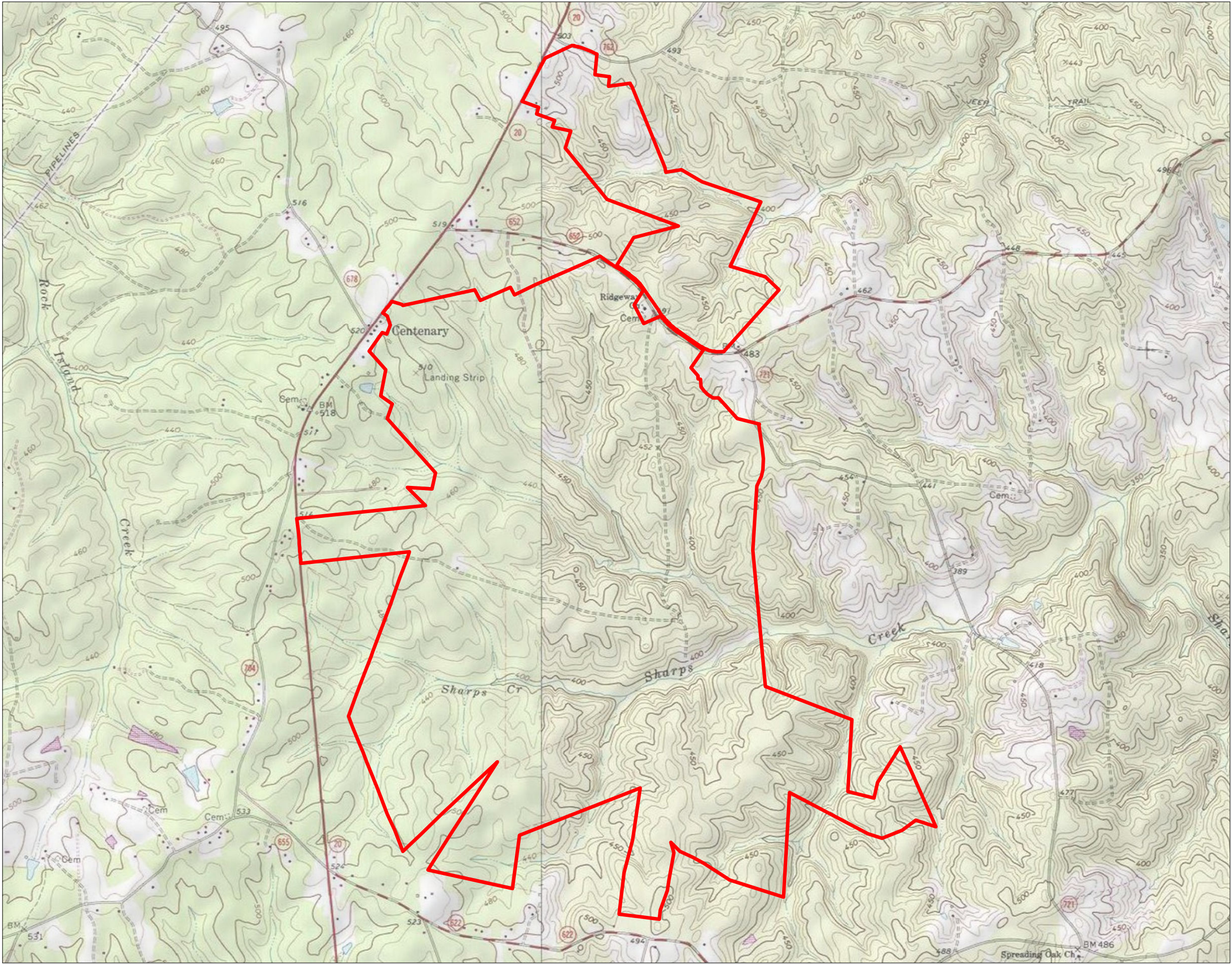
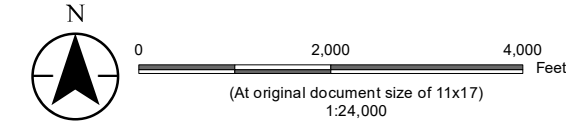
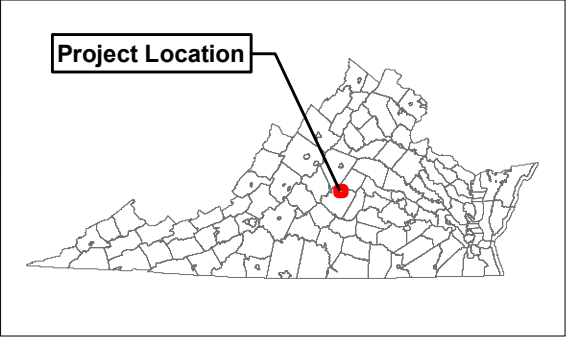


Figure No. **3**  
Title **Project Location Map**

Client/Project **Dominion Energy Virginia  
Pineside Solar Project** 203401787  
Revised: 2022-05-13  
Project Location **Buckingham County, Virginia** Prepared by JKM on 2022-02-22  
TR by JMH on 2022-03-09  
IR by JLO on 2022-03-10



 Project Limits



Notes  
1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet  
2. Data Sources: Dominion Energy Virginia, Stantec, DCR  
3. Topographic map © USGS 7.5 Minute Series Topographic Map, Diana Mills, VA Quadrangle, 1967 and Glenmore, VA Quadrangle, 1968





## TRAFFIC STATEMENT – PINESIDE SOLAR PROJECT

**Figure 4: Right turning truck**



**Figure 5: Northeast quadrant**





## TRAFFIC STATEMENT – PINESIDE SOLAR PROJECT

**Figure 6: Left turning truck**



**Figure 7: Southeast quadrant**





- During the site visit, the 2 observed tractor trailers were safely able to find sufficient gaps in the Route 20 traffic flow to complete their maneuvers. So, capacity and safety does not appear to be an issue at this location. However, with the wheels of the tractor-trailers traversing onto the gravel shoulder indicate that turning radius, improvements may be necessary to facility construction vehicles from this site and an adjacent site. Or at least periodic maintenance to ensure that shoulder integrity is preserved during the construction period.
- Along Bridgeport Road: No spots existed for a safe location to pull off the road to observe potential site access issues, except for the location opposite of a church. Here, travel lanes vary between 10 and 11 feet with no shoulders but a grassy slope into the ditch. The tree line hangs partially over the ditch. A warning sign for a logging operation was partially obscured by a tree branch. For access points along this roadway, routine vegetation trimming adjacent to construction driveways will be necessary to improve sight lines and visibility of warning signs.
- At the intersection of Bridgeport Road and Route 721, it was noted that trees in the southeast quadrant would block northbound drivers' view looking right for traffic coming from the east.
- Route 622 (Sharon Creek Road): This facility is narrow with travel lanes as narrow as 8 to 9 feet, no centerline is present along this roadway. Also, at the intersection with Route 20, there is a median island on the east leg which would impact larger vehicles turning. These two constraints would not permit tractor trailers to travel on this route.

### **Project Intersections**

The key intersection for construction access is the Route 20 and Bridgeport Road. This intersection is stop-controlled on the Bridgeport Road approach. Some geometric improvements may be necessary to better accommodate turning tractor trailer traffic. For any truck traffic along US Route 15, the key intersection is at Bridgeport Road. That intersection is stop-controlled on the Bridgeport Road approach.

### **Construction Traffic Control**

Temporary traffic control signs will be installed along Route 20 and Bridgeport Road as required by Virginia Department of Transportation (VDOT). These signs will be posted in advance of the 3 access points along Route 20 and the 3 access points along Bridgeport Road.

### **Transit**

Public transit stops do not exist in the vicinity of the project site; therefore, no conflicts are anticipated. It is noted that Jaunt Transit does provide services along Route 20 (central Buckingham County to Charlottesville) at Park & Ride lots along corridor, but no lot is adjacent to the project access points.

### **Project Schedule**

This project is anticipated to have an 18-month construction duration with the following breakdown:

- Approximately 4 months for site grading and site preparation, including the installation of necessary erosion control, stormwater devices and basins, and the construction of internal site roadways.
- Approximately 6 months for the installation of solar panels, power inverter and electric wiring



## TRAFFIC STATEMENT – PINESIDE SOLAR PROJECT

- Approximately 2 months for site clean-up activities and site commissioning.

### **Construction Traffic Estimates**

Construction traffic will consist of trucks bringing site preparation materials and component deliveries (solar panels, inverters, and other electrical equipment). It also includes passenger vehicles (likely pick-up trucks or vans) that carry personnel and their tools/small equipment to/from and around the construction site.

The following assumptions were made:

- Estimated 10 miles of interior gravel roads at roads 20 feet wide with assumed 1 foot gravel roadbed
- 15 cubic yards capacity hauling gravel to site for interior roads
- 2,276 acres site
- 179,296 solar modules and 23 4,000 kVA central inverter
- Capacity for standard tractor trailer (WB-50 or WB-62) is 80,000 pounds
- Capacity of a gravel dump truck is 15 cubic yards of gravel

With the assumptions above, it is estimated that the site will generate a total of approximately 3,100 truck trips over the construction period, broken out as follows:

- 27 trucks per day during site preparation
- 15 trucks per day during panel and electrical installation
- 11 trucks per day during site clean-up and commissioning

Delivery of the inverter to the project site may require a tractor-trailer(s) (flatbed trailer) with a weight exceeding 80,000 pounds. Any such tractor-trailer(s) will be equipped with additional axles to distribute the additional load onto the roadway. All necessary permits will be obtained from VDOT prior to the start of construction.

The construction employees include following mix: laborers, electricians, equipment operators, supervisory and support personnel, and construction management personnel. The project expects an average daily total of 170 employees on site. Construction work will generally occur during daylight hours Monday thru Saturday; however, there may be occasions when critical work needs to be completed outside of daylight hours. The Applicant may request permission from the Zoning Administrator to conduct construction activities on Sunday, but such permission will be granted or denied at the sole discretion of the Zoning Administrator.

Once the site clean-up activities and site commissioning has been completed, operation and maintenance activities will not generate significant volumes of traffic.

### **Traffic Mitigation**

Throughout construction of the site, the Applicant and its contractor will coordinate with the representatives from Buckingham County and VDOT to determine appropriate transportation management procedures which may include, but are not limited to, traffic control, lane closures, access restrictions, truck restrictions, and temporary/short-term road closures.



Based on the existing roadway conditions, the locations for the proposed access points, and the available average daily traffic volumes for the transport roads, the anticipated construction traffic volumes will not exceed available roadway capacities; therefore, the roadways should not be significantly impacted by standard construction traffic. During operation and maintenance, the facility will not generate a significant volume of traffic with the anticipation of only a few pickup trucks each week.

Temporary traffic control plans will be developed for the construction of site access points, especially the three access points along Route 20, following the requirements of the Virginia Work Area Protection Manual. Once construction of the access points is completed, it is recommended that temporary signage be posted in advance of the access points. This would entail posting W11-V4 signs (TRUCKS ENTERING HIGHWAY) following TTC-63.2 (Logging Operations) of the Virginia Work Area Protection Manual.

Field observations during a site visit indicated that tractor-trailers were safely able to find sufficient gaps the Route 20 traffic flow to complete their maneuvers, even with a right turning tractor-trailer needing to swing into the southbound Route 20 lane to complete its maneuver. As such, capacity and safety does not appear to be an issue at this location. However, with the wheels of the tractor-trailers traversing onto the gravel shoulder indicate that turning radius improvements may be necessary to facility construction vehicles from this site and an adjacent site. Or at least periodic maintenance to ensure that shoulder integrity is preserved during the construction period from truck traffic of this solar farm project and an adjacent, independent solar farm project.

### **Conclusions**

Based on Stantec's review of available data, existing condition, and estimated traffic, the following are the conclusions of this study:

- The 2,276 acres site's access points are located along Route 20 and Bridgeport Road
- Heavy truck traffic generated by the site development and construction is estimated to peak at 27 trucks a day during site preparation but decrease to 15 trucks a day during panel and electrical installation, and further decrease to 11 trucks a day during site clean-up and commissioning.
- The expected trip generation for this site is lower than VDOT's threshold of 5,000 vpd required for a traffic impact study.
- There will be 3 access points along Route 20 and 3 access points along Bridgeport Road. These facilities can accommodate the increased traffic due to construction.
- Capacity or safety improvements are not necessary for the intersection of Route 20 and Bridgeport Road. Turning radius improvements would reduce occurrence of truck wheels traversing onto the shoulder, or at least periodic maintenance to ensure shoulder integrity is maintained during the construction of this solar farm project and an adjacent, independent solar farm project.



## TRAFFIC STATEMENT – PINESIDE SOLAR PROJECT

- Temporary traffic control plans will be developed for the construction of site access points themselves, as well as posting temporary warning signs for access points while site work is occurring. These plans will follow the requirements of the Virginia Work Area Protection Manual.
- Prior to commencing any construction activities, pavement conditions should be documented and then reassessed following completion of the project.
- Truck traffic should be limited to Route 20, Bridgeport Road (Route 652) and US Route 15. Trucks should be restricted from other roadways.
- All temporary signage should be coordinated with Buckingham County and VDOT.





Actions Speak Louder

July 11, 2022

Mr. John E. Bickford  
Chairman  
Buckingham County Planning Commission  
P.O. Box 192  
New Canton, VA 23123

RE: Clarification to points raised during the Planning Commission hearing held on June 27, 2022, Case 22-SUP313, relating to Dominion Energy Virginia's Pineside Solar Facility.

Dear Mr. Bickford:

Thank you for allowing Dominion Energy Virginia the opportunity to introduce the Pineside Solar Facility ("Project") during the referenced hearing. We want to take the opportunity to follow up on a few of the questions discussed during the hearing. Please find below answers to three questions raised during the meeting that the company believes merit more feedback.

- 1) Electricity – where does the power go, and how do the Citizens of Buckingham County benefit from it:

The electricity generated by the Project will serve Dominion Energy Virginia's customers in Virginia in the same manner as electricity from the company's existing Bear Garden Power Station. This includes 3,870 customers that the company serves in Buckingham County. Electricity flows to the nearest load (i.e., customer) first, meaning local communities generally benefit from the Project's electricity. The Project will not be subject to a "power purchase agreement" entitling an out-of-state company to any electricity produced by the Project.

- 2) Timing of Construction – what will happen with the Project from the issuance of SUP to the commencement of construction.

We plan to start construction by late 2025. After the issuance of the SUP, the company will continue development activities (such as environmental, historical, and cultural resource studies) that follow and drive the timing of commencement of construction. Upon finalizing the development of the site (6-9 months from SUP issuance), the company will seek an Engineering, Procurement, and Construction ("EPC") request for proposals (6-9 months from finalizing development of the site), and Virginia's State Corporation Commission certificate of public convenience and necessity (or "CPCN") approval (6 months from seeking EPC proposals, and approximately 12 to 18 months after SUP issuance). Upon approval of the CPCN, the Project will progress into engineering design and construction, with onsite construction projected to begin in late 2025. In parallel, the Project will move through the PJM interconnection process (the regional transmission grid operator that Dominion Energy is a part of), which due to significant reforms currently underway, is projected to conclude in 2028. While the PJM reform process delays the



ultimate commercial operation of the Project, the company is now seeking its local use permit to work in parallel and allow appropriate time to progress through the development, state approval, and construction process. The extended timelines will ensure a robust design and ample time to construct and install environmental safeguards.

3) Construction Traffic – concern regarding the simultaneous construction of the Project and the Riverstone Solar Facility.

As outlined in question two above, the Project's construction will commence in 2025. The Riverstone project entered the PJM process in 2018 (PJM queue AE1), which puts the Riverstone project ahead of Pineside in that process. Under the proposed PJM reform, the timing of the interconnection process will be different for both projects, a difference that could range between 1 to 2 years.

In addition, the Project is required under the proposed SUP condition 20.A to submit a detailed construction traffic management plan to the Virginia Department of Transportation ("VDOT") and Buckingham County for approval before commencement of construction. Furthermore, in SUP condition 20.B, if a traffic issue arises during the construction of the Project, it shall immediately develop and implement measures to mitigate the issue with input from the County and VDOT.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, reading "Felix Sanyo-Kantankya, Jr." in a cursive script.

External Affairs Manager  
State & Local Affairs, Virginia

cc: Mrs. Cheryl T. "Nicci" Edmondston, Zoning Administrator / Planner



# Solar Facility

## First Responder

## Fact Sheet

### Solar Safety During Normal Operations

Dominion Energy is committed to safe solar operations.



Dominion Energy has full time safety professionals focused on solar operations.



Our site operations teams receive solar specific safety and hazard recognition training.



Site inspections are completed weekly to ensure the project is safely operating as expected.

### Solar Training and Emergency Response Plans

#### How is emergency response managed?

Our dedicated solar team is trained to respond to any emergencies that may arise on site. This includes administering first aid, guiding first responders to the incident area and ensuring they are aware of any potential hazards that may exist in the area.

#### What training will be conducted for first responders?

Dominion Energy will ensure first responders are offered site orientation and emergency response training so that they understand the site layout and any potential hazards that may exist.

### What should you do in the event of a fire?

1. Immediately contact the operations center using the phone number posted on the entrance gate.
2. DO NOT ENTER the solar site until authorized by site personnel to do so.
3. Assess the situation for visible smoke, flames and/or anything else unexpected.
4. Binoculars can be used to observe the scene from a distance.
5. Appropriate personal protective equipment should be used when entering the site.
6. NEVER assume a fire is extinguished based on visual observation. Reignition is possible.

### Solar Equipment



#### Solar Panels

Panels generate energy and operate at ~50V DC. Wiring typically runs behind the panels and to the middle or end of a row at ~1500V DC.



#### Inverters/Transformers

Inverters convert energy from DC to AC; transformers step up the voltage from 480V AC to 34,500V AC.



#### Substation/Switchyard

Substations at larger sites step up the voltage for injection onto the transmission system.

### Solar Facility Hazards

The hazards at solar sites are similar to those found around power lines or other commercial and industrial settings where energized equipment may be present.

Solar panels and other equipment on site should always be treated as though they are energized until site personnel have confirmed any potential hazards have been isolated. Special care should be taken to avoid spraying water on any potentially energized equipment.

To ensure everyone's safety, local emergency responders should always meet with site personnel first before entering a solar site.



### Dominion Energy Contact

Dominion Energy Corporate Security  
1-833-366-8722 (1-833-DOM-TRAC)



# **Buckingham County Planning Commission**

**July 25, 2022**

**Administration Building**

**7:00 PM**

**Case 22-ZMA315**

**Owner/Applicant:** Landowner Buckingham County  
P O Box 252  
Buckingham VA 23921

Applicant Atlantic Investment Corporation  
Ted Lloyd  
P O Box 7082  
Fairfax Station VA 22039

**Property Information:** Tax Map 138 Parcel 15, containing approximately 134.49 acres (this Zoning Map Amendment request is for 101.75 acres within the parcel as outlined in located at Industrial Park Road Dillwyn VA 23936, Curdsville Magisterial District.

**Zoning District:** Light Industrial M1

**Request:** Zoning Map Amendment-The Applicant is asking the Planning Commission to recommend a Joint Public Hearing Date with the Board of Supervisors to hear the Request for a Zoning Map Amendment Rezoning from Light Industrial M1 to Village Center VC1. for the Purpose of

**Background/Zoning Information:** This property is located at Industrial Park Road Dillwyn VA 23936. This property is currently zoned Light Industrial M1. The landowner is Buckingham County and the applicant is Atlantic Investment Corporation/Ted Lloyd. Atlantic Investment Corporation is requesting this Zoning Map Amendment for the purpose of building single family homes and generate interest in the neighboring light commercial portion of the development which will remain Light Industrial M1 (as indicated on submitted renderings).



**Buckingham County Planning Commission**

**July 25, 2022**

**Administration Building**

**7:00 PM**

**Public Hearing Case 22-ZTASUP312**

**Owner/Applicant:** Landowner Eric and Janet Winslow  
2599 Deer Run Road  
Farmville VA 23901

Applicant Northam Manufacturing & Firearm Sales LLC  
Angela Winslow  
2599 Deer Run Road  
Farmville VA 23901

**Property Information:** Tax Map 208, Parcel 1, containing approximately 26.13 acres, located at 255 Deer Run Road Farmville VA 23901, Curdsville Magisterial District.

**Zoning District:** Agricultural District (A-1)

**Request:** The Applicant wishes to Add a Zoning Text Amendment for the Manufacturing and Sales of Ammunition, Firearms, and Accessories, to a list of Special Uses in an Agricultural A1 Zoning District and Apply for a Special Use Permit for that purpose.

**Background/Zoning Information:** This property is located at 2599 Deer Run Road Farmville VA 23901, Curdsville Magisterial District. The landowners are Eric and Janet Winslow and the Applicant is Northam Manufacturing & Firearm Sales LLC, Angela Winslow. This property is zoned Agricultural (A-1). Currently, this is a use not provided for in The Zoning Ordinance, however the applicant has made application to add this use through a Zoning Text Amendment; Manufacturing and Sales of Ammunition, Firearms, and Accessories to a list of Special Uses in an Agricultural A1 Zoning District. The Applicant is applying for a Special Use Permit for this purpose. This use may be permitted by the Buckingham County Board of Supervisors by a Zoning Text Amendment and 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 Zoning Text Amendment and the Special Use Permit is approved. The application and narrative are attached.

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: *Deer Run* ☒ 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 *Angela Winslow*
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: Approved to manufacture ammunition  
and firearms for sale and accessories

Purpose of Special Use Permit: Manufacture<sup>ammunition</sup> and firearms for sale  
and accessories

Zoning District: A1 Number of Acres: 1

Tax Map Section: 208 Parcel: 1 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: \_\_\_\_\_

Street Address: 2599 Deer Run Rd Farmville VA 23901

Directions from the County Administration Building to the Proposed Site: Rt 60E to 155  
to 683 (Saw Mill Rd) right to Deer Run Rd left to 2599

Name of Applicant: Angela Winslow/Norham Manufacturing & Firearm Sales LLC

Mailing Address: 2599 Deer Run Rd Farmville VA 23901

Daytime Phone: 434-315-1048 Cell Phone: 434-607-5141

Email: angela.winslow@norhammfg.com Fax: \_\_\_\_\_

Name of Property Owner: Eric Winslow / Janet Winslow

Mailing Address: 2599 Deer Run Rd Farmville VA 23901

Daytime Phone: 434-315-1048 Cell Phone: \_\_\_\_\_

Email: ericwinslow70@gmail.com Fax: \_\_\_\_\_

Signature of Owner: ER Winslow Date: 5/23/2022

Signature of Applicant: Angela Winslow Date: 5/23/2022

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: Fore, Gwen G

Mailing Address: 3081 Deer Run Rd Farmville VA 23901

Physical Address: same

Tax Map Section: 206 Parcel: 16 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: Amos, Virginia G

Mailing Address: 3139 Deer Run Rd Farmville, VA 23901

Physical Address: same

Tax Map Section: 206 Parcel: 17 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

3. Name: Coleman, Doris Ann

Mailing Address: 3543 Deer Run Rd Farmville, VA 23901

Physical Address: same

Tax Map Section: 206 Parcel: 12 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: Bolt, Douglas Ray & Betty Jean

Mailing Address: 2524 Deer Run Rd Farmville, VA 23901

Physical Address: same

Tax Map Section: 208 Parcel: 2 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_



6. Name: Bolt, Douglas Ray + Betty Jean

Mailing Address: 2524 Deer Run Rd

Physical Address: Same

Tax Map Section: 206 Parcel: 19 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: Walker, Thomas B + Roslyn S (across river)

Mailing Address: 13 Chapqua Drive Richmond, VA 23239

Physical Address: 0 Chingapin Rd Prospect, VA

Tax Map Section: 009-A-3A Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: 009-A-4  
009-A-1

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 23<sup>rd</sup> day of May, year 2022

I Angela Winslow 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)

Angela Winslow

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

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Prince Edward

STATE OF Virginia

Subscribed and sworn to me on the 23<sup>rd</sup> day of May  
of the year 2022. My Commission expires on 4/30/23

Notary Public Signature: [Signature]  
Stamp:





## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 23 day of May, of the year 2022

I Angela Winslow (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:

N/A

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

Angela Winslow

NOTARY PUBLIC

COUNTY OF Prince Edward STATE OF Virginia

Subscribed and sworn to me on this 23 day of May

of the year 2022. My commission expires 4/30/23

Notary Public Signature: [Signature]

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):

One residence, one apartment, one hobby shop

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

No historical records attached to the property

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:

N/A

Will this proposal have any impact on the historical site or gravesite? Yes \_\_\_\_\_ No X

If yes, please explain any impact:

N/A

Owner/Applicant Signature: Angela Winslow Date: 5/23/2022

Printed Name: Angela Winslow Title: Applicant



## APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

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

Applicant: Angela Winslow/Norham Manufacturing & Firearm Sales LLC

Location: 2399 Deer Run Rd. Farmville, VA 23901

Proposed Use: \_\_\_\_\_

### 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: 5/10/22



## SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

On this 23 day of May, in the year of 2022

I Eric Winslow / Janet Winslow the owner of 208-1  
(printed name of landowner) (Tax Map Number)

Hereby make, constitute, and appoint Angela Winslow / EM Dunnarant  
(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 23 of the month May in the year of 2022 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):

[Signature] / Janet P Winslow

NOTARY PUBLIC

County of Prince Edward State of Virginia

Subscribed and sworn before me on the 23 day of May

in the year 2022. My commission expires 4/30/23.

Signature of Notary Public: [Signature]

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



## Buckingham County Special Use Permit Application

### Written Narrative

1. Current land use is owner/occupant, residential and timber land.
2. There is no community design associated with this land.
3. There are no cultural resources associated with this land.
4. The county's economic standpoint will improve with the approval of this permit through machine and tools tax.
5. No impact on the environment is foreseen through this endeavor.
6. No additional demands will be made on fire and rescue or law enforcement.
7. Housing situation for this parcel will not change.
8. No libraries or parks and open spaces will be impacted.
9. above
10. Potable water for this parcel is supplied by well.
11. Sewage is handled via individual drain field.
12. No schools will be affected by this permit
13. No telecommunications will be affected by this permit.
14. No transportation facilities will be affected by this permit.
15. No additional solid waste is anticipated to be generated.

As business grows and expands we will build a new building(s), possible new storage space, etc.  
We look forward to a successful business in Buckingham County



## 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: Angela Muslow

Date: 5/23/2022



## **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.



# Untitled Map

Write a description for your map.

## Legend

 2599 Deer Run Rd

Google Earth

Appomattox River  
Appomattox County

Duck Creek

2599 Deer Run Rd

608

683

1000 ft



100'  
50'

50' x 40' to START

COAST



## TAX RECEIPT

Ticket #:00001490001 @@

BUCKINGHAM COUNTY  
CHRISTY L CHRISTIAN  
(434) 969-4744  
POST OFFICE BOX 106  
BUCKINGHAM VA 23921

Date : 5/24/2022  
Register: RR1/RR1  
Trans. #: 35211  
Dept # : SPUSE  
Acct# :

SPECIAL USE PERMIT - ZONING  
SPECIAL USE PERMIT  
MAP: 208-1

Previous  
Balance \$ .00

Principal Being Paid \$ 200.00  
Penalty \$ .00  
Interest \$ .00

WINSLOW ANGELA

Amount Paid \$ 200.00

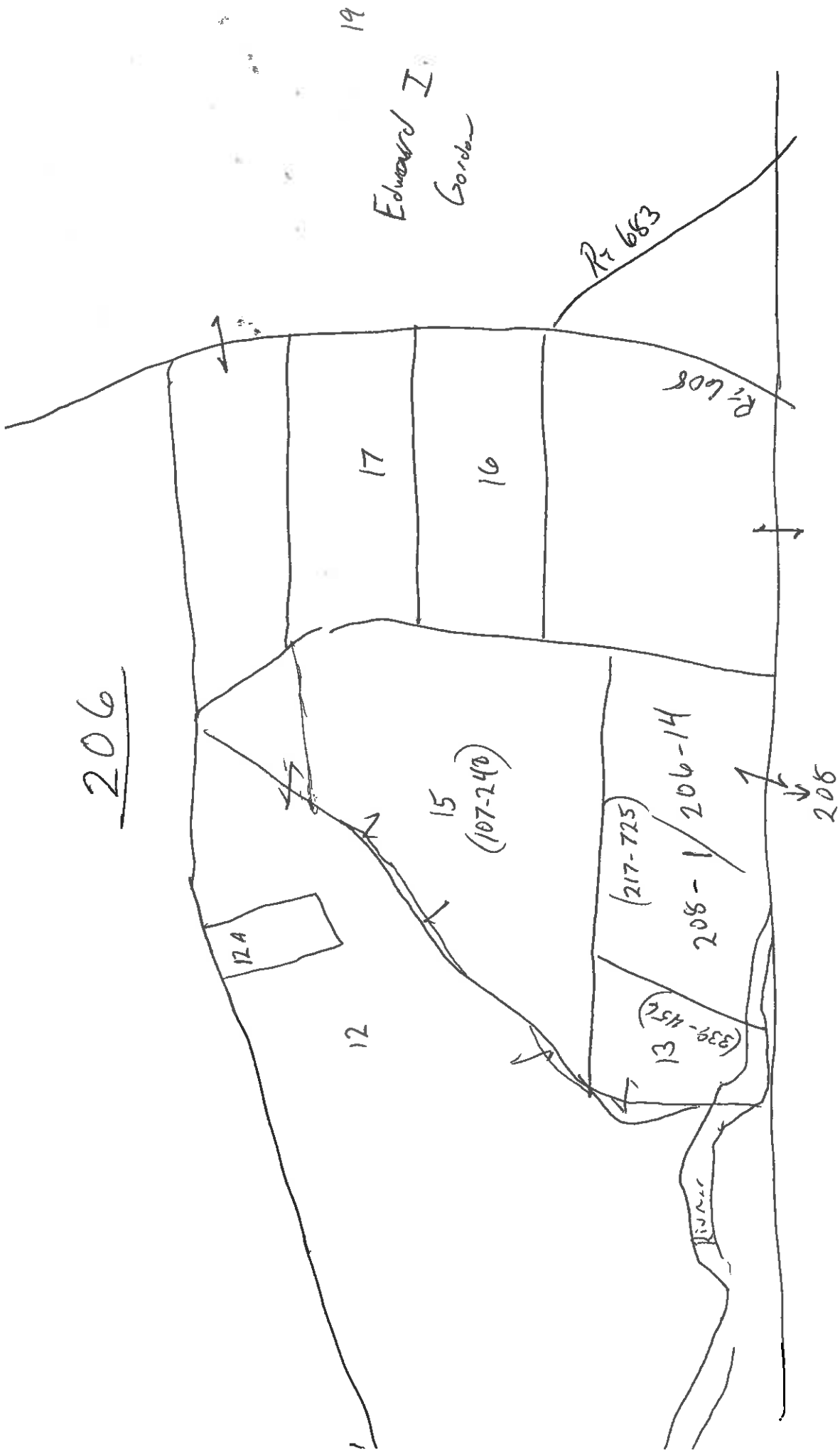
\*Balance Due \$ .00

Pd by NORTHAM MANUFACTURING & FIREARMS Check 200.00 # CITIZENS 2533  
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 5/2022

-----



206





702 May 206

Map 208





**Buckingham County Planning Commission**

**July 25, 2022**

**Administration Building**

**7:00 PM**

**Public Hearing Case 22-ZTASUP314**

**Owner/Applicant:** Landowner Joel S King  
5136 Slate River Mill Road  
Dillwyn VA 23936

Applicant Joel S King  
5136 Slate River Mill Road  
Dillwyn VA 23936

**Property Information:** Tax Map 95, Parcel 9, containing approximately 66.79 acres, located at 5136 Slate River Mill Road, Maysville Magisterial District.

**Zoning District:** Agricultural District (A-1)

**Request:** The Applicant wishes to Obtain a Special Use Permit for the Purpose of Operating Commercial Repair Shop and a Zoning Text Amendment for a Rental Yard and a Special Use Permit for these purposes.

**Background/Zoning Information:** This property is located at 5136 Slate River Mill Road Dillwyn VA 23936, Maysville Magisterial District. The landowner and applicant is Joel S King. This property is zoned Agriculture (A-1). The Zoning Ordinance does not permit a Commercial Repair Shop as a Permitted by Right Use Agricultural A1 Zoning District. However, Within the A-1 Agricultural District, a Commercial Repair Shop 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. The Zoning Ordinance does not currently provide a use for Commercial Rental Yard in an Agricultural A1 Zoning District, this is requested by way of a zoning text amendment to a list of special uses permitted in Agricultural A1 Zoning District. He is requesting a special use permit for these purposes. The application and narrative are attached for review.

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 commencement of the facility shall begin within two years of the approval by the Board of Supervisors or this special use permit shall be null and void.
5. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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



HARRISBURG, PA  
717-564-3031



DRUMS, PA  
570-788-1127

LOCK HAVEN, PA  
570-769-1070

[www.hwyequip.com](http://www.hwyequip.com)

BROWNSTOWN, PA  
717-859-3132

Hello, My name is Joel King  
I appreciate your consideration in  
excepting my request for a special use  
permit. If approved I would be  
building approximent a 60 x 80  
building with a 20' wash pad.  
Repair services would include farm,  
construction equipment, forestry equipment  
and a very limited automotive repair  
Estimated traffic could be as much  
as 20 vehicles and 1 to 2 tractor trailers  
a day. Hours of apperation Monday  
thru Friday 6:30<sup>AM</sup> to 5:00<sup>PM</sup> and  
Saturday by appointment. Would  
have onsite water and sewer system  
commercial waste disposale  
Rental yard would include farm  
construction and forestry Equipment.

Thank you!

Joel C. King



**APPLICATION FOR A SPECIAL USE PERMIT**

CASE NUMBER: \_\_\_\_\_

(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: 5-31-22

Special Use Permit Request: Operate Commercial repair shop  
and rental yard

Purpose of Special Use Permit: Operate commercial repair shop and Rental yard  
for Farm, Construction, and Forestry Equipment. Limited Automotive Rep

Zoning District: Maysville Number of Acres: 66.79

Tax Map Section: 95 Parcel: 9 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: \_\_\_\_\_

in area of  
Street Address: 5136 Slate River Mill Rd.

Directions from the County Administration Building to the Proposed Site: Form county drive

turn Right on 660, turn Left on Troublesome Creek, Left on 20, Left on  
Slate River mill to sight on Right

Name of Applicant: Joel S. King

Mailing Address: 5136 Slate River Mill Rd Dillwyn VA 23936

Daytime Phone: 717-951-4652 Cell Phone: \_\_\_\_\_

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

Name of Property Owner: Joel S. King

Mailing Address: Same as above

Daytime Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

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

Signature of Owner: Joel S. King Date: 5-31-22

Signature of Applicant: Joel S. King Date: 5-31-22

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: Travis J. Ayers

Mailing Address: 303 Banton Shop Rd Dillwyn VA 23936

Physical Address: Same as above

Tax Map Section: 95-~~24~~ Parcel: 2 Lot: 4 Subdivision: \_\_\_\_\_

2. Name: Justin W. Maxey

Mailing Address: 4771 Slate River Mill Rd. Dillwyn VA 23936

Physical Address: Same as above

Tax Map Section: 95 Parcel: 69 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

3. Name: Ralph W. Jr. Maxey

Mailing Address: 4764 Slate River Mill Rd. Dillwyn VA 23936

Physical Address: Same as above

Tax Map Section: 95 Parcel: 70 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: Pearl W. Agee

Mailing Address: 1950 Well Water Rd. Scottsville VA 24590

Physical Address: Same as above

Tax Map Section: 95 Parcel: 7 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_



6. Name: <sup>Brian</sup> Brian K. Dickerson

Mailing Address: 10711 Qualla Rd. Chesterfield VA. 23832

Physical Address: Same as above

Tax Map Section: 95 Parcel: 8 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: Brian K. Dickerson

Mailing Address: 10711 Qualla Rd. Chesterfield VA 23832

Physical Address: Same as above

Tax Map Section: 95 Parcel: 8A Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: Harry R Moss

Mailing Address: 13745 North Gayton Rd. Richmond VA 23233

Physical Address: Same as above

Tax Map Section: 95 Parcel: 9A Lot: 1 Subdivision: \_\_\_\_\_

9. Name: Victor R. Moss

Mailing Address: 179 Banton Shop Rd. Dillwyn VA 23936

Physical Address: Same as above

Tax Map Section: 95 Parcel: 9B Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: Victor R. Moss

Mailing Address: 179 Banton Shop Rd. Dillwyn VA 23936

Physical Address: Same as above

Tax Map Section: 95 Parcel: 9C Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: Victor R. Moss

Mailing Address: 179 Banton Shop Rd. Dillwyn VA 23936

Physical Address: Same as above

Tax Map Section: 95 Parcel: 9D Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_



15 Name: Joel S. King

Mailing Address: 5136 Slate River Mill Rd. Dillwyn VA. 23936

Physical Address: Same as above

Tax Map Section: 95 Parcel: 4 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

12 Name: Wayne K. Davis

Mailing Address: 603 Fanny White Rd. Buckingham VA. 23921

Physical Address: Same as above

Tax Map Section: 95 Parcel: 10 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

13 Name: Ralph W. Maxey Jr

Mailing Address: 4764 Slate River Mill Rd Dillwyn VA. 23936

Physical Address: Same as above

Tax Map Section: 95 Parcel: 11 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

14 Name: Weyerhaeuser<sup>eu ser</sup> Company

Mailing Address: 100 Professional Center Brunswick GA 31525

Physical Address: Same as above

Tax Map Section: TM Parcel: 110 Lot: 22 Subdivision: \_\_\_\_\_



# ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 23 day of May, year 2022

I Joel S. King 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)

Joel S. King

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

NOTARY:  
COMMONWEALTH OF VIRGINIA

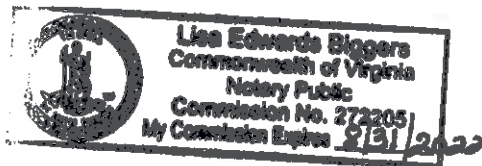
COUNTY OF Buckingham

STATE OF Virginia

Subscribed and sworn to me on the 23<sup>rd</sup> day of May

of the year 2022. My Commission expires on 8/31/2022.

Notary Public Signature: Lisa Edwards Biggers  
Stamp:





## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, VIRGINIA

On this 23 day of May, of the year 2022

I Joel S. King (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:

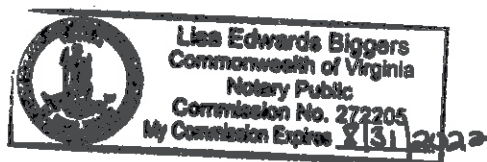
Signature of Owner: (to be signed in front of notary public)

Joel S. King

NOTARY PUBLIC  
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 23<sup>rd</sup> day of May  
of the year 2022. My commission expires 8/31/2022

Notary Public Signature: Lisa Biggers  
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):

Tree's ~~and~~ grass field, stream, pond

\_\_\_\_\_

\_\_\_\_\_

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

NA

\_\_\_\_\_

\_\_\_\_\_

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: Joel S. King Date: 5-31-22

Printed Name: Joel S. King Title: Owner / Applicant



### APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

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

Applicant: Joel S. King

Location: 649 / Skate River Mills Rd.

Proposed Use: \_\_\_\_\_

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:

Applicant will need to provide an engineered site plan showing that minimum sight distance requirements for a standard VDOT Commercial Entrance can be obtained.  
A VDOT Land Use Permit will be required prior to construction if all other requirements (county/state) are met.

Signature of VDOT Resident Engineer: C. D. Edwards

Printed Name: Charles D. Edwards Date: 5/24/22



## 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: Paul D. King

Date: 5-31-22



## **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.



(Sr) by deed of confirmation dated August 2, 2021, and recorded in the aforesaid Clerk's Office in Deed Book 487, at page 491 et seq.

035 Rec Fee	3.00	VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY
St. R. Tax	819.75	The foregoing instrument with acknowledgement
Co. R. Tax	273.25	was admitted to record on 5/23/2022
Transfer	1.00	at 3:45 P.M. in D.B. 496 Page(s) 793-797
Clerk	14.50	instrument # 2022-921
Lib.(145)	3.50	Teste: JUSTIN D. MIDKIFF, CLERK
T.T.F.	5.00	BY: <u>S. Hains-Cuba</u> , DEPUTY CLERK
Grantor Tax	328.00	
036 Proc Fee	20.00	
Total \$	1468.00	



"SCHEDULE A"

PARCEL A: ALL THAT CERTAIN LOT or parcel of land, with improvements thereon belonging, situated in Maysville Magisterial District, Buckingham County, Virginia, containing Two and fifty-two/hundredths (2.52) acres, more or less, said lands fronting on Virginia Secondary Rt.#649 (Slate River Mill Road) and being more particularly described as "New TM 95-24" by a plat of survey prepared by Donald R. Maxey, L.S., dated July 9, 2021, and recorded in the Clerk's Office of the Circuit Court of Buckingham County, Virginia, in Plat Cabinet A, at slide 297 E (hereinafter the "Maxey plat") to which plat reference is hereby made for a more complete and accurate description of said 2.52 acre parcel.

Said lands being the same conveyed unto John P. Griffin, Jr., and Jeanne G. Katz, as tenants in common, from John P. Griffin, Jr., and Jeanne G. Katz, heirs of John P. Griffin (Sr) by deed of confirmation dated September 10, 2021, and recorded in the aforesaid Clerk's Office in Deed Book 488, at page 754 et seq.

PARCEL B: ALL THAT CERTAIN TRACT or parcel of land, with improvements thereon belonging, situated in Maysville Magisterial District, Buckingham County, Virginia, containing Sixty-six and seventy-nine/hundredths (66.79), more or less, said lands fronting on both Virginia Secondary Rt#617 (Banton Shop Road) and Virginia Secondary Rt.#649 (Slate River Mill Rd.) and being more particularly described as "Part TM 95-9" by the Maxey plat prepared, dated and recorded as aforesaid, to which plat reference is hereby made for a more complete and accurate description of the aforesaid 66.79 acre parcel.

Said lands being the same conveyed unto John P. Griffin, Jr., and Jeanne G. Katz, as tenants in common, from John P. Griffin, Jr., and Jeanne G. Katz, heirs of John P. Griffin



  
JEANNE G. KATZ

(SEAL)

STATE OF Tennessee,

CITY/COUNTY OF Shelby, to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, whose commission expires 11/21/22, do hereby certify that JEANNE G. KATZ, duly authorized agent, whose name is signed to the foregoing Deed bearing the date of May 10, 2022, has acknowledged the same before me in my jurisdiction aforesaid, this 18 day of May, 2022.

  
Notary Public

ID #: NA



My Comm. Exp. 11-21-2022

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK



WITNESS the following signatures and seals:

John P. Griffin Jr. (SEAL)  
JOHN P. GRIFFIN JR.

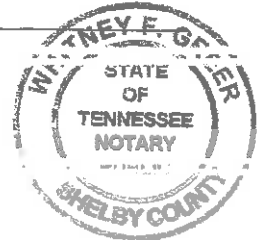
STATE OF Tennessee,

CITY/COUNTY of Shelby, to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, whose commission expires 11/21/22, do hereby certify that JOHN P. GRIFFIN, JR., duly authorized agent, whose name is signed to the foregoing Deed bearing the date of May 10, 2022, has acknowledged the same before me in my jurisdiction aforesaid, this 13 day of May, 2022.

Corrine Green  
Notary Public

ID #: NA



My Comm. Exp. 11-21-2022

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK



Deed Prepared By:

N. Garrison Elder, VSB#79590  
Elder, Watkins & Friedman, P.C.  
P. O. Box E  
113-B East Second Street  
Farmville, VA 23901  
(434) 392-6647

Real Property ID Map Numbers:  
95-24; 95-9; 95-23

Title Insurance Underwriter:  
Fidelity National Title Ins. Co.

Consideration: \$314,010.00  
Assessment: \$327,900.00

THIS DEED, made this 10<sup>th</sup> day of May, 2022, by and between JOHN P. GRIFFIN, JR., and JEANNE G. KATZ, hereinafter referred to as the GRANTORS, and JOEL S. KING and ANNA S. KING, husband and wife, hereinafter referred to as the GRANTEE. whose address is 5136 Slate River Mill Road, Dillwyn, Virginia 23936.

W I T N E S S E T H :

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR hereby grants and conveys in fee simple absolute with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the GRANTEES as Tenants by the Entirety, not as Tenants in Common, with the right of survivorship as at Common Law, the following described real estate, to-wit:

SEE "SCHEDULE A" ATTACHED

This conveyance is expressly made subject to all unexpired conditions, restrictions, reservations and easements of record to the extent that they may lawfully apply to the property hereby conveyed.



HARRISBURG, PA  
717-564-3031



DRUMS, PA  
570-788-1127

LOCK HAVEN, PA  
570-769-1070

[www.hwyequip.com](http://www.hwyequip.com)

BROWNSTOWN, PA  
717-859-3132

Hello, My name is Joel King  
I appreciate your consideration in  
excepting my request for a special use  
permit. If approved I would be  
building approximent a 60 x 80  
building with a 20' wash pad.  
Repair services would include farm,  
construction equipment, forestry equipment  
and a very limited automotive repair  
Estimated traffic could be as much  
as 20 vehicles and 1 to 2 tractor trailers  
a day. Hours of apperation Monday  
thru Friday 6:30<sup>AM</sup> to 5:00<sup>PM</sup> and  
Saturday by appointment. Would  
have onsite water and sewer system  
Commercial waste disposale  
Rental yard would include farm  
construction and forestry Equipment.

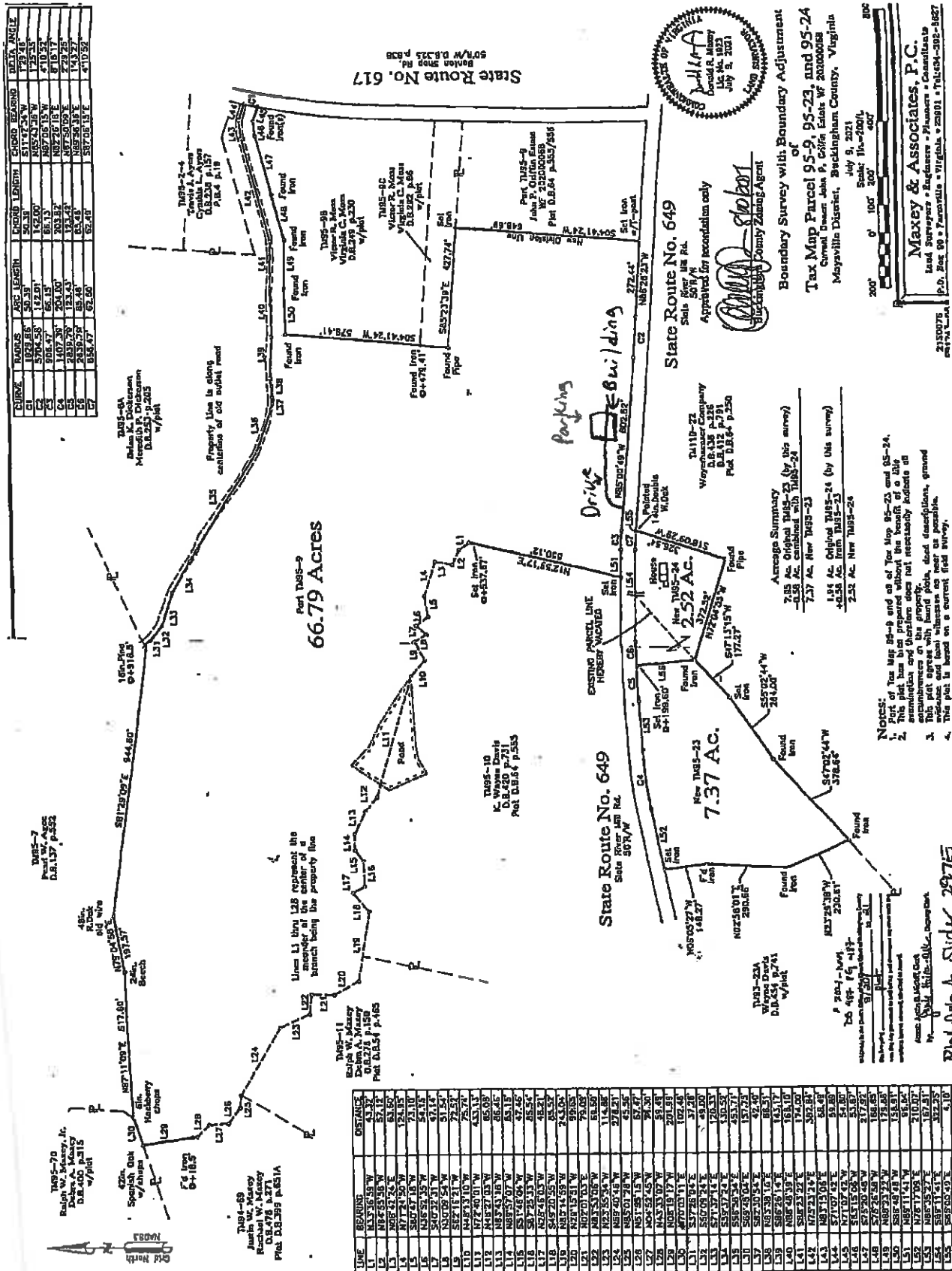
Thank you!

Joel C. King



1085-70  
Ralph W. Betanczy, Jr.  
Ralph W. Betanczy  
D.B. 137 p.118  
4/7/61

1085-7  
Paul W. Asce  
D.B. 137 p.552  
4/6/61  
R.Dick





# **Buckingham County Planning Commission**

**July 25, 2022**

**Administration Building**

**7:00 PM**

## **Introduction Case 22-SUP316**

**Owner/Applicant:** Landowner Karen Whyko  
1904 Pattie Road  
Buckingham VA 23921

Applicant Karen Whyko  
David Whyko  
1904 Pattie Road  
Buckingham VA 23921

**Property Information:** Tax Map 77 Parcel 18 374.9 acres, located at 1904 Pattie Road  
Buckingham VA 23921, James River Magisterial District.

**Zoning District:** Agricultural District (A-1)

**Request:** The Applicant wishes to Obtain a Special Use Permit for the Purpose of Operating an AirBnB Bed and Breakfast, Campsites, and Event Center (Events to include, but not limited to weddings, parties, celebrations, music events, concerts, file & photo shoots, yoga, horseback riding, water sports, auctions, fishing, dinner parties, cooking classes, wine tastings for up to 1800). The Applicant is asking the Planning Commission to schedule a public hearing for this request.

**Background/Zoning Information:** The property is located at 1904 Pattie Road Buckingham VA 23921 in the James River Magisterial District. The landowners are Karen and David Whyko and the applicant David Whyko. This property is zoned Agriculture (A-1). The Zoning Ordinance does not permit an AirBnB Bed and Breakfast, Campsites, and Event Center as Permitted by Right Uses in an Agricultural A1 Zoning District. The Zoning Ordinance requires that an AirBnB Bed and Breakfast and/or Campground/Campsite and Event Center obtain a Special Use Permit. The submitted application and narrative are attached.

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. The facility shall meet all safety requirements of all applicable building codes.



3. That commencement of the facility shall begin within two years of the approval by the Board of Supervisors or this special use permit shall be null and void.

4. Right of ways and roadway shoulders shall not be used for parking. Ample parking for occupants shall be supplied on premises.

5. The Sheriff's Office shall be notified three weeks prior to any event inviting or expecting 200 or more persons.

6. The property shall be kept neat and orderly.

7. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.

8. No person shall stage, promote, or conduct any musical or entertainment festival in the County unless there shall have been first obtained from the board a special use permit approving a request for event center for musical or entertainment festival to include, but not limited to, music, car shows, live concerts. Further application must be made for such special entertainment permits in writing on forms provided for the purpose and filed in duplicate with the clerk of the board at least 21 days before the date of such festival/event hosting between 201 and 2000 people. Such applications shall have attached thereto and made a part thereof plans, statements, approvals and other document required by this section. A copy of such applications shall be sent by certified mail by the clerk to each member of the board the day such applications are filed. The board shall act on such applications within ten days from the filing of the same. If granted, the permit shall be issued in writing on a form for the purpose and mailed by the clerk to the applicant at the address indicated. If denied, the refusal shall be in writing and the reasons for such denial stated therein, and mailed by the clerk to the applicant at the address indicated. Such permit shall not be issued unless the following conditions are met and the following plans, statements, and approvals submitted to the board with application:

A. The application for special entertainment permit shall have attached to it a copy of the ticket or badge of admission to the festival, containing the date and time of the festival, together with a statement by the applicant of the total number of tickets to be offered for sale, and the best reasonable estimate by the applicant of the number of persons expected to be in attendance.

B. A statement of the name and address of the promoters of the festival, the financial backing of the festival, and the names of all persons or groups who will perform at the festival.

C. A plan for adequate sanitation facilities and garbage, trash, and sewage disposal for persons at the festival. This plan shall meet the requirements of all state and local statutes, ordinances, and regulations and shall be approved by the Virginia Department of Health.

D. A plan for providing food and water for the persons at the festival. This plan shall meet the requirements of all state and local statutes, ordinances, and regulations and shall be approved by the Virginia Department of Health.

E. A plan for adequate parking facilities and traffic control in and around the festival area.



- F. A plan for adequate medical facilities for persons at the festival, approved by the County Director of Emergency Services.
- G. A plan for adequate fire protection for persons at the festival, approved by the County Director of Emergency Services.
- H. A statement specifying whether any outdoor lights or lighting is to be utilized, and if so, a plan showing the location of such lights and shielding devices or other equipment to prevent unreasonable glow beyond the property on which the festival is located.
- I. A statement that no music shall be played, either by mechanical device or live performance, in such a manner that the sound emanating from the performance shall be unreasonably audible beyond the property on which the festival is located.
- J. Music shall not be rendered nor entertainment provided between the hours of 9pm and 11am each day.
- K. No person under the age of 18 shall be admitted to any festival unless accompanied by a parent or guardian, who shall remain with the minor at all times.
- L. Applicant to provide certified letters of event for 201-2000 attendees 21 days prior to event.
- M. Applicant is allowed to host up to four events, per calendar year, for attendance between 201 and 2000 people.

9. 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.

10. 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.

11. 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.

12. 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

13. 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.

14. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

Would it be the wishes of the Planning Commission to hold a public hearing?



August 22, 2022 6pm?



## 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: 6/29/2022

Special Use Permit Request: By Karen & David Whyko of 1904 Pattie Rd, Buckingham VA  
To use & utilize their property for contracted events.

Purpose of Special Use Permit: Special events including but not limited to: Weddings, Parties  
Celebrations Music events, concerts, Film & Photo shoots, Air BnB, Bed & Breakfast, Camping, Yoga  
Horseback riding, Water sports, Auctions, Fishing, Dinner parties, Cooking classes, Wine Tasting, Heliport

Zoning District: \_\_\_\_\_ Number of Acres: \_\_\_\_\_

Tax Map Section: 77 Parcel: 18 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: \_\_\_\_\_

Street Address: 1904 Pattie Rd Buckingham VA 23921

Directions from the County Administration Building to the Proposed Site: Rt. 60 West to 56 (North)  
to 602 Howardsville Rd (North) to 601 Pattie Rd (East) Bear Right after 1/2 mile  
# 1904

Name of Applicant: KAREN & DAVID WHYKO

Mailing Address: 1904 Pattie Rd Buckingham Virginia 23921

Daytime Phone: 434 969 2054 Cell Phone: 305 924 0114

Email: DWDELISH@MAC.COM Fax: \_\_\_\_\_

Name of Property Owner: KAREN WHYKO

Mailing Address: SAME AS ABOVE

Daytime Phone: 434 969 2054 Cell Phone: (434) 414-4240

Email: DWDELISH@MAC.COM Fax: \_\_\_\_\_

Signature of Owner: Karen Whyko Date: \_\_\_\_\_

Signature of Applicant: [Signature] Date: 6/28/2022

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: William & Janice Shifflet

Mailing Address: 321 Buck Mountain Rd Earlysville VA. 22936

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

Tax Map Section: 78 Parcel: 21 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: BARBARA CONNELLY

Mailing Address: 28 Jones Ln. Dillwyn VA 23936

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

Tax Map Section: 78 Parcel: 22 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

3. Name: CBAY VA LLC.

Mailing Address: 412 North 4th St. Suite 300 Baton Rouge, LA 70802

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

Tax Map Section: 78 Parcel: 2A Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: LONGFORD CORP. C/O John Piccello

Mailing Address: 1323 QUEENS Rd Unit # 326 Charlotte, NC 28207

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

Tax Map Section: 63 Parcel: 6 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

78-1  
Connelly



## 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: Hancock Forrest Mungen

Mailing Address: 13950 Bullantuz Corporate Pl. #150

Physical Address: Charlotte NC 28227

Tax Map Section: 77 Parcel: 9 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: Betty Campbell

Mailing Address: P.O. Box 188 N. Garden VA 22959

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

Tax Map Section: 77 Parcel: 17 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

3. Name: Seamon St Helen Lighty

Mailing Address: 3634 St. Andrews Rd Dillwyn 23936

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

Tax Map Section: 62 Parcel: 60 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: \_\_\_\_\_

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

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

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



6. Name: ACIE BRANCH  
Mailing Address: 2264 Patton Rd. Buckingham VA 23921

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

Tax Map Section: 77 Parcel: 21-22 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: JEANETTE GLOVER

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

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

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

8. Name: ALBERT BROWN

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

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

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

9. Name: SMI KALATA

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

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

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

10. Name: CH/DS DRISKILL JR.

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

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

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

11. Name: WYSZYKOWSKA COMPANY

Mailing Address: 100 Professional Center Brunswick Georgia 31525

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

Tax Map Section: 62 Parcel: 53 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_



6. Name: Charles A Magenta White

Mailing Address: 3268 Shelton Store Rd Buckingham VA

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

Tax Map Section: 92 Parcel: 77 Lot: A 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: \_\_\_\_\_



6. Name: \_\_\_\_\_

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

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

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



**6. Name:** \_\_\_\_\_

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

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

Tax Map Section: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ 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 7<sup>th</sup> day of 27<sup>th</sup>, year 2022,

I Karen T. Whyke 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)

Karen T. Whyke

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

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

STATE OF VA.

Subscribed and sworn to me on the 27<sup>th</sup> day of June,

of the year 2022. My Commission expires on 1-31-2024.

Notary Public Signature: Lisa H. Warner

Stamp:





## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this June day of 27<sup>th</sup>, of the year 2022,

I KAREN WYKO (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)

Karen Wyko

NOTARY PUBLIC

COUNTY OF Buckingham STATE OF VA

Subscribed and sworn to me on this 27<sup>th</sup> day of June,

of the year 2022. My commission expires 1-31-2024.

Notary Public Signature: Lisa Warner

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):

11,000 sq/ft House, Toolshed 850 sq/ft, 11x1000 Storage Shed w/ 1000 BARN  
Gazebo, Pergola, 375 ACRES 2 Ponds

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

EST. 1839

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

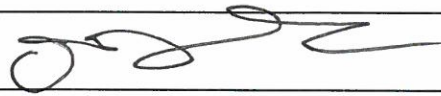
If yes, please explain and show on the site plan the location of such and explain any historical significance:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Will this proposal have any impact on the historical site or gravesite? Yes \_\_\_\_\_ No ☒

If yes, please explain any impact:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owner/Applicant Signature:  Date: 6/28/2022

Printed Name: David Wityko Title: Manager



## APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

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

Applicant: KAREN & DAVID WYKO

Location: 190M PATTIE RD ACROSS FROM SOUTH ENTRANCE

Proposed Use: SPECIAL EVENT PARKING

Buckingham  
VA  
23921

### For VDOT use only:

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

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

ENTRANCE WILL BE REVIEWED  
DURING SITE PLAN SUBMITTAL  
FOR VDOT PERMIT

Signature of VDOT Resident Engineer: [Signature]

Printed Name: STEVE SWEET Date: 6-30-20



## SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

On this June day of 27<sup>th</sup>, in the year of 2022,

I KAREN WHYKO the owner of \_\_\_\_\_  
(printed name of landowner) (Tax Map Number)

Hereby make, constitute, and appoint DAVID WHYKO  
(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):

Karen Whyko

NOTARY PUBLIC  
County of Buckingham State of VA.

Subscribed and sworn before me on the 27<sup>th</sup> day of June

in the year 2022. My commission expires 1-31-2024.

Signature of Notary Public: Lisa H. Warner

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 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.



Oaklawn  
Special Use Permit  
June 22, 2022

Nestled in the heart of Virginia lays one of Buckingham counties most precious jewels. Oaklawn was established in 1839 and has been home to many prominent families that many of our Buckingham roads have been named. Oaklawn has its own little place in history as soldiers in the civil war crossed its fields while also welcoming our 3<sup>rd</sup> president, Thomas Jefferson as a guest. Having been abandoned for years in 1990's Oaklawn was seen by a couple from the North looking to relocate to Virginia. Karen and Joseph Whyko fell in love with the property looking beyond the squaller and poor condition it was currently in. They felt something special as they walked the property. Besides the natural beauty of the 375 acres of sprawling fields, dense woods and 2 –(5)+ acre lakes they felt at peace. They saw well behind the run down state of the property, truly feeling the history and its raw beauty made their decision to buy it .

A local master Mennonite craftsman was soon hired to renovate and expand the size of the house to just under 11,000 sq'ft. The contractor took his time while using wood from the trees on the estate to over double the size of the house. His work was seamless, and true to form. He discovered fireplace mantles from as far as 150 miles to find time accurate pieces for the 14 fireplaces and 9 bedrooms. For the next 3+ years he completed his first masterpiece. OAKLAWN

Presently the same family resides on this magnificent rolling estate. They are very proud to be the stewards to God's creation. Oaklawn has recently been brought back to its original magnificence and further beautified by Mrs. Whyko who's interior and exterior designs and appointments are nothing short of timeless beauty, creative, appropriate and timely. Her style and vision of the property has accentuated natures organic beauty and keeps its place in time, while maintaining the function of our modern day.

The Whyko's son David was immediately touched upon his first visit in 1998 he knew this property was more special than he could even imagined. David's 20+ years as a private chef to rockstars, movie stars and professional athletes didn't allow him enough time to really enjoy longer visits with the family @ Oaklawn.



Having entertained A-list celebrities to the likes of Mick Jagger, Madonna, Prince, Michael Jackson, Denzel Washington, Lil Wayne, Diddy etc... he also travelled the world several times over with rockstar Lenny Kravitz, a true foodie for 10 years while just recently finishing a gig in Kauai, Hawaii for Carlos Santana, rock and roll royalty and his stunningly beautiful and ridiculously talented, touted one of top 25 drummers in the world Cindy Blackman Santana otherwise in Vegas while he did his residency at the House of Blues, Mandalay Bay David learned how to provide the best hospitality he could... given the exotic environments- bullet trains in Japan, superyachts in Miami, magnum speed boats in the Caribbean, tour buses traveling across the United States or the Swiss/Italian Alps in Europe. Private jets to South Africa, Japan, Brazil, Los Angeles and NY as well as cooking in shacks in the Bahamas, 5 star hotel kitchens in France, Prague and Rome, to one bedroom Brooklyn apartment he truly mastered his craft. In 2008 he opened Delishe a catering company in Miami Florida utilizing all that he has learned while catering to Miami's who's who for 12 years.

Longing to be back home after 12 years running Delishe he decided to take a month off and seek refuge @ Oaklawn. February 2020 he packed up his dog Zebadiah (110# pure breed all black German shepherd) and drove to Buckingham Va. And like everyone, the country soon shut down due to Covid-19 and all its other variants. Upon arrival he soon realized his 2 ultra-supportive loving parents that had the original inspiration to put their magical touch on Oaklawn making it more beautiful and tasteful than its predecessors could have dreamed where now much older and confident that their son could take Oaklawn even further than they dreamed.

We at Oaklawn are now open to sharing the estate's beauty with those who will appreciate their vision steeped in the tradition of Buckingham. We are proposing to open our grounds for the following but not limited to weddings, celebrations, films, and photo shoots, weekend retreats, air b&b, bed and breakfast, private dinners and cooking classes, wine tastings, fishing and camping along with water events and musical concerts/events, sporting activity, horseback riding and hiking. The Whyko's take pride in keeping as much money in the local economy by hiring only the best Buckingham has to offer in keeping Oaklawn a shining star. Anything that the town can provide to help in the operation will be utilized if possible. Local purveyors in nearby towns will also be part of the package in servicing out of towners as far as accommodations' and car services.



Contracts will be put in place for everything that is required to meet our clients needs. Garbage and solid waste will be scheduled accordingly to keep Oaklawn in accordance of the proper disposal of waste, while remaining clean & pristine. Trailered in lavatories will be provided with lighting, mirrors and running water dependent on the number of guests. Additional sewage lines will not be necessary as there will be no stress made to the existing system due to the portable lavatories. Oaklawn will provide to guests any and all points of interest within 80 miles of the venue. Including cultural resources and Historic information In accordance with VDOT the venue will provide ample parking for guests with special needs available upon request. Local law/fire rescue will be aware and notified of all pending events. Valet parking will be available for those who attend the event. We would kindly request an occupancy @ the estate for up to 1800 people.

Oaklawn intends to open its season in the late summer early fall of 2022 and close at the end of October early November depending on the weather in April of 2023 will start a new season. We will be mostly operational on the weekends but are open to midweek events if scheduling allows.

Oaklawn intends on bringing commerce to Buckingham by continuing to keep locals on the payroll. Jobs will include landscape, valet, servers, plumbers, electricians, pond/lake maintenance, handyman, cleaning service, solid waste removal etc....

This written narrative is to explain our intentions for Oaklawn from now into the future. We want to provide the ever growing desire for destination weddings and retreats/celebrations of all kinds. Buckingham delivers the perfect environment for this. We hope that you embrace our plan and vision and will approve a Special Use Permit for Oaklawn.

Blessings

David and Karen Whyko



BOOK 198 PAGE 059

#2021  
THIS DEED, made this 19th day of October, 1994, by and between ROBERT J. CARTER and HELEN M. CARTER, husband and wife, parties of the first part (grantors), and JOSEPH P. WHYKO and KAREN T. WHYKO, husband and wife, of 170 Gallows Hill Rd., Redding, CT. 06896, parties of the second part (grantees).

WITNESSETH, that for and in consideration of the sum of \$20.00 and other valuable consideration paid by the parties of the second part to the parties of the first part, the receipt of which is hereby acknowledged, said parties of the first part do 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 entireties with the right of survivorship as at common law, all the following described real estate, to-wit:

All that certain tract or parcel of land, with improvements thereon and appurtenances thereunto belonging, situated in James River Magisterial District of Buckingham County, Virginia, containing Four Hundred (400) acres, more or less, being known as Oaklawn and lying on both sides of Virginia Secondary Route #601, said lands being more particularly described by a plat of survey prepared by Emmett D. Gillispie, Surveyor, dated November, 1940, and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 40, at page 464, to which plat reference is hereby made for a more complete and accurate description of said lands; LESS AND EXCEPT that small portion of said lands conveyed unto the Commonwealth of Virginia for said Route #601 by deed dated June 1, 1959 and recorded in the aforesaid Clerk's Office in Deed Book 64, at page 116 et seq. Said lands being the same conveyed unto Robert J. Carter and Helen M. Carter, as tenants by the entireties, from Charlie Baird et ux by deed dated March 7, 1970 and recorded in the aforesaid Clerk's Office in Deed Book 82, at page 166 et seq.

I ROBERT S. ODDY, JR.  
Attorney and Counselor at Law  
P. O. BOX 175  
DILLWATER, VIRGINIA 22936



BOOK 198 PAGE 060

This conveyance is made 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.

WITNESS the following signatures and seals.

Barbara Burnley  
Witness to Mark

His (X) Mark (SEAL)  
ROBERT U. CARTER

Rt. 1 Box 920  
Buckingham Va. 23921  
Address

Helen M. Carter (SEAL)  
HELEN M. CARTER

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, to-wit:

I, J. Rosey Swaddy III, a notary public in and for the county aforesaid, State of Virginia, do hereby certify that ROBERT J. CARTER and HELEN M. CARTER, whose names are signed to the writing above, have acknowledged the same before me in my county aforesaid.

Given under my hand this 31<sup>st</sup> day of October, 1994.

My commission expires 8/31/98.

J. Rosey Swaddy III  
NOTARY PUBLIC

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

St. R. Tax 750.00  
Co. R. Tax 250.00  
Transfer 1.00  
Clerk 12.00  
L(b. (14s) 1.00  
Grantor Tax 500.00  
Total \$ 1,514.00

The foregoing instrument with acknowledgement was admitted to record on 11-28 1994 at 12:45 P.M. in D.B. 198 Page(s) 59-60  
Teste: MALCOLM BOOKER, JR., CLERK  
BY: Constance C. Madda DEPUTY CLERK

J. ROBERT SWADDY, III  
Attorney and Counselor at Law  
P. O. BOX 325  
DREWRY, VIRGINIA 23936



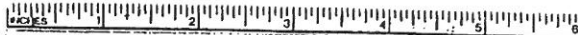
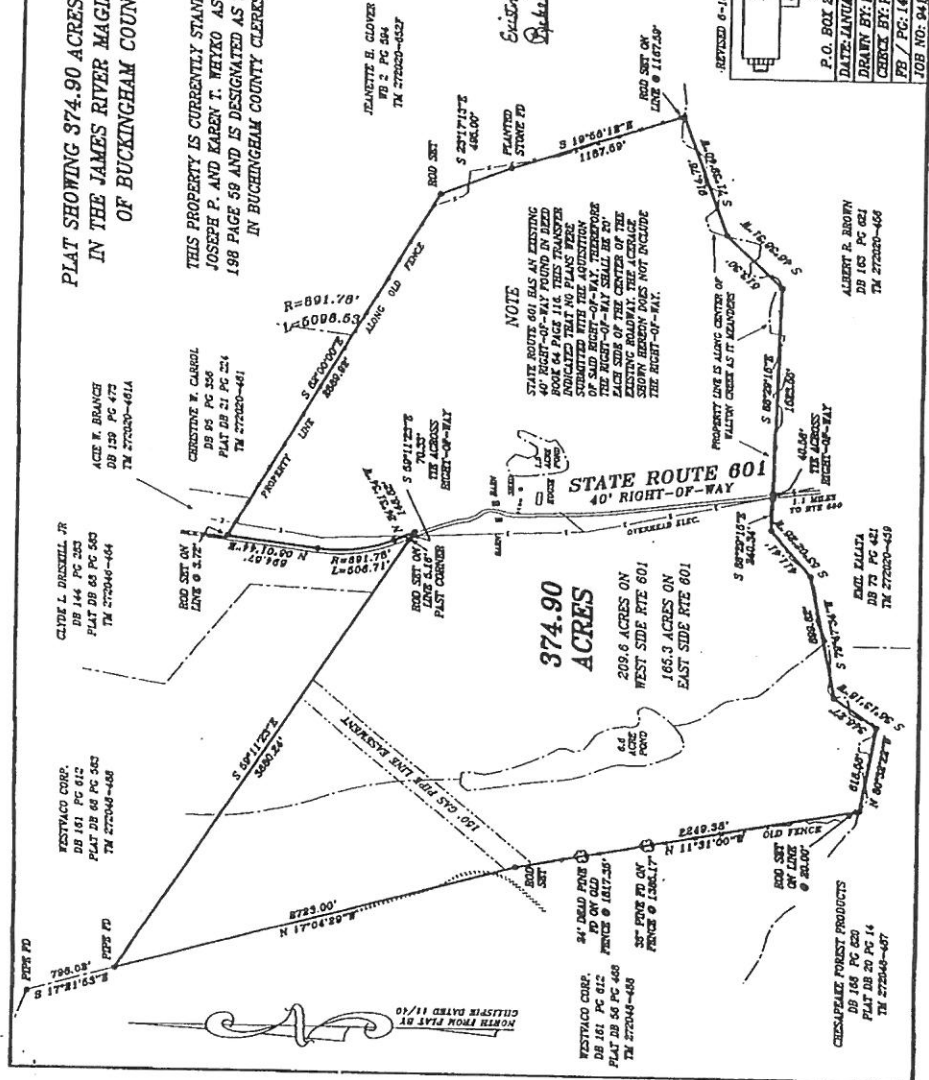
PLAT SHOWING 374.90 ACRES OF LAND SITUATED  
IN THE JAMES RIVER MAGISTERIAL DISTRICT  
OF BUCKINGHAM COUNTY, VIRGINIA.

THIS PROPERTY IS CURRENTLY STANDING IN THE NAMES OF  
JOSEPH P. AND KAREN T. WHYKO AS FOUND IN DEED BOOK  
198 PAGE 59 AND IS DESIGNATED AS TAX PARCEL 272020-460  
IN BUCKINGHAM COUNTY CLERK'S OFFICE, VIRGINIA.

BOOK 205 PAGE 449



Existing det  
P. R. Easter, Jr.  
No Survey





# **Buckingham County Planning Commission**

**July 25, 2022**

**Administration Building**

**7:00 PM**

## **Introduction Case 22-SUP317**

**Owner/Applicant:** Landowner Rodney and Terri Banks  
568 Mountain Vista Road  
Scottsville VA 24590

Applicant Rodney and Terri Banks  
568 Mountain Vista Road  
Scottsville VA 24590

**Property Information:** Tax Map 9 Parcel 69 2 acres, located at 15681 S Constitution Route  
Scottsville VA 24590, Slate River Magisterial District.

**Zoning District:** Agricultural District (A-1)

**Request:** The Applicant wishes to Obtain a Special Use Permit for the Purpose of Operating an AirBnB Bed and Breakfast and One Dry Campsites The Applicant is asking the Planning Commission to schedule a Public Hearing for this request.

**Background/Zoning Information:** The property is located at 15681 S Constitution Route Scottsville VA 24590, Slate River Magisterial District. The landowners and applicants are Rodney and Terri Banks. This property is zoned Agriculture (A-1). The Zoning Ordinance does not permit an AirBnB Bed and Breakfast and Dry Campsites as Permitted by Right Uses in an Agricultural A1 Zoning District. The Zoning Ordinance requires that an AirBnB Bed and Breakfast and/or Campground/Campsite and Event Center obtain a Special Use Permit. The submitted application and narrative are attached.

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, including but not limited to 12 VAC 5-450-VDH Rules and Regulations Governing Campgrounds.
2. The facility shall meet all safety requirements of all applicable building codes
3. That commencement of the facility shall begin within two years of the approval by the Board of Supervisors or this special use permit shall be null and void.



3. Right of ways and roadway shoulders shall not be used for parking. Ample parking for occupants shall be supplied on premises.
4. Only trailers classified as Recreational Vehicles or self-contained camping unit and with current registration shall be allowed.
5. No campground structure shall be erected within 50' if adjoining properties without adjacent landowners written permission.
6. The property shall be kept neat and orderly.
7. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
8. 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.
9. 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.
10. 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.
11. 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
12. 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.
13. 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?

August 22, 2022 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: 5/7/2022

Special Use Permit Request: To permit the operation of a small business that will host  
guest that will be there for short-terms stays on the property.

Purpose of Special Use Permit: To permit the use of short term stays.

Zoning District: #6 Slate River Number of Acres: 2

Tax Map Section: 9 Parcel: 69 Lot: n/a Subdivision: n/a Magisterial Dist.: 6

Street Address: 15681 South Constitution Route Scottesville Virginia

Directions from the County Administration Building to the Proposed Site: \_\_\_\_\_

Head north toward US-60 E , Turn right onto US-60 E , Turn left onto State Rte 631 , Turn left on VA 20 N

Name of Applicant: Rodney and Terri Banks

Mailing Address: \_\_\_\_\_  
568 Mountain Vista Rd Scottsville, Va 24590

Daytime Phone: 434-286-4665 Cell Phone: 434-996-6436

Email: twinbanks568@aol.com Fax: \_\_\_\_\_

Name of Property Owner: Rodney and Terri Banks

Mailing Address: \_\_\_\_\_  
568 Mountain Vista Rd Scottsville, Va 24590

Daytime Phone: 434-286-4665 Cell Phone: 434-996-6436

Email: twinbanks568@aol.com 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: HEDGEMAN POLLY & CHILDREN C/O CATLETT LAND COMPANY LLC

Mailing Address: 160 HANCOCK HILL SCOTTSVILLE VA 24590

Physical Address: RT 20 - 5 MI OF SCOTTSVILLE

Tax Map Section: 9 Parcel: 67 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: CARR ERNEST MICHAEL

Mailing Address: 15101 FAIRLAWN AVE SILVER SPRING MD 20905

Physical Address: RT 20 - 5 MI OF SCOTTSVILLE

Tax Map Section: 9 Parcel: 68 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

3. Name: WINGFIELD GEORGE & OPHELIA

Mailing Address: UNKNOWN

Physical Address: RT 20 - 5 MI OF SCOTTSVILLE

Tax Map Section: 9 Parcel: 70 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: WINGFIELD RICHARD RAYMOND

Mailing Address: 4166 SWEET SHRUB CT DOUGLASVILLE GA 30135

Physical Address: RT 20 - 4 MI OF SCOTTSVILLE

Tax Map Section: 9 Parcel: 33 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_



6. Name: HEDGEMAN SALLIE M JAS F E S & C/O HAROLD MILLER

Mailing Address: 67 GEORGIA CREEK RD SCOTTSVILLE VA 24590

Physical Address: RTS 20-720 - 5 MI S OF SCOTTSVILLE

Tax Map Section: 9 Parcel: 39 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: HEDGEMAN CURTIS R & RUBY R

Mailing Address: PO BOX 391 SCOTTSVILLE VA 24590

Physical Address: RT 20 - 5 MI OF SCOTTSVILLE

Tax Map Section: 9 Parcel: 44 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 2 day of June, year 2022

I, Rodney LEE BANKS 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)

Rodney Lee Banks Terri M Banks  
(owner / contract purchaser / authorized agent - please circle one)

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Albemarle

STATE OF Virginia

Subscribed and sworn to me on the 2 day of June

of the year 2022. My Commission expires on Aug 31, 2022

Notary Public Signature: Donna Marie Koontz  
Stamp:

DONNA MARIE KOONTZ  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES AUG. 31, 2022  
COMMISSION # 7801580



INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, VIRGINIA

On this 2 day of July, of the year 2022

I Rodney LEE BANKS (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)

Rodney Lee Banks

NOTARY PUBLIC  
COUNTY OF Albemarle STATE OF Virginia

Subscribed and sworn to me on this 7 day of June

of the year 2022. My commission expires Aug 31, 2022

Notary Public Signature:

Stamp:

DONNA MARIE KOONTZ  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES AUG. 31, 2022  
COMMISSION # 7B01580



# INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, VIRGINIA

On this 2 day of May June, of the year 2022

I Rodney LEE BANKS (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)

Rodney Lee Banks

NOTARY PUBLIC  
COUNTY OF Albemarle STATE OF Virginia

Subscribed and sworn to me on this 2 day of June

of the year 2022. My commission expires Aug 31, 2022

Notary Public Signature: Donna Marie Koontz

Stamp:

DONNA MARIE KOONTZ  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES AUG. 31, 2022  
COMMISSION # 7801580



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

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

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

2 Bedroom Home

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

Previous owner was Cherri Murphy

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:

Will this proposal have any impact on the historical site or gravesite? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please explain any impact:

N/A

Owner/Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: Terri Banks Rodney Banks Title: Authorized Agent/ owner



## APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

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

Applicant: Terri + Rodney Banks

Location: 15681 S. Constitution Route

Proposed Use: Air B+B

### 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: 5-9-22



## 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:

Type text here

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



## **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.



My wife and I are hoping to use the 2 bedroom home for an AirBnB/short term rental stay. The average stay could be 1- 90 days. This is the home where my wife grew up. It is our hope that this home will be a comfortable home away from home.

The community design of this business brings in the home away from home on a small scale. This home will provide a safe residence that is close to businesses and restaurants in the community.

In the near future we plan to set up areas for dry tenting, small outdoor weddings, off site for businesses meeting/gatherings, RV parking and place for events.

The home is not to exceed 6 Adults for overnight stays. The home has a septic tank and a well. The home sits on a 2 or more acre lot with adequate parking behind the home. The parking area is gravel and can accommodate 6 cars close to the home. There is more parking in the back of the home. The lot is mostly clear with grass and flowers. Trees border the property. It is private and peaceful on this property. We plan to have a place for a fire pit and also a sitting area around the fire pit. Internet will be available to our guests. The home has a front porch large enough for a family of six to sit and relax. The trash will be placed in a secure container and then taken to the local dump. The trash should be of the average household. Site cleanup will be done after each visit.

In the future I would like to provide a resource for the community organizations to use for functions. The functions would be on the grounds. A portable toilet and handwashing station would be provided. Of course county codes and guidelines would be followed. The number of participants is dependent on the codes of the county. County codes and guidelines will be followed. Events would mostly be scheduled on a Friday or weekend day. Entrances and exits would come to and from the main highway. If appropriate for large functions at the beginning and end of the function we would request assistance from police to assist with traffic coming on and off the highway. Any large functions involving alcohol will have to have hired security. A sign with the name of the home will be at the end of the driveway to make it easier to spot. At this point we do not expect to collect any parking fees. Animals are not allowed in the home. On the premises animals will be controlled or the owner will be asked to remove the animal off the premises.

Fighting, alcohol abuse and or illegal substances are not permitted on the property. Authorities will be notified if this happens.

This business would not have any impact on public services such as the library.

For emergencies or injuries we will provide emergency numbers for police, fire and rescue. A fire extinguisher and first aid kit will be provided in the home. We also plan to install security cameras outside of the home.



# **Buckingham County Planning Commission**

**July 25, 2022**

**Administration Building**

**7:00 PM**

## **Introduction Case 22-SUP318**

**Owner/Applicant:** Landowner County of Buckingham  
P O Box 252  
Buckingham VA 23921

Applicant Atlantic Investment Corporation  
P O Box 7082  
Fairfax Station VA 22039

**Property Information:** Tax Map 138, Parcel 15, containing approximately 99.6 acres, located at Industrial Park Road Dillwyn VA 23936, Curdsville Magisterial District.

**Zoning District:** Neighborhood Commercial (NC-1)

**Request:** The Applicant wishes to Obtain a Special Use Permit for the Purpose of Constructing Single Family Dwellings, Residential Housing-Townhouses, and Community Center. The Applicant is asking the Planning Commission to schedule a Joint Public Hearing with the Board of Supervisors to hear this request.

**Background/Zoning Information:** This property is located at 25766 N James Madison Hwy New Canton VA 23123, Marshall Magisterial District. The landowner is the County of Buckingham and the Applicant is Atlantic Coast Investment Corporation, Ted Lloyd, President. This property is zoned Neighborhood Commercial (NC-1). The Zoning Ordinance does not permit an Single Family Dwellings, Residential Housing-Townhouses, or Community Centers as a Permitted by Right Use Neighborhood Commercial (NC-1) District. However, Within the NC-1 Neighborhood Commercial Zoning District, Single Family Dwellings, Residential Housing-Townhouses, and a Community Center may 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.

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. Any improvements in the property shall be made in accordance with the Contract made by The County of Buckingham and Atlantic Investment Corporation dated June 23, 2022.
5. There should be sufficient bond with surety posted to ensure the construction and completion as indicated in the general development plan.
6. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
7. 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.
8. 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.
9. 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.
10. 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
11. 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.
12. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

Would it be the pleasure of the Planning Commission to hold a Joint Public Hearing inviting the Board of Supervisors?

August 22, 2022? 6pm?



**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 ☒ N/A

**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: July 12<sup>th</sup>, 2022 \_\_\_\_\_

Special Use Permit Request: \_\_Residential Housing to include single family homes, town homes and a swimming pool with a clubhouse. \_\_\_\_\_

Purpose of Special Use Permit: \_\_To develop and construct a residential neighborhood in accordance with all applicable State and County ordinances as required by law. \_\_\_\_\_

Zoning District: \_NC-1\_\_\_\_\_ Number of Acres: +/- \_135.28\_ acres \_\_\_\_\_

Tax Map Section: 138-15\_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Magisterial Dist.: \_Curdesville\_\_\_\_\_

Directions from the County Administration Building to the Proposed Site: \_\_Drive east on route 60, turn North on route 15 for approximately 1.5 miles turn right on route 1003 and turn right again on the road to the Christian school. At roads end you have arrived at the subject parcel. \_\_\_\_\_

Name of Applicant: \_Atlantic Investment

Corporation \_\_\_\_\_

Mailing Address:

PO Box 7082 Fairfax Station, VA 22039

Daytime Phone: (703) 298-7518 \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: TedLloyd3@outlook.com \_\_\_\_\_ Fax: \_\_\_\_\_

Name of Property Owner: Buckingham County \_\_\_\_\_

Mailing Address:

Street Address:

Signature of Owner:  \_\_\_\_\_ Date: 7/20/22

Signature of Applicant:  \_\_\_\_\_ Date: 7/12/22



Please indicate to whom correspondence should be sent:

\_\_\_ Owner of Property \_\_\_ Contractor Purchaser / Lessee \_\_\_ Authorized Agent \_\_\_ Engineer \_\_\_ Applicant

### ADJACENT PROPERTY OWNER'S LIST

1. Name: JRE Dillwyn, LLC

Mailing Address: 11053 Leadbetter Rd, Ashland, VA 23005

Physical Address: 284 Main Street, Dillwyn, VA 23936

Tax Map Section: 138 Parcel: 15B Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: White Oak Land Co. LLC & Oak Grove Builders, LLC

Mailing Address: 12624 Eagle Ridge Rd., Richmond Virginia 23233

Physical Address: N/A

Tax Map Section: 138 Parcel: 1-2 Lot: 1 Subdivision: \_\_\_\_\_

3. Name: Heather A. Woodson

Mailing Address: 130 Lesueur St., Dillwyn, VA 23936

Physical Address: 130 Lesueur St., Dillwyn, VA 23936

Tax Map Section: 138 Parcel: 1-1 Lot: 164A Subdivision: \_\_\_\_\_

4. Name: Willard M. Spurlock and Faye B. Spurlock

Mailing Address: 636 Main. St., Dillwyn, VA 23936

Physical Address: N/A

Tax Map Section: 138 Parcel: 1-1 Lot: 164D Subdivision: \_\_\_\_\_

5. Name: Stephen W. Taylor, Jr.

Mailing Address: 192 Lesueur St., Dillwyn, VA 23936

Physical Address: 192 Lesueur St., Dillwyn, VA 23936

Tax Map Section: 138 Parcel: 1-4 Lot: 1 Subdivision: \_\_\_\_\_

6. Name: Claudette Rollins

Mailing Address: 228 Lesueur St., Dillwyn, VA 23936

Physical Address: N/A

Tax Map Section: 138 Parcel: 1-4 Lot: 2 Subdivision: \_\_\_\_\_

7. Name: Gary D. Hoerman and Wanda Hoerman

Mailing Address: 250 Lesueur St., Dillwyn, VA 23936

Physical Address: N/A

Tax Map Section: 138 Parcel: 1-4 Lot: 3 Subdivision: \_\_\_\_\_

8. Name: Gary D. Hoerman and Wanda Hoerman

Mailing Address: 250 Lesueur St., Dillwyn, VA 23936

Physical Address: 228 Lesueur St., Dillwyn, VA 23936

Tax Map Section: 138 Parcel: 1-1 Lot: 164N Subdivision: \_\_\_\_\_

9. Name: Donald R. Smith, Jr. and DawnD. Smith

Mailing Address: 1967 Red Rd., Dillwyn, VA 23936



Physical Address: 262 Lesueur St., Dillwyn, VA 23936  
Tax Map Section: 138 Parcel: 1-1 Lot: 164L Subdivision: \_\_\_\_\_

**10. Name:** Grace J. Moss  
Mailing Address: 292 Lesueur St., Dillwyn, VA 23936  
Physical Address: 292 Lesueur St., Dillwyn, VA 23936  
Tax Map Section: 138 Parcel: 1-1 Lot: 164J Subdivision: \_\_\_\_\_

**11. Name:** Charles D. Moss and Karen Sue Frabel Moss  
Mailing Address: 328 Lesueur St., Dillwyn, VA 23936  
Physical Address: 328 Lesueur St., Dillwyn, VA 23936  
Tax Map Section: 138 Parcel: 1-1 Lot: 164K Subdivision: \_\_\_\_\_

**12. Name:** E.N.Griggs, Jr. and Florence M. Griggs  
Mailing Address: N/A  
Physical Address: N/A  
Tax Map Section: 138 Parcel: 1-1 Lot: 2 Subdivision: \_\_\_\_\_

**13. Name:** Whetstone Farm Davis Properties, LLC  
Mailing Address: 106 Whetstone Ln., Dillwyn, VA 23936  
Physical Address: 368 Lesueur St., Dillwyn, VA 23936  
Tax Map Section: 138 Parcel: 81 Lot: \_\_ Subdivision: \_\_\_\_\_

**14. Name:** Bellemont Corporation  
Mailing Address: 20 Wingo Rd., Dillwyn, VA 23936  
Physical Address: N/A  
Tax Map Section: 138 Parcel: 51 Lot: \_\_ Subdivision: \_\_\_\_\_

**15. Name:** Bellemont Corporation  
Mailing Address: 20 Wingo Rd., Dillwyn, VA 23936  
Physical Address: N/A  
Tax Map Section: 138 Parcel: 22A Lot: \_\_ Subdivision: \_\_\_\_\_

**16. Name:** Danny S. Taylor and Robin H. Taylor  
Mailing Address: 132 Wingo Rd., Dillwyn, VA 23936  
Physical Address: 176 Wingo Rd., Dillwyn, VA 23936  
Tax Map Section: 138 Parcel: 22 Lot: \_\_ Subdivision: \_\_\_\_\_



Tax Map Section: 138 Parcel: 16A Lot:      Subdivision:                     

Tax Map Section: 138 Parcel: 16 Lot:     Subdivision:                 

Tax Map Section: 138 Parcel: 14 Lot:      Subdivision:                     

Tax Map Section: 125 Parcel: 5 Lot: 3&4 Subdivision: \_\_\_\_\_

Tax Map Section: 125 Parcel: 5 Lot: 5&6 Subdivision: \_\_\_\_\_

Tax Map Section: 138 Parcel: 15 Lot:      Subdivision:                     

Tax Map Section: 138 Parcel: 15A1 Lot: Subdivision:

Page 6



ADJACENT PROPERTY OWNERS' AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 12<sup>th</sup> day of July, year 2022

I, Russell Lloyd III / President- Atlantic Investment Corporation, 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)

R. Lloyd III, President Atlantic Inv. Corp.

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

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Fairfax

STATE OF Virginia

Subscribed and sworn to me on the 12 day of July

of the year 2022. My Commission expires on July 31, 2026.

Notary Public Signature:

Stamp:

Jeannette M. Fisher

Commonwealth Of Virginia  
Jeannette M. Fisher - Notary Public  
Commission No. 201847  
My Commission Expires 07/31/2026



## INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, VIRGINIA

On this \_\_\_\_\_ day of \_\_\_\_\_, of the year \_\_\_\_\_,

I \_\_\_\_\_ (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)

\_\_\_\_\_

NOTARY PUBLIC  
COUNTY OF \_\_\_\_\_ STATE OF \_\_\_\_\_

Subscribed and sworn to me on this \_\_\_\_\_ day of \_\_\_\_\_,

of the year \_\_\_\_\_. My commission expires \_\_\_\_\_.

Notary Public Signature: \_\_\_\_\_

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):

\_\_\_\_ Forested Land and minimal wetlands

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

\_\_\_\_ The county has owned the property for approximately thirty years and rezoned the property from M-1 to NC-1 seven years ago as part of a planned growth strategy for the county. The rezoning was passed with a unanimous vote of the Board of Supervisors.

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: R. Lloyd III, pres. Date: 7-12-2022

Printed Name: Russell Lloyd III Title: President, AIC

**APPLICATION FOR A TRAFFIC IMPACT DETERMINATION**

Please fill out the following information before presenting to VDOT:

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

Applicant: \_\_\_\_\_

Location: \_\_\_\_\_

Proposed Use: \_\_\_\_\_



**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 special use permit. 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: 7-12-22



## **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 Use Permit Application Narrative

- 1) This application for a Special Use Permit is made on behalf of Atlantic Investment Corporation. The Special Use Permit request pertains to a 134.49-acre parcel (tax maps 138-15) of land currently owned by the County of Buckingham. The entire 134.49-acre parcel is currently zoned NC-1 and this request involves the request to utilize one of the allowable Special Uses cited within the ordinance; "Residential Housing – including but not limited to Apartments, Condominiums, Duplexes, Townhouses and Single-Family Dwellings".

The purpose for the Special Use is to create a single-family neighborhood community which will be named the Knights Valley Subdivision. Knights Valley will consist of one hundred and nineteen single family homes of three types. To be built will be attached 67 townhomes, 24 detached row style homes and 28 single family homes. Home purchase pricing will range from \$250,000 for a basic town home to \$500,000 plus for detached single family home on larger premium lots and upgraded amenities.

The number of persons per household is estimated at 3.1 persons per home although Buckingham County currently averages 2.56 persons per home. There is no predictable data available which can accurately reflect today's, post Covid pandemic, per home occupancy.

The target building size for the 67 attached single-family town homes will be between 1300 and 1800 livable square feet. The target size for the 24 detached single family row style homes will be between 1600 and 2200 livable square feet. The target size for the 28 single family homes will be a minimum of 2400 livable square feet.

- 2) The Knights Valley community is being built as a planned community to be governed by its own home owner's association (HOA). The development will include a neighborhood community recreation center which will include a full-size lap pool and a small common center / pool house. Tennis courts are also planned for the future of the community. The sales office for homes being built in Knights Valley will initially occupy the future pool house.

The revised conceptual design for the development is attached hereto. (Exhibit 2) Modifications were made to the original proposal reducing the number of town homes to align more with public sentiment.

- 3) The price range of homes being offered will attract new and first-time homeowners from all demographics who desire a less congested alternative to city living. In addition, well established, work from home individuals and those who travel to multiple work locations will also find the centralized location of Buckingham an inviting benefit. Then, there will be purchasers that simply want to get out of the rat race and retire with less stress and lower taxes.
- 4) The economic benefit is multi-faceted. The NC-1 development is in the proper place for growth within the county and respects the vast rural beauty of the county. In addition the subdivision is in alignment with the intentions of the Buckingham community as reflected in the unanimous (7-0) vote of the Board of Supervisors seven years ago when it was slated as an area for future development and rezoned at that time to NC-1. This carefully managed growth will attract new companies and demonstrate that Buckingham is open for business. The Knights Valley Development will act as a catalyst to each and every existing business in the county. Instead of money passing through or ending up in neighboring counties, more dollars will be spent in



Buckingham. Struggling businesses will stabilize and new businesses will pop up; giving the residents of Buckingham more choices. Employment opportunities and those seeking full and part time employment will definitely increase; the light commercial facet of the development has limitless potential. Once the green light is given to the development, the new hotel starts construction and marketing starts for the newly constructed homes in the subdivision, synergy will develop between new and existing businesses; all will benefit.

The overall benefit to the real estate tax base with the residential aspect of the project at full occupancy and completion using an average sales price of \$300,000 represents thirty-five million dollars in additional tax basis. At current tax rates that's an annual revenue increase to the County of \$182,000. This benefit does not include the benefit received from the additional revenues generated from permitting, use of public utilities and the overall extensive impact created from transactional taxable processes.

Human Resources and Population Retention: The youth that grow up here will be more inclined to want to stay here or return after college. That will aid in helping the overall population decline the County has witnessed lately. The high school graduates will be proud of Buckingham instead of frowning upon it for what it "doesn't have". This type of change can be good for everyone. The development gives everyone, from all walks of life a fighting chance when they endeavor to start a small business in Buckingham.

- 5) The Knights Valley Subdivision has been designed with the environment in mind. Of the 134 acres in the overall site plan, approximately 45 acres will remain untouched during the development process. Knights Valley has a purposeful design that leaves approximately 35% of the overall site undisturbed. The greenspace that remains outside of the limits of clearing is an intentional natural benefit that will attract home purchasers and nature lovers alike. Unlike the destructive clear-cutting approach utilized by the logging industry, this development and subdivision will embrace a clearing method that creates natural boundaries between home types while preserving wildlife habit and designated wetlands. Pockets of mature stands of hardwoods will create natural delineations between residential and light commercial areas as well as building types within the community. **Original calculations before reducing the number of town homes and reducing the overall limits of clearing:** Untouched and open space increased by approximately 5 acres to an estimated 45 acres of green space with the reduction of town homes and omitting clearing of challenging slopes and grades.

Single Family and Loop Road = 35.9 +/- Acres

Townhomes (NW) = 4.4 +/- Acres

Townhomes (SE) = 9.3 +/- Acres

Commercial = 26.4 +/- Acres

Open Space Area = 39.3 +/- Acres

- 6) There should be no adverse effect on fire and rescue. There are no high-rise buildings planned which would require additional or new equipment. The additional population may increase the overall budget for fire and rescue coming from the state.



- 7) The shortage of available and affordable housing alike will be slightly alleviated. The subdivision will not cure the current national housing shortage although Buckingham will recognize a positive benefit. Buckingham will become a viable bedroom community for many and a new place to call "home" for others.
- 8) There should be no significant impact on the library. There will likely be a few more individuals frequenting the library to take advantage of the available resources.
- 9) There should be no disadvantage to the existing parks and open spaces. The new natural trails meandering through the Knights Valley subdivision will offer residents of the community an outdoor exercise opportunity if desired.
- 10) The entire development will rely on public sewer and water. The research conducted by the water authority revealed that there is more than ample capacity for both the increase in water demand and sewage processing. The recently expanded and upgraded sewage treatment plant has a force main which dissects the subject parcel and water taps are extremely close to the property boundary in many places.
- 11) Included above
- 12) The schools have seen a decrease in enrollment over the past several years and the classroom capacity will not be an issue with the small, additional population increase. Data reflecting the exact number of kindergarten to high school students which should be anticipated from a new rural subdivision of this size is unavailable. Furthermore, the number of individual home purchasers with children is speculative at best.
- 13) Currently there is broadband stubbed out very close to the proposed site. With the commitment to build the number of proposed homes, a carrier will be quite ready to bury the infrastructure and provide WIFI service to each home. The exact carrier is still TBD.
- 14) The overall housing and vehicle counts does not require a VDOT traffic study according to the civil engineer, Maxey Associates. Under the current site plan there are two ingress and egress points to different areas of the residential development. These will both feed on to Route 1003. The additional points of entry and exit will alleviate the morning and afternoon traffic backup that's created when dropping off or picking up students at the Christian school. Upon completion, parents picking up students will have two additional points to choose from when exiting the school grounds. The additional proposed throughway enters 1003 next to the swimming and recreation center. At the other side of the subdivision, a new road will connect with Wingo Road and allow two additional points of exit/entry onto Route 15. Ingress and egress to both the residential and commercial phases of the development will be served by the new access road which adjoins Wingo. It is currently envisioned that trucks from the future light commercial portion of the development will not be permitted to travel through the residential neighborhoods to access route 15 and route 20.
- 15) Solid Waste: The town home development will have dumpster locations for the resident's household waste. For the detached single-family homes, there will ideally be a private company which will provide curbside trash pick up twice per week.



# KNIGHTS VALLEY SUBDIVISION

Curdsville District, Buckingham County, Virginia

## Site Data:

County of Buckingham  
D.B. 179, p.351 (Plat D.B.78, p.172)  
D.B.225, p.335 (P.C.A-85E)

Location: Curdsville District, Buckingham County, Virginia

Tax Map No.: Part of 138-15

Current Zoning: Neighborhood Commercial District, NC-1  
Special Use Request: Single Family Dwellings in Section 1 and 2.  
Assembly Hall (Community Center) in Section 1.  
Residential Housing (Townhouses) in Section 3, 4, and 5. School in Section 6.

Acreage:	Section 1=	41.67 Acres
	Section 2=	22.16 Acres
	Section 3=	4.90 Acres
	Section 4=	3.96 Acres
	Section 5=	9.03 Acres
	Section 6=	10.82 Acres
	Subdivision=	92.54 Acres
	Residue=	32.74 Acres
	Total Parcel=	125.28 Acres

Flood Zone: The property limits are located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on Buckingham County, VA Flood Insurance Rate Map Number 51029C0300B, effective date June 17, 2018.

## Legend:

SS = Existing Sanitary Sewer (non-forced)  
FM = Existing Sanitary Sewer Force Main  
NDL = New Drain Line  
Prop. = Proposed  
Lot 1-1 = Section 1 - Lot 1 (Typ.)

## Notes:

- Part of Tax Map Parcel No. 138-15.
- This plat has been prepared without the benefit of a title examination and therefore does not constitute an opinion on the title of the property.
- The plat agrees with found plats, deed descriptions, ground evidence, and local witnesses as near as possible.
- Exterior boundaries are based on a current field survey.
- All new division lines are computed only and subject to change.
- Lots to be served by public water and sanitary sewer.
- All roadways to be dedicated to public use.
- 15' construction and utility easement hereby reserved along all roadways.

Owners Consent (Part of TM 138-15)  
The divisions and boundary line adjustment shown on this plat are with the free consent and in accordance with the desire of the undersigned owners, proprietors and trustees, if any.

Date \_\_\_\_\_ Owner: County of Buckingham

## Notary

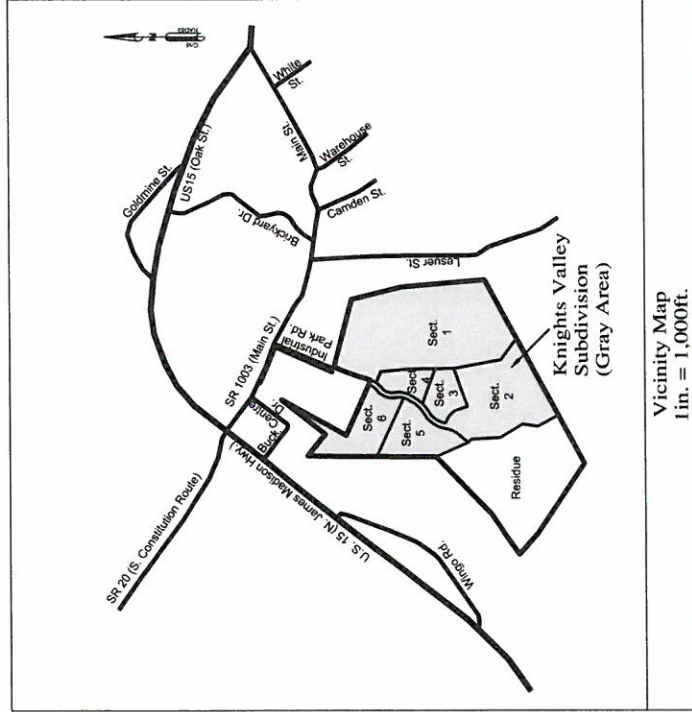
STATE OF \_\_\_\_\_  
CITY/COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for the City/County and State aforementioned, do hereby certify that \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_ has on this \_\_\_\_\_ day of \_\_\_\_\_ acknowledged the same before me.

Notary Public

Notary Registration Number

My Commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_



## Table of Contents

Cover Sheet	Sheet 1 of 9
Line Table	Sheet 2 of 9
Curve Table	Sheet 3 of 9
Exterior Boundary (125.28 Ac.) & Subdivision Section Map (92.54 Ac.)	Sheet 4 of 9
Section 1 - Detached Single Family Lots	Sheet 5 of 9
Section 2 - Detached Single Family Lots	Sheet 6 of 9
Section 3 & 4 - Townhouses	Sheet 7 of 9
Section 5 - Townhouses	Sheet 8 of 9
Section 6 - School Option and Boundary Line Adjustment	Sheet 9 of 9

**EXHIBIT FOR SPECIAL USE PERMITTING**

Sheet 1 of 9  
Knights Valley Subdivision  
"Cover Sheet"

Curdsville District, Buckingham County, Virginia  
July 15, 2022

Maxey & Associates, P.C.  
Land Surveyors • Engineers • Planners • Consultants  
P.O. Box 90 • Farmville • Virginia • 23901 • Tel: 434-392-0827

21ED0019  
FB1232-20







Curve Table					Curve Table				
Curve #	Radius	Arc	Delta	Chord Dist.	Curve #	Radius	Arc	Delta	Chord Dist.
C1	2834.79'	12.01'	0°14'34"	S23°40'40"W 12.01'	C57	365.00'	32.23'	5°03'31"	N11°56'25"E 32.22'
C2	25.00'	37.91'	86°52'39"	S19°52'57"E 34.38'	C58	365.00'	283.44'	46°03'48"	N37°30'05"E 286.60'
C3	225.00'	246.45'	62°42'27"	S31°56'33"E 234.31'	C59	305.00'	76.28'	14°08'29"	N53°27'44"E 75.99'
C4	175.00'	301.93'	98°51'13"	S49°59'22"E 265.85'	C60	305.00'	80.11'	15°02'55"	N38°52'01"E 79.88'
C5	225.00'	186.39'	47°27'46"	S75°41'09"E 181.10'	C61	170.00'	43.87'	14°47'04"	N23°57'02"E 43.74'
C6	25.00'	34.24'	78°27'47"	N88°48'51"E 31.62'	C62	170.00'	82.42'	27°46'42"	N27°40'09"E 81.62'
C7	175.00'	20.24'	6°37'36"	N46°16'09"E 20.23'	C63	230.00'	257.96'	64°15'37"	N20°54'36"E 244.65'
C8	225.00'	26.02'	6°37'36"	S46°16'09"W 26.01'	C64	170.00'	113.83'	38°21'57"	N33°51'26"E 111.72'
C9	25.00'	39.27'	90°00'00"	S4°34'57"W 35.36'	C65	25.00'	38.45'	88°06'38"	S27°46'02"E 34.77'
C10	365.00'	159.40'	23°43'18"	S28°33'24"E 158.26'	C66	225.00'	164.27'	41°49'48"	S50°54'27"E 160.64'
C11	365.00'	79.80'	11°52'36"	S10°45'27"E 79.86'	C67	225.00'	41.99'	0°11'32"	S24°38'47"E 41.93'
C12	225.00'	130.44'	33°12'56"	S11°47'19"W 128.62'	C68	225.00'	32.31'	8°13'40"	S15°11'11"E 32.28'
C13	225.00'	130.44'	33°12'56"	S11°47'19"W 128.62'	C69	225.00'	14.45'	3°40'45"	S9°13'59"E 14.45'
C14	225.00'	121.24'	30°52'29"	S77°02'58"W 119.78'	C70	275.00'	36.01'	7°30'08"	S11°08'41"E 35.98'
C15	225.00'	154.58'	38°21'45"	N39°40'46"W 151.55'	C71	25.00'	23.55'	53°58'05"	S41°52'47"E 22.69'
C16	225.00'	59.81'	15°10'45"	N12°24'32"W 59.43'	C72	60.00'	67.84'	64°47'10"	S36°28'15"E 64.29'
C17	225.00'	27.60'	3°00'43"	N3°16'48"W 27.60'	C73	60.00'	35.80'	34°10'55"	S13°00'48"W 35.27'
C18	225.00'	153.56'	16°45'32"	N6°34'20"E 153.01'	C74	60.00'	58.09'	55°26'31"	S57°50'31"W 55.85'
C19	225.00'	139.22'	15°11'38"	N22°32'55"E 138.81'	C75	60.00'	58.09'	55°26'31"	N65°40'58"W 55.85'
C20	225.00'	178.10'	19°28'13"	N39°51'51"E 177.25'	C76	60.00'	46.18'	44°06'07"	N17°01'17"E 45.05'
C21	225.00'	47.77'	109°28'16"	N5°09'11"W 40.82'	C77	325.00'	42.55'	7°30'08"	N11°08'41"W 42.52'
C22	225.00'	39.27'	90°00'00"	S4°34'57"W 35.36'	C78	175.00'	36.37'	11°54'24"	N13°20'49"W 36.30'
C23	225.00'	153.56'	16°45'32"	N6°34'20"E 153.01'	C79	175.00'	117.74'	38°32'55"	N49°38'29"W 115.53'
C24	225.00'	139.22'	15°11'38"	N22°32'55"E 138.81'	C80	175.00'	33.80'	11°04'00"	N24°50'01"W 33.75'
C25	225.00'	178.10'	19°28'13"	N39°51'51"E 177.25'	C81	175.00'	36.37'	11°54'24"	N13°20'49"W 36.30'
C26	225.00'	47.77'	109°28'16"	N5°09'11"W 40.82'	C82	175.00'	36.37'	11°54'24"	N13°20'49"W 36.30'
C27	225.00'	39.27'	90°00'00"	S4°34'57"W 35.36'	C83	25.00'	40.07'	91°49'58"	S65°10'05"W 35.92'
C28	225.00'	153.56'	16°45'32"	N6°34'20"E 153.01'	C84	180.00'	3.72'	1°11'07"	N82°26'51"E 3.72'
C29	225.00'	139.22'	15°11'38"	N22°32'55"E 138.81'	C85	180.00'	30.52'	9°42'55"	N65°59'50"E 30.48'
C30	225.00'	178.10'	19°28'13"	N39°51'51"E 177.25'	C86	180.00'	16.88'	5°22'28"	N49°27'08"E 16.88'
C31	225.00'	47.77'	109°28'16"	N5°09'11"W 40.82'	C87	25.00'	12.84'	28°58'33"	N32°16'37"E 12.51'
C32	225.00'	39.27'	90°00'00"	S4°34'57"W 35.36'	C88	25.00'	12.84'	28°58'33"	N32°16'37"E 12.51'
C33	225.00'	153.56'	16°45'32"	N6°34'20"E 153.01'	C89	25.00'	31.55'	30°07'27"	N3°47'34"E 31.18'
C34	225.00'	139.22'	15°11'38"	N22°32'55"E 138.81'	C90	60.00'	30.32'	28°57'18"	N33°19'57"E 30.00'
C35	225.00'	178.10'	19°28'13"	N39°51'51"E 177.25'	C91	60.00'	31.42'	30°00'00"	N62°48'36"E 31.06'
C36	225.00'	47.77'	109°28'16"	N5°09'11"W 40.82'	C92	60.00'	31.42'	30°00'00"	S87°11'24"E 31.06'
C37	225.00'	39.27'	90°00'00"	S4°34'57"W 35.36'	C93	60.00'	60.64'	57°54'36"	S43°14'06"E 58.09'
C38	225.00'	153.56'	16°45'32"	N6°34'20"E 153.01'	C94	60.00'	31.42'	30°00'00"	S9°43'12"W 31.06'
C39	225.00'	139.22'	15°11'38"	N22°32'55"E 138.81'	C95	60.00'	31.42'	30°00'00"	S30°43'12"W 31.06'
C40	225.00'	178.10'	19°28'13"	N39°51'51"E 177.25'	C96	60.00'	30.32'	28°57'18"	S80°44'13"W 30.00'
C41	225.00'	47.77'	109°28'16"	N5°09'11"W 40.82'	C97	60.00'	31.55'	30°07'27"	S89°44'13"W 31.18'
C42	225.00'	39.27'	90°00'00"	S4°34'57"W 35.36'	C98	60.00'	12.86'	29°01'02"	S81°16'25"W 12.51'
C43	225.00'	153.56'	16°45'32"	N6°34'20"E 153.01'	C99	60.00'	12.86'	29°01'02"	S81°16'25"W 12.51'
C44	225.00'	139.22'	15°11'38"	N22°32'55"E 138.81'	C100	220.00'	16.88'	4°23'43"	S48°57'45"W 16.88'
C45	225.00'	178.10'	19°28'13"	N39°51'51"E 177.25'	C101	220.00'	30.35'	7°54'11"	S55°06'42"W 30.32'
C46	225.00'	47.77'	109°28'16"	N5°09'11"W 40.82'	C102	220.00'	22.19'	5°46'47"	S61°57'11"W 16.83'
C47	225.00'	39.27'	90°00'00"	S4°34'57"W 35.36'	C103	220.00'	6.72'	19°59'19"	S54°50'55"W 16.83'
C48	225.00'	153.56'	16°45'32"	N6°34'20"E 153.01'	C104	220.00'	27.99'	64°09'17"	S12°46'37"W 16.83'
C49	225.00'	139.22'	15°11'38"	N22°32'55"E 138.81'	C105	220.00'	45.09'	103°20'33"	S20°19'42"E 39.22'
C50	225.00'	178.10'	19°28'13"	N39°51'51"E 177.25'	C106	220.00'	16.88'	4°23'43"	S48°57'45"W 16.88'
C51	225.00'	47.77'	109°28'16"	N5°09'11"W 40.82'	C107	220.00'	30.35'	7°54'11"	S55°06'42"W 30.32'
C52	225.00'	39.27'	90°00'00"	S4°34'57"W 35.36'	C108	220.00'	22.19'	5°46'47"	S61°57'11"W 16.83'
C53	225.00'	153.56'	16°45'32"	N6°34'20"E 153.01'	C109	220.00'	6.72'	19°59'19"	S54°50'55"W 16.83'
C54	225.00'	139.22'	15°11'38"	N22°32'55"E 138.81'	C110	220.00'	27.99'	64°09'17"	S12°46'37"W 16.83'
C55	225.00'	178.10'	19°28'13"	N39°51'51"E 177.25'	C111	220.00'	45.09'	103°20'33"	S20°19'42"E 39.22'
C56	225.00'	47.77'	109°28'16"	N5°09'11"W 40.82'	C112	220.00'	30.35'	7°54'11"	S55°06'42"W 30.32'

NOTE: C84 THRU C86 NOT USED.

Curve Table					Curve Table				
Curve #	Radius	Arc	Delta	Chord Dist.	Curve #	Radius	Arc	Delta	Chord Dist.
C110	90.00'	120.41'	76°39'27"	N69°40'18"E 111.63'	C126	130.00'	32.09'	14°08'39"	N42°38'04"W 32.01'
C111	25.00'	37.80'	86°37'40"	N11°58'16"W 34.30'	C127	130.00'	30.27'	13°20'33"	N28°53'28"W 30.20'
C112	60.00'	59.30'	56°37'40"	N25°58'16"W 56.92'	C128	130.00'	30.27'	13°20'33"	N15°32'55"W 30.20'
C113	60.00'	31.42'	30°00'00"	N16°20'34"E 31.06'	C129	130.00'	32.09'	14°08'39"	N1°48'20"W 32.01'
C114	60.00'	157.08'	150°00'00"	S43°39'26"E 115.91'	C130	130.00'	20.08'	8°50'54"	N9°41'26"E 10.04'
C115	130.00'	168.73'	74°22'01"	S81°52'07"W 157.14'	C131	130.00'	10.04'	4°25'27"	N16°19'37"E 10.04'
C116	25.00'	32.95'	75°30'41"	S81°17'47"W 30.61'	C132	130.00'	30.64'	13°30'15"	N25°17'28"E 30.57'
C117	130.00'	30.27'	13°20'33"	S38°00'50"W 30.20'	C133	130.00'	33.23'	14°38'48"	N39°22'00"E 33.14'
C118	25.00'	43.31'	99°14'54"	N37°37'56"W 38.09'	C134	130.00'	29.09'	12°49'09"	N53°05'58"E 29.03'
C119	90.00'	177.54'	113°01'42"	S70°37'44"W 150.12'	C135	130.00'	32.09'	14°08'39"	N65°34'52"E 32.01'
C120	90.00'	30.60'	19°28'48"	S4°19'59"W 30.45'	C136	130.00'	30.27'	13°20'33"	N80°19'27"E 30.20'
C121	90.00'	117.02'	74°28'41"	S42°39'16"E 108.95'	C137	130.00'	30.27'	13°20'33"	S69°20'00"E 30.20'
C122	25.00'	37.36'	85°37'43"	N57°17'02"E 33.98'	C138	130.00'	32.09'	14°08'39"	S72°35'25"E 32.01'
C123	25.00'	42.99'	98°31'01"	N25°25'56"W 37.88'	C139	130.00'	28.73'	12°39'40"	S59°11'15"E 28.67'
C124	130.00'	63.49'	27°59'03"	N63°41'55"W 62.86'	C140	25.00'	41.80'	95°48'01"	N79°14'34"E 37.10'
C125	130.00'	32.09'	14°08'39"	N42°38'04"W 32.01'					
C126	130.00'	30.27'	13°20'33"	N28°53'28"W 30.20'					
C127	130.00'	30.27'	13°20'33"	N15°32'55"W 30.20'					
C128	130.00'	32.09'	14°08'39"	N1°48'20"W 32.01'					
C129	130.00'	20.08'	8°50'54"	N9°41'26"E 10.04'					
C130	130.00'	10.04'	4°25'27"	N16°19'37"E 10.04'					
C131	130.00'	30.64'	13°30'15"	N25°17'28"E 30.57'					
C132	130.00'	33.23'	14°38'48"	N39°22'00"E 33.14'					
C133	130.00'	29.09'	12°49'09"	N53°05'58"E 29.03'					
C134	130.00'	32.09'	14°08'39"	N65°34'52"E 32.01'					
C135	130.00'	30.27'	13°20'33"	N80°19'27"E 30.20'					
C136	130.00'	30.27'	13°20'33"	S69°20'00"E 30.20'					
C137	130.00'	32.09'	14°08'39"	S72°35'25"E 32.01'					
C138	130.00'	28.73'	12°39'40"	S59°11'15"E 28.67'					
C139	130.00'	41.80'	95°48'01"	N79°14'34"E 37.10'					
C140	25.00'	41.80'	95°48'01"	N79°14'34"E 37.10'					

EXHIBIT FOR SPECIAL USE PERMITTING

Sheet 3 of 9

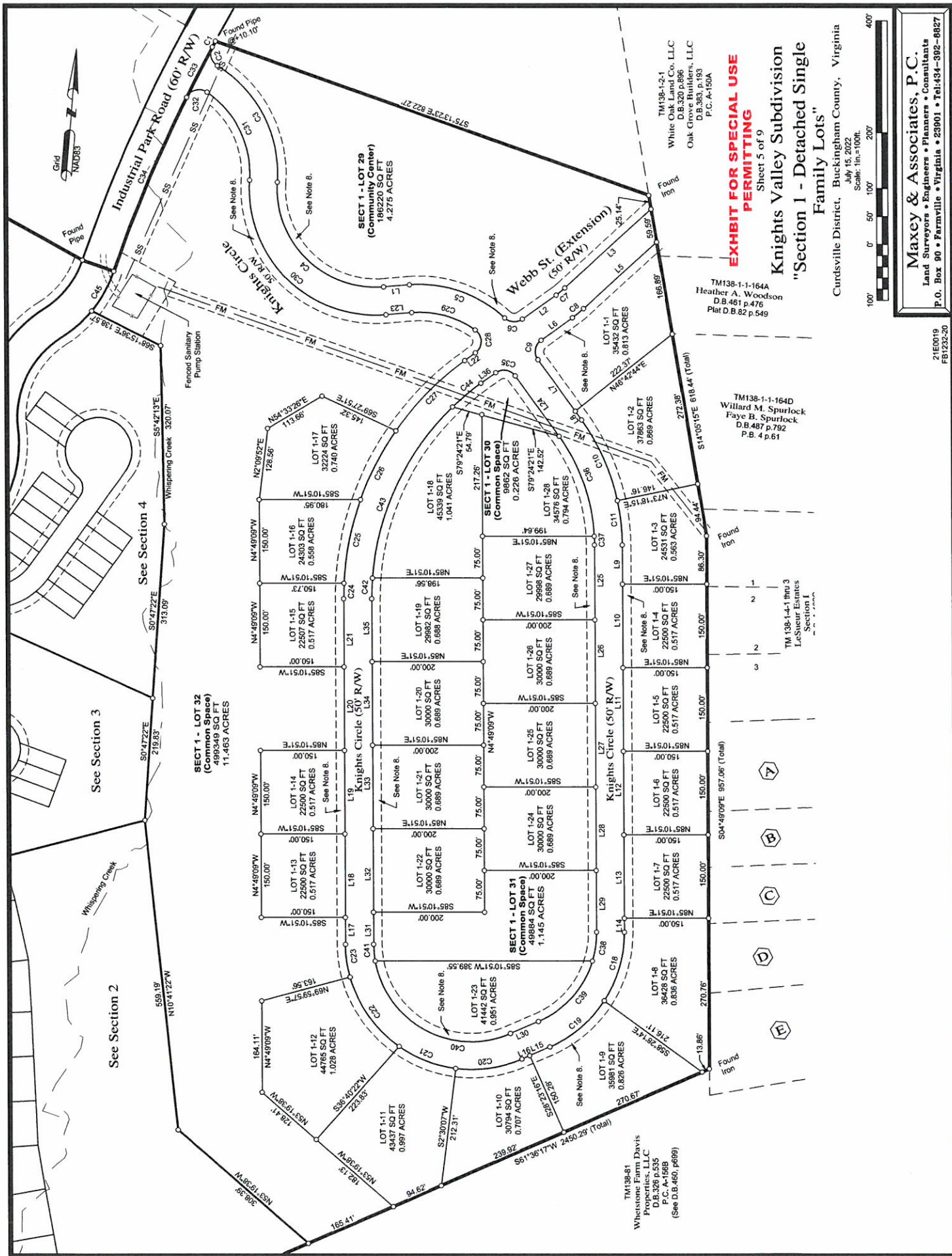
## Knights Valley Subdivision "Curve Table"

Owner: County of Buckingham D.B.179 p.351 (Plat D.B.78 p.172)  
D.B.225 p.335 (P.C. A-85E)  
Curdsville District, Buckingham County, Virginia  
July 15, 2022  
Scale: 1"=200'









**EXHIBIT FOR SPECIAL USE PERMITTING**

Sheet 5 of 9

**Knights Valley Subdivision**  
**"Section 1 - Detached Single Family Lots"**

Curdsville District, Buckingham County, Virginia

July 15, 2022  
Scale: 1"=100'



**Macey & Associates, P.C.**  
Land Surveyors • Engineers • Planners • Consultants  
P.O. Box 90 • Farmville • Virginia • 23901 • Tel: 434-392-0827

21E0019  
F81232-20











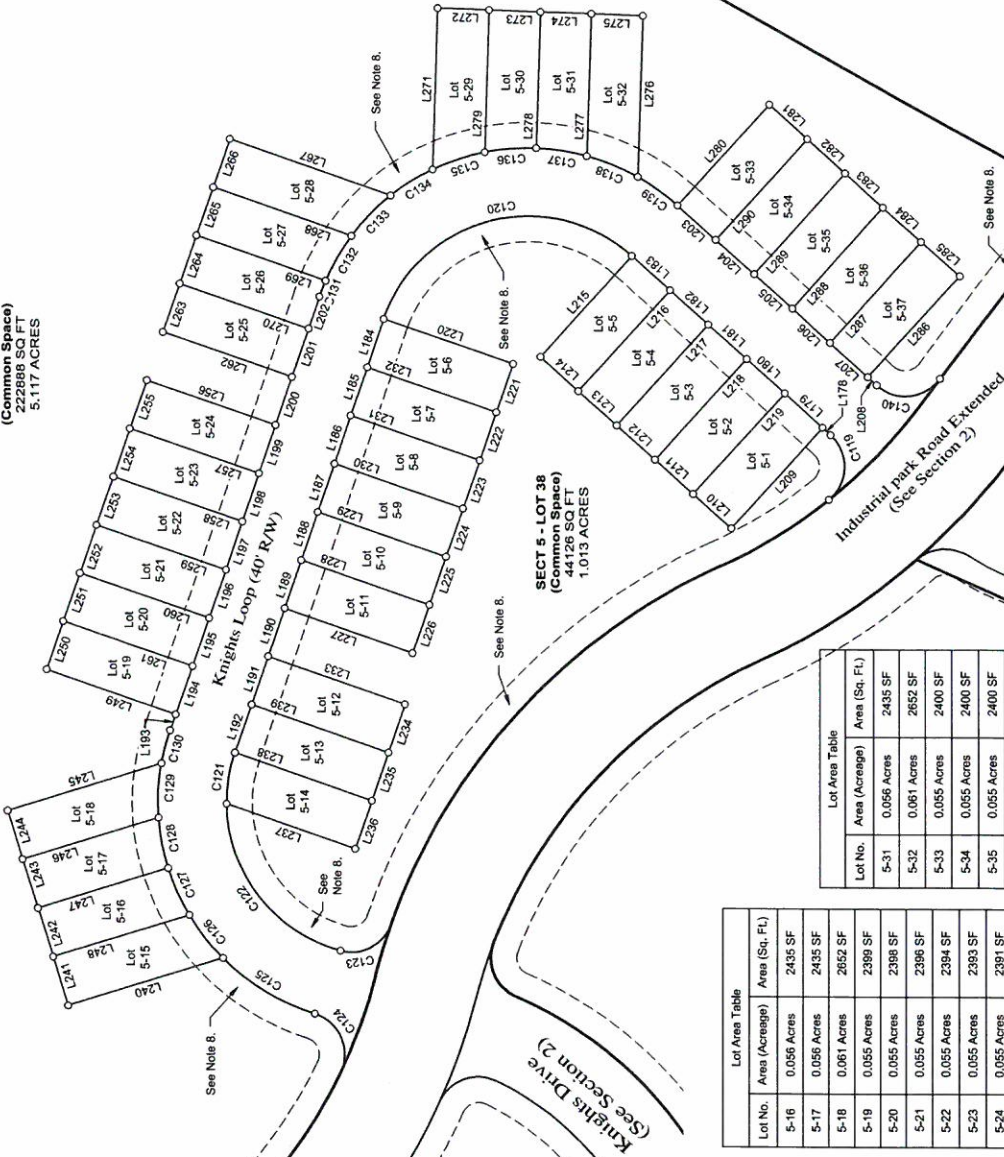


683.89'  
N0°09'08"E

Found  
Iron

0°02'38"N  
100.26'

SECT 5 - LOT 39  
(Common Space)  
222888 SQ FT  
5.117 ACRES



See Section 6

**EXHIBIT FOR SPECIAL USE  
PERMITTING**

Sheet 8 of 9

# Knights Valley Subdivision "Section 5 - Townhouses"

Curdsville District, Buckingham County, Virginia

July 15, 2022  
Scale: 1"=50ft.



**Maxey & Associates, P.C.**

Land Surveyors • Engineers • Planners • Consultants  
P.O. Box 90 • Farmville • Virginia • 23901 • Tel: 434-392-8627

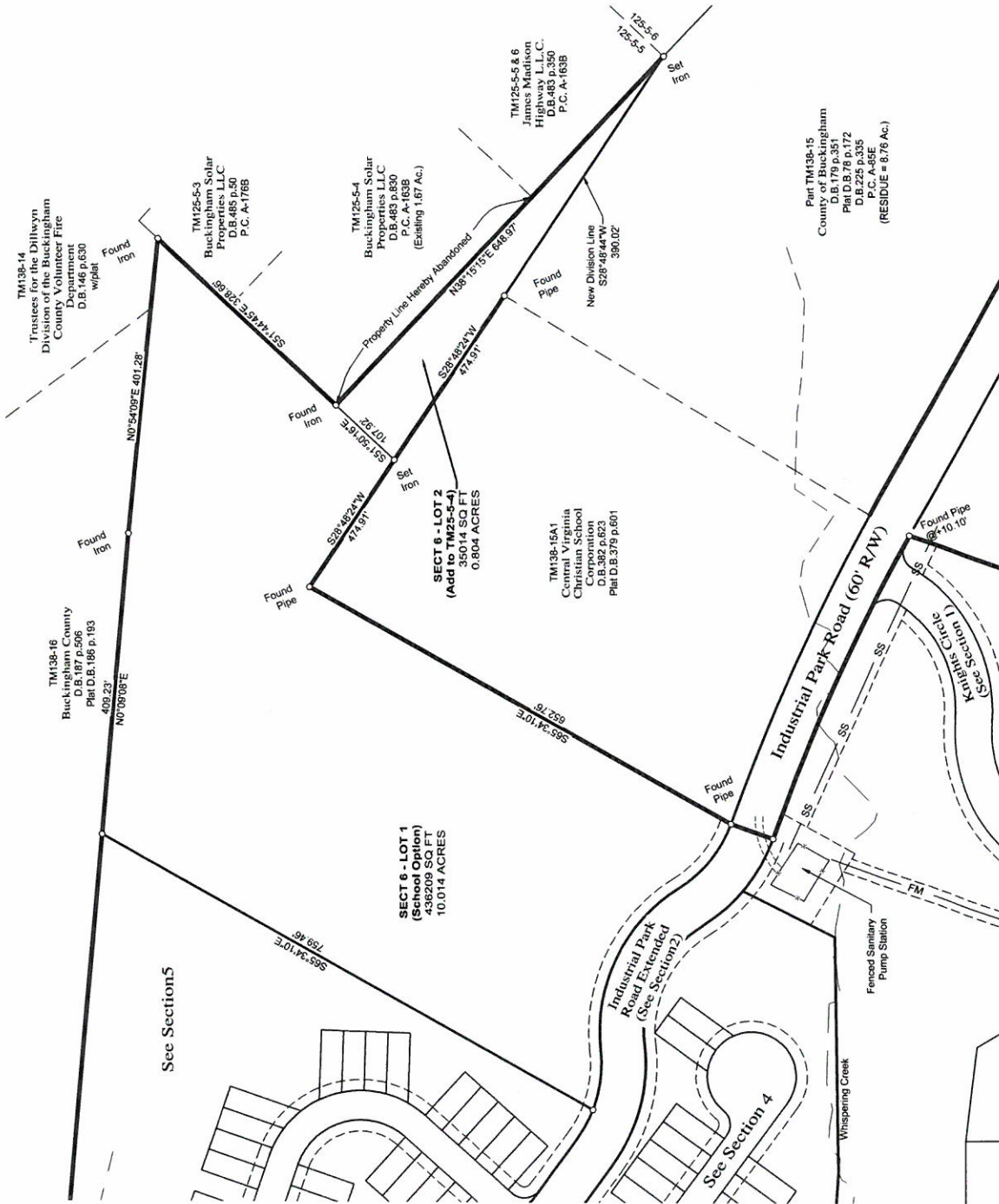
21E0019  
FB1232-20

Lot Area Table		
Lot No.	Area (Acres)	Area (Sq. Ft.)
5-31	0.056 Acres	2435 SF
5-32	0.061 Acres	2652 SF
5-33	0.055 Acres	2400 SF
5-34	0.055 Acres	2400 SF
5-35	0.055 Acres	2400 SF
5-36	0.055 Acres	2400 SF
5-37	0.055 Acres	2395 SF

Lot Area Table		
Lot No.	Area (Acres)	Area (Sq. Ft.)
5-16	0.056 Acres	2435 SF
5-17	0.056 Acres	2435 SF
5-18	0.061 Acres	2652 SF
5-19	0.055 Acres	2399 SF
5-20	0.055 Acres	2398 SF
5-21	0.055 Acres	2398 SF
5-22	0.055 Acres	2394 SF
5-23	0.055 Acres	2393 SF
5-24	0.055 Acres	2391 SF
5-25	0.055 Acres	2399 SF
5-26	0.055 Acres	2399 SF
5-27	0.057 Acres	2478 SF
5-28	0.064 Acres	2772 SF
5-29	0.061 Acres	2652 SF
5-30	0.056 Acres	2435 SF

Lot Area Table		
Lot No.	Area (Acres)	Area (Sq. Ft.)
5-1	0.055 Acres	2400 SF
5-2	0.055 Acres	2400 SF
5-3	0.055 Acres	2400 SF
5-4	0.055 Acres	2400 SF
5-5	0.055 Acres	2400 SF
5-6	0.055 Acres	2398 SF
5-7	0.055 Acres	2398 SF
5-8	0.055 Acres	2393 SF
5-9	0.055 Acres	2394 SF
5-10	0.055 Acres	2391 SF
5-11	0.055 Acres	2391 SF
5-12	0.059 Acres	2559 SF
5-13	0.059 Acres	2558 SF
5-14	0.058 Acres	2505 SF
5-15	0.061 Acres	2652 SF





**EXHIBIT FOR SPECIAL USE PERMITTING**

Sheet 9 of 9

# Knights Valley Subdivision "Section 6 - School Option and Boundary Line Adjustment"

Curdsville District, Buckingham County, Virginia

July 15, 2022

Scale: 1"=500'

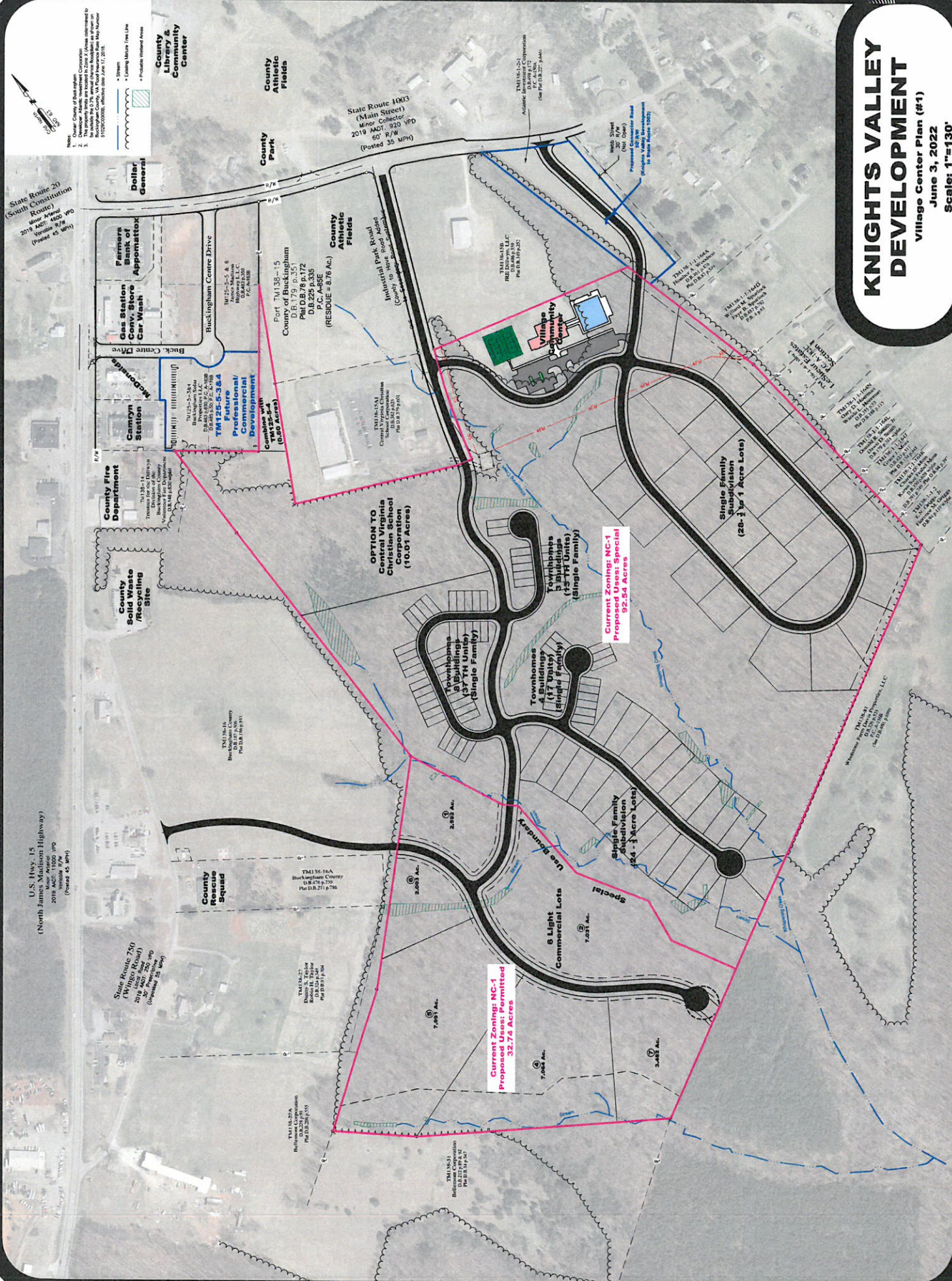


**Maxey & Associates, P.C.**

Land Surveyors • Engineers • Planners • Consultants  
P.O. Box 90 • Farmville • Virginia • 23901 • Tel:434-392-0827

21E0019  
FB1292-20





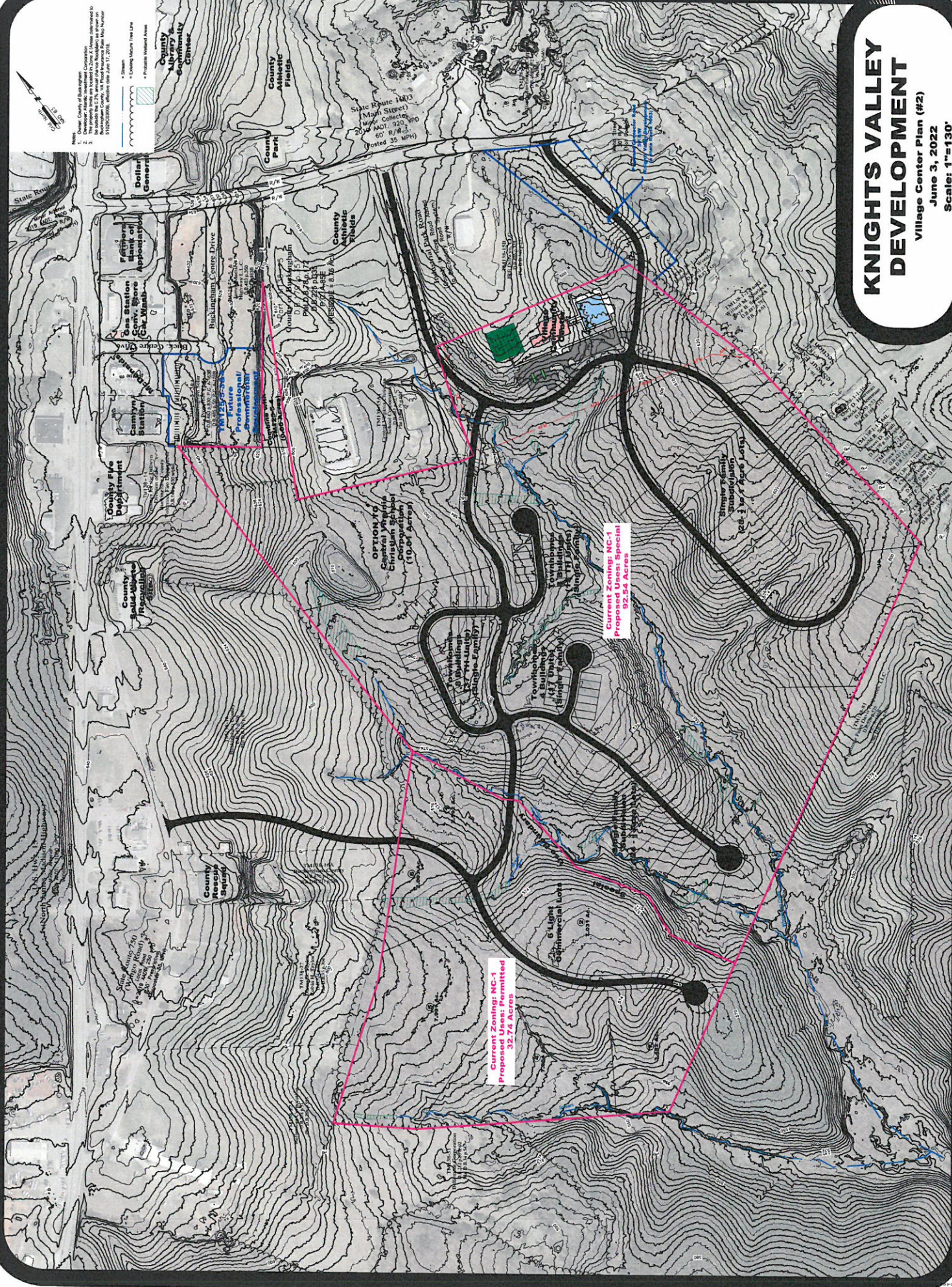


# KNIGHTS VALLEY DEVELOPMENT

Village Center Plan (#2)

June 3, 2022

Scale: 1"=130'



Current Zoning: NC-1  
Proposed Uses: Permitted  
32.74 Acres

Current Zoning: NC-1  
Proposed Uses: Special  
92.54 Acres

OPTION TO  
SPLIT AND  
CONVEY TO  
CRISTIANI  
CORPORATION  
(10.01 Acres)

Township  
of Building  
at 1111  
(10.01 Acres)

Township  
of Building  
at 1111  
(10.01 Acres)

Township  
of Building  
at 1111  
(10.01 Acres)

Township  
of Building  
at 1111  
(10.01 Acres)

Township  
of Building  
at 1111  
(10.01 Acres)

Township  
of Building  
at 1111  
(10.01 Acres)

Township  
of Building  
at 1111  
(10.01 Acres)

Township  
of Building  
at 1111  
(10.01 Acres)

Township  
of Building  
at 1111  
(10.01 Acres)

Owner: County of Buchanan  
Developer: Atlantic Investment Corporation  
The 2.7% Annual General Meeting is shown on  
the map as of June 17, 2016.  
11/03/2008, effective June 17, 2016.

Legend

Shaded  
County Library & Community Center  
County Athletic Fields  
County Park  
County Department  
County Jail  
County Rescues Squad  
County Salus Recycling  
County Fire Station  
County Bank of Appalachia  
County Gas Station



**42 Building Permits were issued in the amount of \$7287.70 for the month of June 2022**

Permit No.	District	Name	Purpose	Cost of Construction	Cost of Permit
19014	Maysville	Buckingham Cattlemens	Farm Building Exempt	\$330,000.00	\$10.00
19032	Curdsville	Henry Ranson	Electrical	\$500.00	\$25.50
19033	James River	Ellington Energy	Mechanical	\$14,790.00	\$25.50
19034	James River	Howard Electrical	Electrical	\$2,300.00	\$25.50
19035	James River	Ellington Energy	Mechanical	\$3,410.00	\$25.50
19036	Slate River	Robert Middleton	Mechanical	\$9,000.00	\$25.50
19037	Marshall	Foster Fuels	Mechanical	\$500.00	\$25.50
19038	James River	Anthony Stevens	Detached Garage	\$30,000.00	\$178.30
19039	Curdsville	Zachary Horst	Shed	\$10,000.00	\$85.40
19040	Curdsville	Thomas Bolden	Detached Garage	\$38,000.00	\$151.37
19042	James River	Amerigas	Mechanical	\$500.00	\$25.50
19043	Maysville	Hanging Rock	Residential Addittion	\$8,000.00	\$100.08
19044	James River	Tmobile	Commerical Addittion	\$50,000.00	\$76.50
19045	Curdsville	Tyler and Sarah Lapp	New Dwelling Stickbuilt	\$350,000.00	\$1,117.12
19046	Francisco	Mills Heating and Air	Electrical	\$15,934.00	\$25.50
19047	James River	Foster Fuels	Mechanical	\$500.00	\$25.50
19048	Slate River	JT Enterprises	New Dwelling Stickbuilt	\$240,000.00	\$435.95
19049	Slate River	Bridgeport Construction	Residential Addittion	\$300,000.00	\$298.02
19050	Curdsville	William Wood	Electrical	\$11,300.00	\$25.50
19051	James River	Sammy Smith	Electrical- Generator	\$10,400.00	\$25.50
19052	Maysville	Robert Fish	Shed	\$11,000.00	\$132.07
19053	Marshall	Southside Homes	Modular Unit	\$272,000.00	\$783.40
19054	James River	WT Jaskiewicz	New Dwelling Stickbuilt	\$0.00	\$487.11
19055	James River	Beverly McQuary	Farm Building Exempt	\$500.00	\$10.00
19056	Curdsville	Parker Oil	Mechanical- Generator	\$782.00	\$25.50
19057	Marshall	Tommy Allen	Residential Addittion	\$6,000.00	\$35.50
19058	Slate River	Tmobile	Commerical Addittion	\$85,000.00	\$357.00
19059	Marshall	Tmobile	Commerical Addittion	\$85,000.00	\$357.00
19060	James River	Tmobile	Commerical Addittion	\$85,000.00	\$357.00
19062	James River	Tmobile	Commerical Addittion	\$50,000.00	\$357.00
19064	Curdsville	Jason Meeks	Above Ground Pool	\$3,250.00	\$67.45
19065	Marshall	USCOC of Virginia	Commerical Addittion	\$50,000.00	\$76.50
19066	Slate River	Bruce Ward Electric	Electrical	\$1,500.00	\$25.50
19067	Maysville	Bryan Davis	Residential Addittion	\$200,000.00	\$960.75
19068	Francisco	Vancythnia Coles	Electrical	\$0.00	\$25.50
19069	Maysville	Eason Enterprises	Demolition	\$0.00	\$25.50
19070	Maysville	Ivan Davis	Residential Addittion	\$3,000.00	\$61.00
19071	Francisco	Preston Stevens	Electrical	\$0.00	\$25.50
19072	Curdsville	Lyn Hill	Shed	\$4,000.00	\$61.00
19073	Marshall	Ernest Jackson	Electrical	\$650.00	\$25.50
19075	James River	Top Notch Contracting	Generator	\$100.00	\$51.00
19076	James River	Top Notch Contracting	Inground Pool	\$15,000.00	\$197.68
19012		Ellington Energy	Re-Inspection Fee		\$50.00
**Cost of permit is calculated based on square footage of structure**				\$2,297,916.00	\$7,287.70