



Buckingham County Planning Commission Agenda  
Monday, August 22, 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/xV6gV4DtLpY>**

1. Call to Order by Chairman

Invocation

Pledge of Allegiance

Establishment of Quorums

2. Adoption of Agenda

3. Approval of Minutes

A. July 25, 2022 Regular Meeting

4. Public Comment

5. Old Business

A. Public Hearing Case 22-SUP313 Dominion Energy-

**CANCELLED**

B. Public Hearing Case 22-SUP316 David Whyko

C. Public Hearing Case 22-SUP317 Rodney & Terri Banks

6. New Business

No New Business at this time

7. Reports

A. Building Permits Report

B. Zoning Administrator Report

8. Commission Matters and Concerns

9. Adjournment

**Buckingham County  
Planning Commission  
July 25, 2022**

At a regular scheduled meeting of the Buckingham County Planning Commission held on Monday, July 25, 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**

Vice Chairman Dorrier 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.

**Edmondston:** Vice Chairman Steve Dorrier before we move forward Chairman Johnny Bickford wishes to participate remotely this evening, the planning commission would need to approve this remote participation by way of a motion, the location from which Mr. Bickford is participating is at his home. This member participated through electronic communication means due to a temporary or medical condition that prevents his attendance this evening. The public body has written into their bylaws allowing for and governing participation of its members by electronic communication, that a quorum of the public body is physically assembled, and that the voice of the remote participant can be heard by all persons at the primary location. This member our chairman, he did notify me the zoning administrator today that he would need to participate remotely. He actually notified me Friday, hoping for a better result from a medical condition that's preventing his physical appearance this evening so if you would take a motion, after discussion on whether or not you will allow his virtual participation that would be greatly appreciated.

**Dorrier:** Any discussion from the commissioners about Johnny participating from home virtually? What do you participate?

**Shumaker:** I move we accept his petitions. Virtually.

**Dorrier:** I have a motion do I have a second.

**Crews:** Second.

**Dorrier:** All in favor. Raise your right hand. Unanimous.

**Commissioner Shumaker made a motion, Commissioner Crews seconded and it was carried unanimously to allow Johnny Bickford to participate virtually.**

**Dorrier:** Adoption of the agenda.

**Allen:** So moved.

**Shumaker:** Second.

**Dorrier:** Have a first and a second for the agenda. All in favor, raise your right hand.

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

**Dorrier:** Thank you. approval of minutes. Any additions to the minutes or corrections?

**Allen:** So moved.

**Crews:** Second.

**Dorrier:** We have approval and a second for the approval of the minutes. All in favor Raise your right hand. Okay, thank you approved. Do we have public comments tonight?

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

**Edmondston:** Yes, sir. Mr. Vice Chairman. We have 19 individuals signed up to speak during public comment period, and the first is Ivan Davis the third.

**Dorrier:** Please state your name and address.

**Ivan Davis:** Ivan Davis the third 903 Camden Street Dillwyn. I just wanted to talk briefly about the special use permit being requested by the Atlantic Investment Corporation later on this evening. Last Planning Commission meeting, I didn't hear much from Mr. Lloyd concerning the traffic impact on his proposed housing development. I know he did talk about entry and exit roads from the development sorry lost my place, but not the overall increase in traffic. I see in his special use permit that he is saying that Maxey and associates do not think a traffic impact study is necessary. I'm just looking at the application I think is around 116 proposed houses and townhomes combined. If we just want to be conservative, and say every house has one car, which, you know, most houses have more than one car, but just going with one car, that's 232 trips, if you leave and come back in a day. You also have traffic from people visiting people working on your houses, carpenters, cutting grass, come into fix TV, Internet, you know, all this stuff that people come to your house for, and there's a lot more than you think. But even with

multiple roads in and out, all of the traffic pretty much is going to the same place you'll have traffic which will be routed up Main Street, which is actually through a residential area you've got coming out throughout 20 15 intersections, or out by the road that's going to go out towards the rescue squad. And this, this seems like a big deal for the congestion that everybody here knows always already takes place around the route 20 15 intersection. This is the most traffic ridden place in the county. And this will be sending hundreds and more vehicles into that every day. So I would like to the planning commission to really consider requesting a traffic engineering firm along with vdot should take a look into this situation do a traffic impact study. And secondly, the planning commission should consider requesting county staff to perform a capital impact study along with a cost of county services before considering the special use permit. The economic impacts to the county and taxpayers need to be fully understood, especially since the county and taxpayers are essentially the bank for the land on this housing development. When you go to the bank with a business idea, the bank wants insurance that the investment will pay it out. So the taxpayers in Buckingham deserve insurance since it's their money on the line. That's all I got to say. Thank you.

**Edmondston:** Casey Davis.

**Casey Davis:** Good evening, and thank you for this time to speak tonight Casey Davis 903 Camden Street Dillwyn Virginia. Thank you for your time again tonight. I strongly oppose this project, this housing development project and I'm concerned about giving this special use permit. I'm very concerned about how this will impact county services, traffic and the school system. There could be more students enrolled in the division than any other school year since 2011. You want to know why enrollment is down. Because the public schools did not allow general education students until about a year we lost lots and lots of students that year. That's why the numbers are skewed. All signs that I have seen numbers calculated had been against and a negative image towards this product project. There are many county residents that still don't even know fully what's going on. This is a project that the developer has quote, he's talked to a few people, again, is that truly insurance for the county? This is also a project that quote is not for the citizens of Buckingham County. That statement speaks volumes. Supposedly this is project for people who want quote public sewer and public water. I highly doubt many people will commute one hour for that asset this boards do its due diligence to take and study every aspect of this project. In his words, the developer in his application, the developer used words like speculative and unavailable when talking numbers. Please take your time in making a decision on one of the largest concerns this this county has had. He is quote asking for remedy with a joint meeting tonight between the board well not happening tonight, but a future meeting between the Board of Supervisors and Planning Commission. He did this in June. So it's not a new idea. It's not all of a sudden a remedy. Please do due process as you do every other citizen who comes in has a plan. Thank you for your time. But one minute I have 41 seconds. He wrote his application that Buckingham graduates frowned upon what they don't have it. I am a proud graduate of Buckingham County. I am proud of what I have. And I hope we don't have this. Thank you.

**Edmondston:** Ronald Dunkum.



**Ronald Dunkum:** Im Ronald Dunkum I live at 682 Allen's Lake road. I've been a county resident most all my life. But this is and I'm talking about the Atlantic investment. I am against it. To me too little is known seems to be trying to be pushed through too fast. And to me is too much risk for county government to be involved in. If people want to invest their personal money if you'd like that's fine. But please leave the county tax money out of this mystery deal.

**Edmondston:** Ivan Davis Jr.

**Ivan Davis Jr:** Hello, Ivan Davis Jr. Everybody calls me Chip of course. Live at 106 Whetstone Lane Dillwyn Virginia. I am president and primary owner at Whetstone farm properties which lie adjoined into the proposed project that has been proposed by Atlantic investors and I've been meeting with Mr. Lloyd and about possibility of some particular common interest that we will have on this project should it go through here, should it go through. Okay with that, I urge the board to please use due process and diligence, look at all angles of this before you make a final decision. Rush to judge you know you can make mistakes and I think maybe some little stumbling blocks have come up in this project already. So what I say is please take your time and do this and follow proper procedure. Thank you.

**Edmondston:** Cindy Marchetti

**Cindy Marchetti:** Good evening, Cindy Marchetti from 1049 Morgan's Hill Road. And I'm here tonight to speak against the proposed Knights Valley development I live in Arvon and where Mr. Bickford is our planning and zoning representative along with Dennis Davis, representative who serves our district as an elected member of the Board of Supervisors. I emphasize serve because elected and appointed officials are supposed to serve the best interest of the people they represent. We clearly see on a national and global level what happens when the plan for oops, lost a page I'm sorry. When elected officials put their desires in greed before the needs of the people. But in a rural community like Buckingham, we should stand for what is right for the people. increased taxes and an inflationary failing economy will be one main impact. And I so appreciate Mr. Brickhills and others and exposing the impact this project would have on the school system as well as tax increases. A see the infrastructure needed and requested proffers would end up we would end up absorbing as another big reason to say no when the plan for a subdivision was presented, but not as a housing for Buckingham residents. The antennas on my tinfoil hat started buzzing. What is the real agenda here? What is the plan for filling empty townhomes? Maybe the federal government will swoop in to bail us out of debt for price. Who would they have lived there? Hmm. The federal government has already bought out our education system because we have been kept a poor County. Let's not give big and small government the chance to manipulate our county any further. Please do the right thing. And vote no.

**Edmondston:** Eddie Slagle.

**Eddie Slagle:** Vice Chairman, Supervisor Allen. Mrs. Edmondson, my name is Eddie Slagle, I reside at 2331 Back mountain road, Dillwyn, Virginia. Just a few comments tonight and hearing

from 19 people, I'm sure you're going to get some repeats. But if this property was going to be sold, why wasn't it advertised and the possibility of other developers coming in with a plan presented it that was more suitable and definitive plan for this project. There is no definitive plan, from what I understand, the reason for all of this is now is accounting provided wrong information. So why change the protocol and set precedents in this joint meeting that they're requesting over a mistake by the county. Now, this is \$15 million that they're talking about. To add to the real estate base will basically net the county \$78,000 in real estate taxes. And with all those figures at \$3,400 per student, that only means that 23 students will be covered, putting them into the school system. So as far as the impact statement, this project will impact the schools. If you have 100 kids come out of this project, you got \$340,000 that it's going to cost the county to educate the students that are coming out of there, this project is not going to even touch taking care of students must less everything else it's going to impact. And they're also there's been a threat of raising the real estate tax 17 cent. And they're talking about doing that to cover the cost of EMS. Well 17 cents is not 17 pennies at 17 cent, which is a would be a 30% increase in real estate taxes. So to break it down into figures if you're paying \$1,000 Now, if they go up 17 and said you could be paying \$1,300 a year in real estate taxes. And so the 17 cent and they've said before each penny is \$147,000. That would actually bring it up to two and a half million dollars that it would increase by bringing it up 17 cent but who wants their real estate taxes going up 17 cent? We're not Cumberland County. We're Buckingham County, you know so and that's why most of us choose other than by birth decided to live in Buckingham instead of moving to Cumberland County.

**Edmondston:** Jenny Spessard.

**Jeni Spessard:** Good evening. I'm Jeni Spessard. I live on seven islands farm in Arvonnia. I'm an Associate Broker at Monticello country realtors, and I might hold my license in Fluvanna County, but most of my business is right here in Buckingham. I have sold businesses and residential property here for over 22 years and in Buckingham and surrounding counties, but my favorite clients have always been that first time homebuyer. I love a bargain. And I love to walk my clients through the process. I've heard that the developer wants to start this residential development in the \$250,000 range. And this isn't very affordable for that first time homebuyer or many others in this county, if I felt this could benefit them, I might feel differently. As of late, there are about 11 properties that stay on the Charlottesville MLS listing sheet in this county, and a lot of them stay on the market for months, because people there's not much available anymore. But that's because people are worried about the interest rate, and they're worried about the economy. And this could hurt it. Because I've heard already that. Well, I feel like it's not going to benefit our citizens and it could even cost us as the man just spoke as a taxpayer. So therefore I'm opposed to the Knights Valley subdivision.

**Edmondston:** Ruth Aldridge.

**Ruth Aldridge:** Good evening, I'm Ruth Hollinger Aldridge from 286 Hummingbird road District Six. I'm here to speak again about solar fields, farms and industries. But more importantly, the one that will now be truly in my family's backyard with the basic design to have

a 50-foot buffer between our home. This is the same distance of the Buckingham County high school football field half of it, I plead you to pause and do more research on how this will impact Buckingham County community members. health and wellbeing for now and in the future for the environment. As of October 2021, I had a water test via UVA Virginia Tech for the water quality of my drinking water, and which now already, I have to filter my water. It has nothing to do with the solar field. It has to do with the quality of the water in my home. I filter my water because of a health issue. My question is who's going to be responsible to ensure that my water is safe to drink? Who will pay for the testing? I paid out of pocket What timeline will the testing be completed? And who's going to monitor it? When you drink water Do you worry about the quality of it? And how it's going to affect your health? For my family to purchase water for a year, this size? It's going to cost us at a budget over \$1,500 Are you going to as a community member promise me that I'm going to drink good water and I'm not going to have health issues that are impacting my life and my family's life and health insurance? Please do more research before casting any votes for any solar project period. Thank you

**Edmondston:** Daniel Brickhill.

**Daniel Brickhill:** My name is Daniel Brickhill and I reside in District Four at 192 Union Church Road. With Knights Valley subdivision it seems that speed has taken precedence over carefulness. This case should be suspended not placed on a rocket docket until proper inquiry is made about its impacts. There are three specific simple types of inquiries that the county and the developer should have to present to the public before a hearing. First, the public should be able to see a legitimate traffic impact study. Second, there should be a written report backed up by facts and figures about the capital impacts of the subdivision, our school buildings, fire equipment and sewer and wastewater facilities. Third, the taxpayers deserve written well researched evidence that the yearly costs of the subdivision will not exceed the tax revenue. succinctly before a public hearing is even scheduled. The public should be provided access to comprehensive research about the impact of the subdivision on the county's roads, facilities and taxes. Reports on this information are quite feasible to produce. They just take time, at least one more month to conduct the research and ample time for the public to consume the research. There's at least one more potentially very important reason why the application should be delayed. That is to provide time to investigate whether an SUP would even legally allow the developer to proceed. I'm not an attorney and I'm not providing legal advice yet, however, I have with me the subdivision Ordinance of Buckingham County, which you can see right here, the subdivision Ordinance of Buckingham County in 1997. The Board of Supervisors was concerned about potential future impacts of subdivisions, and decided to write an ordinance to govern them. I'll read you what it says. And if I'm allowed, I can provide copies to each one of you. The subdivision ordinance on page 13 has a section titled lot size. It says quote, the subdivision of land into four or more lots may be classified in the following manners, creating lots of between a quarter acre and 2.99 acres rezone residential R2 or village center VC one. The ordinance goes on to break down all the different size lots, the numbers of lots and lists the requirements for rezoning for those types of subdivisions. The way I read this plainly is that if you subdivide land into four or more lots like knights Valley, and if you have four more lots that are between a quarter of an acre and 2.99 acres, like knights Valley, then such a subdivision cannot be

approved with a special use permit for NC one. The land must be rezoned to R2 or VC one. There could be legalese in the ordinance that complicates this. I'm not a lawyer. And I'm not pretending to tell you exactly whether or not this ordinance applies. But I think the plain text is enough to at least cause the Planning Commission to suspend the current application until legal counsel for the county and the developer can explain why or why not this clear language applies or does not apply to the present subdivision. We should not proceed with any public hearing much less of a fast tracked one unless we are sure that the land actually doesn't need to be rezoned. Thank you.

**Allen:** What year was that ordinance updated?

**Brickhill:** 2012 was the last time it was revised.

**Allen:** A new one came out in 18.

**Brickhill:** This is on the PDF of ordinances.

**Dorrier:** Well, we'll look into that

**Edmondston:** Mr. Vice Chairman, the next person is Teresa McManus.

**Teresa McManus:** I'm not taking up my three minutes by telling you my name and address. So first off, you guys and the Board of Supervisors, you made a mistake. How many mistakes have you actually made? All right. I have a question for Miss Shumaker. You are my planning commission. How many neighbor's doors have you knocked on? How many neighbors have you asked in our community if they want this development? How many of you have asked your constituents if they want this in their neighborhood? I have. I have. Not one of my constituents or the people that I have met want this. You work for me guys. You don't work for you. You don't work for the people who put you on the board. Everybody has brought up the traffic analyst.

\*Inaudible\*

**Edmondston:** Sarah Large

**Sarah Large:** Good evening, I'm Sara large I reside at 3702 Trent's Mill road. I'm asking that you please do not support the special use permit on the Knights Valley subdivision on the account that the proper work has not been done by the county to see if this will even work. The Board of Supervisors has wanted to rush this process from the beginning and not do their proper work. Independent research done by members of the community as expressed tonight show that it will be a bad move fiscally most importantly, it's time to dot the i's and cross the T's. And see and it would be in the best interest of the county to slow down and bring an outside counsel which was mentioned tonight already that has experience with this kind of development. I'm asking that you please don't support this special use permit or the idea of a joint meeting. Thank you.

**Edmondston:** Kenda Hunanman.

**Kenda Hunanman:** Good evening, Kenda Hunanman 247 Rama Lane in district five. I'd like to start with an invitation to everyone the State agency committee on studying the gold mine House Bill 2213. Which chair Chairman supervisor Jordan miles and myself are on will have a public listening session at the community center, which is at the Library Week from Wednesday at 6pm. They're looking for input from the community on how gold mining here would impact I hope many of you will attend. I'm questioning the number of SUPs I've been seen coming before the administration. A special use permit, I assume means that it's not in our comprehensive plan. So you have to do a special allowance for it. I'm wondering how you plan to do things for the community. If it's not in our agreement with what we'd like to see developed in the county. I think it might be time for an update on the comprehensive plan from the community so that you know what we really want here. I'm wondering about the pine side, having another industrial scale solar being so close to Riverstone basically the same neighborhood. That seems like really taken advantage of that community. The other thing I will complain about is that when we had COVID protocols, it was really welcoming. For people to be able to make their public comments, we could leave phone messages that were heard at the meetings. We could send emails that were read at the meetings. We didn't have to be in the building. And right now COVID is surging Buckingham in the last two weeks has gone up 15% In cases. I know there are probably people you're close to or who are suffering with COVID at the moment. So I wear my mask when I can. I don't see many masks here tonight. So maybe I'm the only one who's really concerned. But I hope you'll look at the numbers and protect the county. Protect our health. Thank you.

**Edmondston:** Heidi Berthoud.

**Heidi Berthoud:** Good evening. My name is Heidi Divya Berthoud and I live in the James River District five. I know you have a lot on your plate and I'm grateful that you're here. Because being a public servant is an important responsibility. Thank you. I signed a petition along with many other concerned citizens, asking the Buckingham County Planning Commission and the Board of Supervisors to vote no and refuse Dominions dominion, energy's pine side solar application. I'm here to ask you in person may also take a moment to ask to please reinstate public comment for the record via phone, email, and mail. The pandemic is not over, as you heard it's surging. Gas prices are high driving distances are far and many want to contribute to the public welfare. This would indicate to us that you truly want to hear from us. Back to the industrial solar project, I acknowledged that we are in a climate crisis. But the fossil fuel companies knew about the impacts of carbon and methane emissions back in the 70s and covered it up. Their drive for profits is costing us all dearly. Now they want us to hurry up and create renewable energy without looking at the impacts. Again, it doesn't take much observation to see the extreme harms of huge projects that would profit the industry and gouge the local community. And all downstream communities are on the receiving end of the massive erosion and sedimentation from over 2200, bulldozed acres. And that's just talking about the pine side. Please get a protective ordinance in place before taking on one more project. There are so many important questions to be asked. A quick Google search shows that 66% of the primary energy used to

create electricity is wasted by the time the electricity arrives at the customer meter. A lot of that has to do with how far the source of the energy is from the consumer. We know that the Riverside solar project energy will not be used in the county, this would be an extractive industry and not so much regenerative. With community solar, the energy is consumed locally and not shipped across the state minimizing energy loss. Many small installations would require intentional planning and coordination by local governments, governments, not huge industry. I know that a lot to take on. But the trade offs are huge and we give up our power when we give it away to industry. decentralization of energy would be safer for our very insecure, fragile, massive power grid. There's a lot to think about. Others will spell out other woes of industrial solar. Thank you for listening. Thank you

**Edmondston:** Donald Dorrier.

**Donald Dorrier:** Donald Dorrier 14546 South Constitution Route Scottsville, Virginia. Thank you all for your time. I talked last time at the planning commission about the pine side solar system coming in. I kind of found it hard to believe that we would even consider doing another major and I mean major solar farm without even the first one getting off the ground. So I think we'll start off with just a few things that we do know so far. If this project right here is approved, it will be a total of 6.6 square miles of solar farm land in the northern part of Buckingham County. I mean, Buckingham County that the northern end we were not a dump area for everybody else, I can tell you that right now. The power generated from this solar farm will be like Riverstone, it will be shipped out of here, Buckingham won't get any of that power. It will be 99 adjoining landowners that will be affected by this. There are things that we do know. There are potential problems and value losses should be our problems also. So we need to consider those people the problems they're going to have. We know also that this thing is 74.9 megawatts. Now 75 megawatts, we got a different criteria to go by. So we're just under that threshold 74 point 9 and then somewhere along the line that ought to raise red flag everybody that hey, something's going on here. And Buckingham right now is today still does not have a solar ordinance or a policy or guidelines to go by. Now these are things now that we don't know. We don't know about the erosion problems we're going to have in a little while when Pine Side from Dominion shows a presentation. Your going to watch those pictures. You'll have pictures of a lot of water. These waters are going to also run into the river stone project also. The air quality of debris, noise problems, trenching clearing, dozing seven days a week, yes okay. They said yeah, we do the post five days a week Monday through Friday, but to the regular other than those in the trenches clearing the burning seven days a week traffic problem that's going to be the big one now attract provinces, we will have tractor trailers, and we're going to have dump trucks on these roads. And these things right here are going to be a major concern they said 170 workers. And when you start doing the panel installations, it's going to be 300 workers. Now those 300 workers are just not going to follow to sky, they got to have transportation to get in there. Now the big problem is going to come as what is the timeframe of the river stone project, we don't know really, when it's going to start, we really don't know when it's going to end. So now here comes Pine Side, and you can take them to put them together, they can overlap each other. So you got both jobs going in simultaneously at the same time. So that's what we need to think about. Thank you for your time.



**Edmondston:** Donald Mosley.

**Donald Mosley:** I'm Donald Mosley for 450 Willow Lake Road, I don't know what the hell district I'm in now. I didn't move but they moved my district. So I don't know or remember which number it is. But at any rate, I'm here to speak about the proposed subdivision ordinance and stuff. And I'd like to say that I have a lot of experience with surplus real estate being disposed of. Sometimes it has been state property, going to other state entities, universities and stuff. Sometimes it has been public property, government property being given to our sold to always at though, in a bidding process, where there was a fair competition, its mandatory in order to do this. And this comes from the original Secretary of Interior, Teapot Dome scandal, they didn't have any bid there, the guy took a \$50,000 Cash bribe in the room I used to work in, and they went to jail. And that was the end of the Harding administration. So it's important that when the any government entity disposes of real estate, they follow proper procedure, and there's a fair and open bidding process. Then also, I'd like to talk about the need for a special permit. On in the case of this development, there shouldn't be one, that property is zoned today, for industrial park now turn around and say, well, we can't nobody wanted it. What we should do is just sell it to anybody and some sweetheart deal. And the county will pay for it doesn't make any damn sense at all. I don't think it makes sense. For instance, I wouldn't think that you as on the commission committee here would, for instance, entertain something that says Well, our high school football field is zoned as a high school. But we think we ought to rezone that the center of it are given a special use permit and build a house in the middle of it doesn't make any sense. And this doesn't make any sense either to come up with special zoning or special whatever it's you they don't want it to zone it now. They want to go back on what has been precedent and sitting there. This property is sat there for years waiting for somebody to use it for industrial development. Now we have a special permit Okay, let's put a school in there. kind of fits in with the real estate and stuff. No problem. Okay...

**Edmondston:** Brian Davis

**Brian Davis:** Brian Davis \*inaudible\*I want to back up just a little bit and ask you as the commission to table the new business request, you're about to hear about it Atlantic Investment Corporation for special use permit. It's only come to light in past few days that the understanding of our current zoning was incorrect. And the special use permit seems to be the remedy. Now, my question is, like a lot of others, why are we in such a hurry to fast track this? Who stands to gain from that, I can tell you that the gains not for the taxpayers of this county, and we're all one of those. I've witnessed how other local business owners such as the Amish have asked for a special use permit only to be pushed to a later meeting, or delayed. So there's more time for reflection, more fact finding and v dot studies and I asked that this project just to be treated the same, you know, be fair to everybody. Understand that. You can see from the crowd that as more residents of the county, find out the details of this, they have legitimate questions and concerns. And that's what we're all here for. Nothing important goes fast. I would assume you took your time when you figured out who you wanted to marry. You know, permanent decisions are best when it's prudent and slow, but speak briefly about bonding. If the commission does proceed at



some point to move forward with this project, I asked that the taxpayers be protected by an erosion and sediment bond or letter of credit from a bank. This can easily be made a condition of a special use permit, and the NS bond would give us the residents and taxpayers of this county, a guarantee that regardless of the success or failure of Mr. Lloyd and his subdivision, we will not have to foot the bill for cleaning up the disturbed land. I would suggest that the county lacking its own engineering office hire a firm such as hurt and profit to create an estimate for the bond and pass this cost along to the developer. The bond or a letter of credit would give us the assurance that if the developer were to abandon the project, we would have financial recourse to restore the land and make our county whole again. Thank you for your time.

**Edmondston:** Diane Gillilens.

**Diane Gillilens:** Diane Gillilens 392 quarter lane. I really can't add anything to what everybody else has said here other than No, like crack, just say no. The Atlantic group, all I can say is a snake in the grass. A thief in the night. somebody coming in to rob you. Take what doesn't belong to them. It belongs to us. We are the county we are the county don't steal it. Don't take it from us. Don't add insult to injury please.

**Edmondston:** Wes Saxon.

**Wes Saxon:** Good evening Wes Saxon I live at 13265 across the road. I don't know how much you are paid but you aren't paid enough to have a 600-page document for tonight is ridiculous. Especially for what you're having to deal with. And also, a clock needs to be up here where speakers can see the time. I am against a special use permit. Why is this way at all no other speakers have touched on that also deny it or at least table it. The land for the industrial park was purchased in 92 and 93. And some developments done. Now it's being sold at below market value. Why do away with industrial park, it sends two messages out to people. One we don't want industry in the county industry will give us more income with less money out of our pockets and taxpayers will receive more a better benefit two your jobs are going to be a heck of a lot harder if we have no industry and no industrial park. That means it's wide open for going for special use permits all over the county. We don't need it. Apparently a special use permit is being sought for the property, at least require a traffic study why? the area's already congested. There wrecks, their month or so ago, we couldn't get to the bank on a Friday afternoon trying to get stuff done because of a wreck on 15. That is, at least it used to be the highest traveled road in the three counties according to VDOT, maybe that's changed, but it's still very, very high. The road Wingo road and the road going down into Dillwyn by between Dollar General and farmers, that's not even eligible for a middle line, I don't believe. So why would you say that you don't need to have a traffic study. Also realize that economic impact study needs to be developed and done by somebody outside of the county staff, we need to know what we're getting into. They're saying we'll get money back to lower our taxes, and other people saying we're going to pay a whole lot more, we need experts, certified recognized experts to address that. Finally Augusta county had a place like this. And they sold it to Amazon, and we're very, very happy. We have existing places for homes in the county that aren't being utilized. What is the difference in this presentation, this

proposal in what's already there, there's got to be some difference for it to make sense. And I haven't heard it, thank you.

**Edmondston:** David Ball.

**David Ball:** Good evening, David Ball district three. First off, I think I'll start with a little good news. Since we are a lot of negative and that is at Curdsville this next Monday, a week from today, we're going to have our regular monthly meeting. And we're playing a program that's going to be something on the Civil War history. And sounds like we got a civil war brewing here. And then the following Saturday, we will be having a program. It's a fundraising program for our community center, as well as for to scout troops here in the county. So we'll be raising some money to help them out and help the communities. Now that aside one of the things that I just found out tonight from the esteemed developer of this Atlantic development project investment project, is that he lives in Fairfax. Wow, lives in Fairfax. He doesn't live here. So whatever happens as a result of that development, rests with us, not him. And I can tell you that in Fairfax, I worked for vdot in Northern Virginia. So I did a lot of work with highways. And then I worked with Fairfax County. And my job dealt with every project in my area that started with a pre bond construction meeting, and went all the way through the bond release, including signing occupancies. And if you think that people with money are going to come down here and live in a subdivision of low cost houses, where they're coming from homes that are going to cost three, four times that know, the people who are coming with money, are buying large pieces of property, like you Peter, they want land, they want to have privacy, they don't want to have people sitting right on top of them. Over 15 years ago, I said that the property on Wingo Road, next to the rescue squad was a perfect location for an emergency hospital for injuries and treatment of the elderly here in the county so that they could get immediate emergency treatment before determining where to send them after that. I was told back then by people on the board, Oh, that'll never happen. We don't need that here. There's someplace else to take them. The fact is, people with houses that will come and live in the subdivisions are going to be the people who if you go to a study that was published in the Seaville newspaper back in, I think 1919 It said...

**Edmondston:** There are not other speakers signed up.

**Dorrier:** Okay we will close that.

**Edmondston:** We have two sheets for public comment.

**Dorrier:** Closed public comment at this time Old business Nicci.

\*Comments from Crowd\*

**Edmondston:** What's your name, sir?

\*Comments from Crowd\*

**Edmondston:** You're signed up under the public hearings, signup sheet for Miss Winslow that's later in the meeting?

\*Inaudible\*

**Edmondston:** Of course, yes, sir.

**Dorrier:** This is a different one. This is different for each case. We have public comment. That's fine.

**Edmondston:** Mr. Chairman, vice chairman. The clerk to the planning commission did find two other signatures for public comment. Those are Nelson Bailey and Allen Herndon.

**Dorrier:** I have to reopen that. Nelson Bailey, Mr. Bailey? Johnny, are you still with us?

**Bickford:** Yes, I'm listening.

**Dorrier:** Okay. If you have any comments, let me know.

**Nelson Bailey:** Thank you you're my district representative Nelson Bailey 1999 Manteo road. And thank you, my neighbors are allowing me to speak. Went to the county website the other day. And I found Danny Allen's phone number for the planning commission. And several members email of which one came back as a mailer issue. Now, I hear people say people call me I don't have your phone number. How can I call you? And the same with the Board of Supervisors. Nobody has a phone number. Why? Okay, we're a bot. You're supposed to be a body that is governed by the citizens and the citizens want to talk to you, but who's listening. The other thing is I'm against the subdivision. I think there's a possibility of wetlands there or repairing buffers that may be violated. I am also against the solar I think we got more solar and we know what to do with high rock has already been fined for solar bad dealings. That was the first one in the county. So with that, thank you very much.

**Dorrier:** Thank you Mr. Bailey. Who else do we have Nicci?

**Edmondston:** Allen T Herndon.

**Allen T Herndon:** I'm a contractor I live at 501 Bridgeport road. If you look on your sheet you should probably see them two x's, right? That's where I either live or lease land on both sides of the solar project. You know that bad enough that they're gonna put it down or on Bridgeport down below the first one that you let go through? Has anybody took consideration is soil runoff or what these things do? I've been out in the desert while mama lived in New Mexico, they're on a desert floor, it's flat rain goes right through it. You ain't gotta grow no grass in the desert. Right? We got hillsides here, all these hillsides go down 60 And look over in the left hand side of the right hand side and see if the washing is doing good. What happened to save the Chesapeake Bay? I think we ought to get them involved because it was millions upon millions of dollars

spent saving the Chesapeake Bay on streams to go into James River, or the streams going into James River. You know, where they start right here at alis store on that map that starts and goes to he James River, it goes right through my backyard to ponds. It picks up all the water there. Now you're gonna go to the right hand side of Bridgeport road, and you're gonna dump everything in the sharps Creek. Anybody know where sharps creeks are they gonna dump and it's gonna go straight down to Slate River It's gonna take a left. Slate river is still beautiful. I finally went on first time I've been bucking him for 22 years, I finally went on, it's clean. I can tell y'all, anybody that's got anything to do with Dominion Power. And we live on both sides of you. I'll be all around you. I'll be watching what you're doing. Mr. Pickens. People might know Mr. Pickens, as well. He's a good friend of mine. We're going to be watching around looking around. We even got drones no ordinance in this county for drones, I don't think so we'll be flying around if they decide to do this, and that's what kind of person I am. I'll be right there looking at him watching all the time. Okay. And like I said, I'm a man that walks miles a day, I'll just walk through this woods this morning, just where you're going to put down through here and dump all that into that. So I think we're going to get 29 News involved. That's what I'm trying to do next. Get a news agent involved and then go out and dominion if I have to. I don't get a lot of money, but I got some money. And we're going to do what we can do to make it hard on these people. Because that's supposed to be the zoning people said that's the biggest zoning area for residential I'm a contract. I've built 25 houses down there since I moved into the County, and I continue to build houses but if we put solar fields everywhere. What are we going to do with them when they go bad and we can't put houses anymore? Where's all the animals going to go? And where's all the soil runoff going to go? Don't nobody know that. Is anybody done catch ponds I'd like to see catch ponds basins and I'm a contractor. They on us all time SWAPP. They on us all the time on job 500 square feet. Bam they right on top you get a ditch you got to get that stopped. You can have sediment running in a road. You can put mud in that road. Guess what is getting ready to put mud all in the streams.

**Dorrier:** Anybody else Nicci?

**Edmondston:** No sir.

**Dorrier:** Thank you. Okay, let's move on to the old business.

**Edmondston:** The first case this evening under all businesses case 22 SUP304. This is John Yoder. landowner and applicant Of course at 2750 Ranson road Dillwyn Virginia, the tax map 65 parcel 13. It has about 154 acres. The applicant wishes to obtain a special use permit for the purpose of operating a sawmill. This case was introduced in April his hearing was held last month and it was tabled pending more information from vdot I have handed you a response from Steve Snell the assistant resident engineer for the Vdot office and his comment is included it just states that 27 a week is 1% not 27 vehicles per day even if he does have 50 vehicles per week. It has nothing to worry about. That's what our quote for Steve Smells email. Comment regarding your question one of your questions from last month. Mr. Yoder is here with his engineer Andy Clepek with hurt and profit. They'll be available to answer any further questions.

**Dorrier:** Mr. Yoder, will you come forward please sir. State your name and address.

**John Yoder:** John. John Yoder currently living at 541 Allen's Lake Road Dillwyn.

**Dorrier:** Any of the commissioners have any questions?

**Kapuscinski:** Mr. Yoder, I was at your place. I saw the driveway there's a new house being built right out there. Is that where you intend to have your sawmill as well?

**Yoder:** Yes.

**Kapuscinski:** I mean, you understand that you're in the middle of a neighborhood there. I mean, you got houses to the left of your property and to the right. And there are people that have been there for 40 and 50 years, and that they're about to be inconvenienced. significantly.

**Yoder:** I do realize that. Yeah. I mean, I do realize there's neighbors there.

**Kapuscinski:** Have you spoken to them?

**Yoder:** Yes.

**Kapuscinski:** You have spoken to them? What was the attitude towards what you had to say?

**Yoder:** Some were a little leery about it. There's at least one or two that are really opposed to it. We got together last week, got some of them together talking about it. Think I got a feeling that most of them were okay with it once they found out, you know, this isn't a big operation like rock lumber. It's myself family working there. Very small. The proposed area where I mean, you can see it on your packet there where it is. There is there are pine trees all around. None of the neighbors can even see the area where the saw meal will be.

**Kapuscinski:** I realize that I was in that driveway, I drove up just away as I saw your house being built. And I don't think I think you're a respectable distance back. I have no issues with that. My question is the people that live across the street from you and the ones on either side. They were here the last meeting and they had some significant concerns. And they had some significant concerns. So the question is, have you sat down and talked with these people? And if you did, are you resolved, that you're not going to be disturbing them? I mean, people have been there for 40 and 50 years aren't likely to move because you just brought an operation and that's going to really create some disturbances. Do you understand that?

**Yoder:** I do.

**Kapuscinski:** Those are my comments chairman.

**Dorrier:** Anybody else?

**Kapuscinski:** Are you the resident that lives directly across the street? \*Comments from crowd\* All right, thank you.

**Dorrier:** Okay, well, we do have the impact report back from Steve Snell from vdot. It's according to that he does not have a problem with that with the traffic impact. The question is now what we want to do. Do we want to pass this on to the Board or do we need a public hearing?

**Edmondston:** His public hearing was held last month.

**Yoder:** I also have my engineer he is also here; he drew up the site plan. I mean, if anybody has any questions about it, as far as buffers and so forth, he's right here he can talk.

**Allen:** That's what vdot says that you got to have a commercial entrance but you got to have an engineer design it. You said he already has? Wheres he at? You've already done the road and driveway?

\*Comments from Crowd\*

**Dorrier:** I'm sorry, we're going to have to postpone that. We can't do that in the meeting. Okay. Thank you.

**Bickford:** Steve.

**Dorrier:** Yes, John.

**Bickford:** If you remember, at the last meeting, I asked Mr. Yoder and he was willing to put up a privacy fence in front of the saw mill to help obscure the vision of the residents who live across the road. And I would like for that I'm sure he's still in agreement to do that to help try to eliminate the view the sawmill even though it's eight or 900 feet off the road. One other thing that the residents can do now that the traffic statement came back is a suggestion is they can petition the state police to put a speed limit on the road in both directions, maybe a half a mile to the west to half a mile to the east. It's not a perfect solution, but it would help. But that is under the priority of the state police, but they can petition them to get the speed limit dropped or reduced.

**Dorrier:** Okay, thank you, Johnny, you have anything else?

**Bickford:** No that's all I had, I just wanted to make sure about the privacy fence that that became one of the conditions.

**Dorrier:** So that is a condition that we you would probably take care of right?

**Yoder:** I can put up a privacy fence or whatever it takes. But like I said, there's already buffers there, trees. But I'm here to do whatever it takes.

**Bickford:** This would only be something just in front of the sawmill to try to block the direct view down the road to the sawmill. It won't impede your traffic but just try to obscure the saw mill.

**Kapuscinski:** Chairman I have. I have a real issue with this. All right. You've got people that have been on that road for a long time. They're not likely to move. They went there. And they were not burdened with any kind of a problem where they had to even look at a sawmill or worry about the trucks now have a new president, he wants to put a sawmill up he's in the middle of a neighborhood you're not out there a mile away from any house. You're across the street from people who've lived there for 40 years. And they're not inclined to move. You're the newcomer there not, I have a real difficult time understanding. It's not just the traffic. It's not just the privacy fence that they're worried about. I don't think they care if they put it. In fact, if I had a house across from me to put up a privacy fence, I would consider it pretty offensive. Right? So my point being my point being that it's inconveniencing the people that are around you. That's my issue. And I don't know that these people are satisfied that there's been any conversation.

**Yoder:** I've also been invited to come move to the neighborhood by other neighbors with my saw mill.

**Dorrier:** Any other commissioners have a comment?

**Allen:** You said your good with the fence they are talking about?

**Yoder:** I agree with whatever it takes.

**Allen:** We've already had their public hearing so and vdot says they're good with it as long as the engineer has done their part and he said he's done his part. My part is to say, let's move it on, approve it and send it out to the Board.

**Dorrier:** Okay, I have a motion to approve and move to the board of supervisors do i have a second?

**Shumaker:** Second.

**Dorrier:** I have a second. All in favor that we'd move this on to the Board of Supervisors, please signify by raising your right hand. Johnny/

**Bickford:** Yes, I agree.

**Dorrier:** Okay. Thank you. All opposed? Two opposed. It is passed it will move to the Board of Supervisors. Next case, Nicci.



**Edmondston:** The next case is 22 SUP 313 landowners are Freddy Snoddy at 13664 South Constitution route Scottsville Lester and Cynthia Lacey 12782 South Constitution route Scottsville and Weyerhaeuser Company out of Seattle. The applicant is Virginia electric and power company doing business as Dominion energy. This is the Pine side solar facility. There are a few parcels in this property information tax map 16 parcel 81 With just over 93 acres, tax map 26 parcels 67 157 acres these are the marshal magisterial district tax map 26 parcel 72 With over 315 acres tax map 26 parcel 75 containing 1430 acres tax map 38 parcel 74 with 15 acres tax map 26 parcels 26 containing 49.08 tax map 38 parcel 70 With just over 63 acres, tax map 26 parcel 73 containing 49.47 acres tax map 26 Parcel seven lot six with 64.27 acres tax map 26 Parcel seven lot seven containing 2.93 acres those are all on the slate river magisterial districts. The parcels are North Bridgeport, east of 20 west hardware and slate River. This is an A one agricultural district, 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 this case was actually introduced last month, June 27. The applicant's original request, is asking the Planning Commission to hold a joint public hearing with the Board of Supervisors. This case was tabled. Would it be the wishes of the planning commission to hold a joint public hearing? Applicants are here to discuss this case and answer questions and concerns.

**Dorrier:** Okay, could you come forward please? I think we do have a lot of questions here. What the intent is, as far as the project moving so fast, and I think it's a problem. We don't have all the information that we need in my opinion. Johnny may have some and I think other members here do with a lot more information that we need. So I'm going to open this up to the rest of the committee and see how they feel about it. Any questions. Pete have any questions?

**Kapuscinski:** I'd make a motion that we do not have a joint meeting. My recommendation is that we follow the process the way it should be.

**Dorrier:** Johnny have a comment on that?

**Bickford:** I'm sorry, I couldn't hear for the applause what was said?

**Dorrier:** Could you repeat that Pete?

**Kapuscinski:** What I said is that we follow the process the way we should, not have a joint meeting.

**Bickford:** If that's the pleasure of the planning commission.

**Crews:** I second.

**Dorrier:** Okay, I have a motion and second, not to have the joint session with the supervisors. And when would this take place something else take place Nicci.

**Edmondston:** That will be up to the wishes of the Planning Commission. The request from the applicant is a joint public hearing. If you choose not to do that you have a couple of things on the table, you can move forward if you choose to with a public hearing solely for the planning commission. If you feel you have enough information. That would be if you don't you could do what you did last month and table it this is strictly up to the planning commission to determine next phase in this process.

**Dorrier:** I think there's a lot of unanswered questions that we have far as us and the public and the public. You know, you've seen what they said tonight here. We really need to answer that. I guess what? We've had the motion not to have this. So I guess we'll vote on that. Not to have the public hearing.

**Edmondston:** Not to have the joint public hearing.

**Dorrier:** Not to have the joint public hearing. Okay, let's do that. All in favor of not having the joint public hearing, please signify by the raising of your hand. Johnny, how do you vote?

**Bickford:** I agree.

**Commissioner Kapuscinski made a motion, Commissioner Crews seconded and it was carried unanimously by the Commission not to have a joint public hearing for Case 22-SUP313**

**Dorrier:** That's all. That's all I can do. At this time. We won't have the joint public hearing.

**Allen:** You can still have our single public hearing?

**Dorrier:** We can have it with the planning commission, another public hearing with us just single just solely with us. Okay, let's do that.

**Kapuscinski:** Are we gonna be able to ask them some questions tonight? Or?

**Dorrier:** We can I mean; we can ask questions. Yeah, I thought that's what they here for if we have any.

**Kapuscinski:** I want to go back to Mr. Chairman. Something that I read Youngkin administration set stricter wrote off rules for solar farms. My understanding is that there have been significant problems with runoff. And I also understand, according to this one individual that there's a glut, I'll use that term because that's the term that was used that there's a glut of solar farms going up in Virginia. Now I got to tell you, there's nothing in our county that that is an ordinance or a plan. We don't We haven't done that. We haven't developed it yet. We have a Riverstone. My understanding is that there already problems in Riverstone. I know that there are conditions. But my question to you is fast tracking this thing is that is it because you want to get

ahead of this December 2024 deadline date that will require you people to do something significantly greater in the area of soil erosion.

**Eric Fritz:** Good Evening...

**Kapuscinski:** You know, I got to tell you, we're trying to get some answers here. It doesn't help what you're doing back there. I'm sorry. Go ahead.

**Fritz:** No. Good evening. So Eric Fritz, I'm manager of development with dominion. And now that that is not the reason that we are looking to fast track and I think we welcome going to the single Planning Commission public hearing at the at the next round. And I think we're good with that with respect to erosion and sediment control. To answer kind of your question on that we are working with DEQ on and the youngkin, administration and following those, those new guidelines that are out, we are not trying to have this project not be subject to those potential regulations. We're also continuing to work with the DEQ on creating more robust erosion and sediment control measures. And we've learned a lot from the years of working in the state on building solar, we have over 1300 megawatts currently in operation, some of the things that we're looking at, and we're continuing to use as best practices that we've learned over these years of building these projects. So we're moving towards using things like double rope, silt fencing, to reduce sediment runoff, we're using smaller basins, versus larger basins, to reduce the amount of individual flow coming off the project. And we're also revegetating sites much earlier. And those are all things that we've learned, as we built solar in Virginia,

**Kapuscinski:** I have questions with regard to the eventuality of you bringing the site down and burying the solar panels, by understanding under the conditions that you're not going to use cadmium, you can use Selenium.

**Fritz:** Im sorry selenium?

**Kapuscinski:** Selenium in your component.

**Fritz:** I am not aware we're using our...

**Kapuscinski:** Are you using any kind of toxic heavy metals?

**Fritz:** So we have and we've actually been working within our environmental team and with the the proper authorities to make sure that we're classifying the panels correctly of what we're using in the conditions. You're correct.

**Kapuscinski:** That's great answer but it really didn't help. What I need to understand is, when these things are buried, that stuff bleeds, I mean, there were people here that were concerned about an underground pipeline, which is my considered opinion and I'm not the engineer here would be a lot safer than cadmium or selenium bleeding, excuse me, selenium, bleeding into the

groundwater from from a scrap that gets buried from a solar farm. So my concern with you is I understand you're going to use cadmium, are you using any toxic heavy metals?

**Fritz:** So the panels that we were planning on using, some of them may have small hazardous materials, but we'll make sure it's classified. The some of these may have like led connections on them. But we will make sure that those materials are classified and handle those on site, I will say that most we are working towards and most of our panels that we will use in the future will not contain hazardous materials.

**Kapuscinski:** And you understand that those people that are downstream from you are extremely concerned about the erosion. And we have experienced with erosion already. Right, other counties. I mean, there were some farms that were totally destroyed. I've had a conversation with a number of those people that are downstream from this site, and every one of them to a person are concerned about the erosion that may take place. The My understanding is, as well, you intend to have a number of holding ponds, but you've got two solar farms there. Right. So what about that? I mean, these are impenetrable surfaces. So quite frankly, you know, how do you intend to handle that runoff? I mean, have you talked to those downstream stakeholders? individually?

**Fritz:** We held an open house. I can't say that we've....

**Kapuscinski:** That's not what I asked. I asked if you talked to those people that are concerned about having their farms ruined.

**Fritz:** I don't believe and we have talked specifically to those folks. I know that we talked to many folks in the open house about version sediment control. We are you know, we plan on using above and beyond what are the requirements for DEQ for erosion and sediment control plans and we'll continue to learn and work with DEQ on the new regulations that will come out it will be designing the projects recording

**Felix Sarfo-Kantanka:** Felix SarfoKantanka External Affairs Manager with Dominion energy, we've reached out and we've had some meetings with a lot of local community leaders. And I know I've reached out to you, sir. And we're more than welcome to have that conversation and make sure that we're engaging all the community members. So I know we had reached out. And we've spoken to other planning commission members, folks can feel free to contact us, and we're going to continue to reach out I'm not

**Kapuscinski:** im not a downstream stakeholder.

**Sarfo-Kantanka:** And I understand sir, yes,

**Kapuscinski:** people that are downstream, we represent and quite frankly, I think those are the people that have to be satisfied that their farms are not going to be ruined. And that's one of the reasons I would like to see this thing, slow track, not fast track, because quite frankly, I'm not

convinced that they're convinced they're not going to be out of business, after what, four or five generations in business as farmers, you understand what I'm saying?

**Sarfo-Kantanka:** Yes, sir.

**Kapuscinski:** The other question I'd ask you is with regard to these rotating panels, How high will they get vertically?

**Fritz:** Thank you, they, and I'm going to defer to, to one of my construction colleagues Ian on the height of the panel.

**Ian Hartman:** Ian Hartman So normally, the modules are roughly about seven, six to seven feet in length. They're mounted on tilt rack. So at Full Tilt. The typically it will have a clearance of maybe 24 inches to grade. So nominally, it's about nine feet at some undulations of the topography. You know, there might be increased gap between the ground and the module. So nominally, between probably, 9 and 12 feet, probably no more than more than 12 or 15 feet.

**Kapuscinski:** Completely vertical 12 to 15 feet.

**Hartman:** Yeah, they actually rotate to 60 degrees maximum,

**Kapuscinski:** maximum 60 degrees, and then about 12 feet. I know your conditions say that you won't be greater than 17 feet and you're in the plantation you intend to put in there's at maturity is 20 feet.

**Hartman:** Plantation?

**Kapuscinski:** Your buffer.

**Hartman:** Oh, the buffer, right. The trees?

**Kapuscinski:** Yes.

**Hartman:** Well, in most cases, if there's existing pine. We utilize that as the buffer whenever possible. So that could be whatever, whatever's in the buffer currently. That's typically, you know pine so.

**Kapuscinski:** Then another question, and this has to do with UNESCO. Understand you deal with UNESCO. Did you sell something? Did you sell one of your solar farms to them? Did you sell one of your solar farms to UNESCO?

**Fritz:** I'm sorry. Involved in UNESCO? It's sole UNESCO. We have not sold any projects to sole UNESCO. We are working with them on a project in in Charlotte County.

**Kapuscinski:** There is no I guess what I'm saying is does Dominion intend to sell any of these solar farms at some point in time?

**Frtitz:** No, these projects, the project that we propose today is for the benefit of our customers in Virginia. We intend on operating it for its 35 year operating life and supplying that electricity to our customers.

**Dorrier:** Thank you. Anybody else have any questions?

**Allen:** back to what yall are talking about with this sediment and erision. They should have the same thing as Riverstone and we put in Riverstone someone would be watching them all the time and if they do have any ersion and we see it and they don't take care of it we have hired somebody else to fix it and then charge them for it. That's one of the things in it. And anyway, and we do have a solar documentation we have started. I'd like to add some more to it. But

**Dorrier:** I think we need some more time. And you have to understand we just went through this a year ago, and I listened to 100 people say that they didn't want it. It still got passed that's beyond me. But we need to look at this thing. critique it. If we have to put it off a few months or whatever we have to do, I think this board will agree with me that it's just time part of it it's not your fault. Y'all think you've got a good plan. But I think we need to back up. Buckingham County has taken a hit on the over here and two Solar 2000 acres at a time, there's a lot to ask of these people. And so that's what we asked for. If we have another public hearing, we will have more questions. And you know, to invite you to come in the people will have more questions. If we need to have a town hall meeting like we did before, that's fine, but it's just getting over our head. And I think we're in over our head right now. We could get together and talk this over later. But Johnny, you have any comments on this?

**Bickford:** No, I'm listening. I'm listening..

**Dorrier:** So right now, it will go to a public hearing. What will be that date, Nikki?

**Edmondston:** So, Mr. Vice Chairman, the last motion that was carried was not to hold a public hearing a joint public hearing with Board of Supervisors August 22nd. That will be the next regular monthly planning commission meeting. What is the motion now? Are you tabling this case? Are you moving it forward to hearing solely for the planning commission?

**Bickford:** Steve if I may comment we can always move this on to public hearing with just the planning commission. And that would be next month, it would be August. But you can at that point, a decision doesn't have to be made by the planning commission if in the public discussion, a lot of questions pop up that unanswered. The Planning Commission has the ability to table it. And, you know, for another month or time period to get those answers to the question. So I just put that out to the commission. It's you know, it's not because you do go to the public hearing doesn't mean you have to make the decision in August. This depends on the factors that arrive.

**Dorrier:** Okay. So let's, we want to go ahead and keep the same what we plan on doing, I think, is what we need to do have a public hearing that way we can, if we have questions, we can't answer them if we don't have a public hearing with the planning commission. So that's what we'll do Nicci?

**Edmondston:** Then we'll need someone to make a motion from that plan.

**Crews:** I'll make a motion that we have a public hearing next month in August with just the planning commission.

**Allen:** Second.

**Dorrier:** Okay, I have a motion to make the public hearing next month with the planning commission solely and we will vote on it. call for the vote. Everyone in favor please raise your right hand. Johnny, how do you vote?

**Bickford:** I agree.

**Commissioner Crews moved, Supervisor Allen seconded, and was unanimously carried by the Commission to move case 22-SUP313 on to public hearing.**

**Dorrier:** Okay good. Thank you. I like to ask for a recess for someone to speak to Jordan. Someone needs to come in and speak to you for a few minutes. Okay, just we have a short recess okay.

**Dorrier:** Please, please, quieten down thank everybody for your patience and the purpose of the time that we took. The people are having trouble on YouTube hearing due to the comments. I'm going to have to ask you guys, please keep your comments down so people on YouTube. Johnny cannot hear like he needs to. We have had time to comment tonight. Were civil people. Please keep your comments down so we can go on with a meeting. So I will reconvene now for the rest of the session. Thank you.

**Edmondston:** Yes, sir. Mr. Vice Chairman, the next case on the agenda is case 22 ZMA315. This is the case regarding a landowner Buckingham County and the applicant being Atlantic Investment Corporation and Ted Lloyd. This case was for a zoning map amendment to rezone from light industrial to VC one which was village center, one for the purpose of development, construction and completion of the development plan that was submitted with that case. So in the last week and a half, it was determined after further review that this portion of the quote unquote Industrial Park was actually rezoned to neighborhood commercial, and that is truly the zoning district that 138 15 is currently zoned as this change required or caused the zoning map Amendment case to be invalid. Mr. Lloyd was notified. He did submit a special use permit application which is later on the agenda as an introduction for single family homes, a community center and townhouses in a neighborhood commercial district. These three things are only permitted by way of a special use permit. That public hearing of course was cancelled.



**Dorrier:** Okay. Is he available for comment tonight?

**Edmondston:** He's available for comment. You may want him to come forward with the introduction of a special use permit case. Which is under new business. Next case is your public hearing.

Dorrier: Okay, let's do that.

**Edmondston:** The next case is case 22 ZTA SUP 312. The landowners are Eric and Janet Winslow of 2599 deer run road Farmville. The applicant is northern manufacturing and firearm sales LLC and its Angela Winslow of the same address. property information is tax map 208 Parcel one. It has 26.13 acres and it is in the curdsville magisterial district. It's currently zoned a one. The applicant wishes to add a zoning text amendment for the manufacturing for the purpose of manufacturing and sales of ammunition firearms and accessories adding this to a list of special uses in an agricultural a one zoning district and applying for a special use permit. For this purpose. This case was introduced last month the public hearing was voted to be held tonight, Miss Winslow is here to discuss this. We do have six individuals signed up for the public hearing when you open that.

**Dorrier:** We want to have the people come forward?

**Edmondston:** Your applicant? Yeah, sure.

**Dorrier:** Miss Winslow.

**Angela Winslow:** Angela Winslow 2599 year Run Road Farmville. Buckingham of course.

**Dorrier:** You understand what we've asked of you at the last meeting and, and you're complying with everything that we asked. Okay. Anyone have any questions on this?

**Kapuscinski:** I got a call from one of your neighbors. Who said basically your driveway crosses over his land. Is that true?

**Winslow:** It's an easement.

**Kapuscinski:** Okay. All right. Had you talked to him about this at all to make sure that...

**Winslow:** I tried and he was not at home. I know I've had a month but I've not had time till yesterday or Friday. Ive been meaning to catch up.

**Kapuscinski:** I mean, when I saw your property and I understand the business it didn't you know, everything looked fine to me and I understand this an easement. So quite honestly, you're only going to do most of your shipping through UPS, as far as I understand. Right?

**Winslow:** Or I'll take it to the shipping postmaster. Right.

**Kapuscinski:** And basically, you're going to be under contract right? With the federal government and also police agencies. That is essentially your customer base.

**Winslow:** Correct.

**Kapuscinski:** So you'll be shipping you'll be taking your inventory in and shipping up via UPS or FedEx. It'll be coming up that drive. Right. Are you able even though that easment over someone else's land to secure that entrance?

**Winslow:** Yes. Yes, where my property starts I have a gate that can be shut.

**Kapuscinski:** So you'll be beyond his property you'll be put the gate behind his property. This is some advice I really think you need to sit down talk to Mr. Bolt.

**Winslow:** I talked to him when I got here but I will talk to him again and I thank him for coming whether he's for me or against.

**Allen:** As long as you got an easement on it your alright. I see that the state has already approved your driveway.

**Dorrier:** Let me ask Johnny Do you have any questions?

**Bickford:** No, not at this time.

**Dorrier:** Okay, thank you. Id like to open the public hearing.

**Edmondston:** Yes, sir. The first person signed up to speak is Nelson Bailey.

**Nelson Bailey:** Nelson Bailey Fifth District thank you again. At first glance this SUP looks like any other rezoning SUP. But looking deeper and listening to the applicants own words. This the business is already doing business in the restricted zone it is now in. My first blush is that the applicant is doing the same thing another neighbor did with his illegal sawmill some same same, in my humble opinion. In the SUP for this applicant, there is no business license, and no other professional licenses. Where is the paperwork? Where is it? You know, if you're going to have a business, where's the business license? Where's the professional license? This business is involving hazardous material. Has anybody gone to school for hazards material at all? What have they gone to school? In my career path I carried notarized raise sealed documents all over the world? Because they would not accept faxed copies. The Coast Guard Okay, where are the raised seals? I want to see documents with signatures. I don't want to hear maybe sometimes anytime, perhaps. Let's get contracts. Thank you.

**Edmondston:** Lauren Orange Jr.

**Lauren Orange Jr.** Lauren Orange Jr 2334 Deer Run Road. Never done this before. So forgive me if I make mistakes. But anyway, knowing the Winslow's for a good little while, always been quiet people don't even know they're up on the hill. Miss flowers kindly invited me to come to this meeting. And when she rose my eyebrow to the situation I wasn't aware of i talked to Winslow's and had a few questions with him and they said that you know, my main concern was you know, traffic, extra traffic, you know, big trucks and everything. They said that the traffic would be you know, no more than UPS and FedEx and their self you know, which is what's there now was concerned about noise. They said that the noise would be less than a vacuum cleaner. They told me that my tractor cutting hay makes more noise. So I couldn't hold that against them that's all I got to say. Thank you.

**Edmondston:** Douglas Bolt

**Douglas Bolt:** Douglas Bolt 2524 Deer Run road. And usually I've done watched Andy Griffith and gone to sleep by now. Guess what I want to say is I own property on two sides of their property. They do have a right away across me. But that was putting in there for residents and it's been there for years. Their house... my property is 19 foot from the corner of their house. I thought I'd tell you that because they don't have the road frontage as you were talking about v dot and they have to cross me and I'm not sure What the liability would be for me if something happened on my right away. I'm not sure what the property value is either with a, if I want to sell some lots or something. Sure what that would be. Fear of people have kids wouldn't want to buy laps near that place. I wouldn't know anything about this if the Planning Commission and administrator hadn't sent me a letter just in the last few days. Someone will say that it was just going to be for ammunition, as they say for the government. When I read what the administrative zoning administrator sent me, it says for the manufacturing and sales of ammunition, firearms and accessories, well, that's kind of like opening a can of worms. They don't really tell me a whole lot. What kind of gun is this thing going to be? Is it going to be a 22? What's the ammunition going to be? What's accessories? Is that a gun strap? Or is that a full body armor? I don't know. None of these questions I know because I've just learned. So what I would say is, I would vote no for this and I would appreciate you if y'all would. Thank you.

**Allen:** I just want to ask you one question, though. So have you already given her an easement on the land?

**Bolt:** Well, that was there from years ago was Well, I'd say it's been there for years.

**Allen:** They do have the right away.

**Bolt:** They don't have the road frontage. They have to cross me.

**Allen:** Okay, thank you.

**Edmondston:** Marie Flowers

**Marie Flowers:** Marie Flowers Third District first, I want to complain about the fact that there was no signs that indicated there was going to be a zoning hearing. I think that's disgraceful. Anyway, my reservation, to this plan of manufacturing ammo, guns and accessories, at this location on Deer Run road is because it's remote. The houses are fairly far apart. It's pretty rural there. Will the manufacturing be in a safe and secure building? If you remember, Milford country store was robbed twice of their guns. I would have thought that the store had all the security that was required. I don't know whether it was ever robbed when Don Matthews owned it. He didn't sell guns. Now you must realize that this location is public. Because of the announcements in the paper. The ammunition is for the US military is order by computer, right. Okay, I think you asked about that. And I didn't hear one of my hearing aids is bad. Anyway, if guns are to be made, what kind of guns and accessories are to be made? Who will they be marketed to? Will they be computer sales? Is there a tracking for guns? Are there enough people to track and enforce the regulations? I know for the mess. Oh, I better go on here. Okay. Did anybody see the video probably not that. Jordan Center Brown from the red arrow weapons company. They blew up a car in Arvon. Basically, I think this operation needs to be in a safer place with more security, maybe in some sort of industrial area where they have security guards and fencing. I just don't think because of the type. It's not a jelly factory. It's dealing with very, very serious things. And that is why I would I'm very much opposed to this and the way things are in the world these days. Thank you. Thank you

**Edmondston:** David Ball.

**David Ball:** Good evening, David Ball district three. Let's see, we're talking about manufacturing and firearms. And I do know that Millbrook has been robbed, I think now three times. We don't have enough deputies here in the county, and we don't have this state trooper coverage that we need to guarantee that the county is going to be safe. And the fact is, sometimes the information is easy to access through public domains online. So when criminals found out that Millbrook got a shipment of guns, they were there the next night to rob and steal those weapons. If you go to Walmart, you're not going to find very many guns or ammunition. And the fact is, ammunition is getting harder to find. But in reality, when you're working with black powder, ammunition, and stuff with a powder has a very high Flashpoint. So you really have to control the whole environment. And it really should be done in an industrial area. This is the perfect thing that should be in our industrial park, not a subdivision. This is a industrial manufacturing process. And if you look back on the deeds, you have to find out if that deed for the ingress egress was actually recorded. You don't know if it was recorded, it may have just been used, because it was an old logging road. So you don't know if actually, between the owners if that actually was recorded. So it may not be legitimate. And the other thing is, yeah, she's got government contracts that she's filling. But where's the BATF? Have they been weighed in? Do they have permit? They give them permission have they reviewed the criteria for this? I think the security factor this becoming public, makes it a high value target. And that's a real concern for the whole community. It should be in an industrial park.

**Edmondston:** Red Walker.

**Red Walker:** Red Walker 2207 South James Madison highway Farmville. We're about a mile down the road from the Millbrook store, and had been robbed twice and we've been there about 10 years, my wife's family goes back generations but we've been there about 10 years has been robbed twice, and you walk in the store and break proof glass that's this thick is broken, and all the guns are gone. And it's a pretty creepy feeling to be living in the middle of nowhere on a farm, trying to make a living on a farm. I haven't figured that one out yet, but we're getting closer. But it's just really, really creepy. Where they're planning on doing their manufacturing is just another place out in the open a nice farm. It's actually on the way to our favorites swimming hole down the Appomattox just about a quarter mile from there, we drive by it, you know, at least three times a week, especially with his heat. We go down that swimming hole about three times a week and just knowing there's a place that has a ton of guns and knowing that there's a lot of people out there that are going to break in and steal them just really creeps us out. You know we live in the middle of nowhere for a reason. And we don't want to live in the middle of an industrial ammunition place and I'm a gun owner. I keep a gun. I keep it for taking care of livestock and for hunting I'm not opposed to guns. I just really feel like this is completely inappropriate for our neighborhood. And I love our neighborhood. I love my swimming hole and. I also really want to thank you first I want to apologize to her second still would like to apologize. I thought you were going to let me talk. I'm sorry. I got all riled up about that. But I didn't realize that I had a chance to talk later. So I apologize for not understanding the process. But yeah, I really do appreciate it. I've learned a lot. I believe now that the subdivision is a bad idea. I talked to a lot of people about it. No subdivision, I'm down on that. I'm glad you slow track everything on with the other ones. I really appreciate that. It really seems like you're really working your butts off and I think you're doing a really good job. So thank you for your work.

**Edmondston:** No one else signed up

**Allen:** You want to get her up to answer some questions.

**Dorrier:** Could you come back? We, the last time we met, we spoke of what type of firearms you would be manufacturing? And could you elaborate back on that? And maybe some people don't know what's going on with what type of guns and the caliber of guns. I think we talked about all this at the other meeting But I need you to bring that back out again.

**Winslow:** Basically, we'll be doing custom one off, eventually, it won't be anytime soon. And it'll be small caliber, maybe hunting rifles, that sort of thing or hunt shotguns, whatever. And there will be nothing kept at the location, no retail spot. Any of that.

**Dorrier:** Did everyone hear her? Could you speak up.

**Winslow:** So we will not have a retail location, there will not be a lot of guns at the property. And it when we do make guns, which will be a while it will be like one off custom. You make an order we make it we ship it. And of course we have to go through the ATF for the background

check and all that which I've done in the past. And I would like to say I'm not in business right now I have been before but right now I'm not.

**Dorrier:** Will you have security?

**Winslow:** I have the gate that comes on to the property. And if I need real security, I can just park a car by my house because you can't get past it with a car. So that's not a big deal.

**Kapuscinski:** Would you explain to Mr. Ball, the fact that you're not going to be doing black powder loading?

**Winslow:** Yes, it will not be black powder it smokeless powder, which is not explosive, it's just flammable. And I do have flammable cabinets, and all of that to make sure that we do not have a problem with that.

**Bickford:** Would you ask her being she has a government contract, what kind of federal guidelines or restrictions that she going to be operating under?

**Winslow:** Basically, with ATF, you have to be a certain distance from the road. And I'm at least like two or three times that two and a half to three times the distance that I need to be. And they have no restrictions on ammunition. You have to have a license to manufacture, which I do. And you have restrictions on guns, of course you have to background check. And to sale you have to record the serial number, the type everything about the gun, when you sell it and send it into the ATF.

**Dorrier:** Did you hear that Johnny?

**Bickford:** Yes. Did she is she going to be manufacturing the guns on basically assembling the guns? Which one would be the greater percentage?

**Winslow:** Well, probably. At first, we might buy some components to assemble and make some eventually I'd like to make the whole thing.

**Bickford:** Okay.

**Dorrier:** And you are working. You have permits and license. Everything you need to go with and work with the ATF. That's that was one of my question because that was a questions from somebody.

**Winslow:** I do have a LLC registered with the state registered Im registered on Sam, which is the system Award Management for the federal government registered with swam. I'm registered with the SBA. So I have all those

**Shumaker:** You SBA is for small business woman owned?

**Winslow:** Swam as MicroSTAR.

**Dorrier:** Anybody have any more questions?

**Allen:** Only other thing is somebody said something about a explosive in Arvonina that was someone shooting tanerate. Had nothing to do with her making guns and bullets.

**Dorrier:** We need to move on. We either need to we need to close public hearing and need a motion to either send it to the board of supervisors or deny if you guys will.

**Allen:** I make a motion we move it on to the board. approve.

**Taylor:** Second.

**Dorrier:** Okay, I have motion we move it to the Board of Supervisors. Second, all in favor of this please raise your right hand. John, how do you vote?

**Bickford:** I agree.

**Dorrier:** Okay, thank you. Your approved.

**Winslow:** Thank you all and thank you, my neighbors for coming.

**Supervisor Allen made a motion, Commissioner Taylor seconded and it was carried unanimously by the commission to move case 22ZTA/SUP 312 on to the Board of Supervisors.**

**Dorrier:** Next case.

**Edmondston:** Next case is a public hearing for 22 ZTA SUP 314 This is Joe king as the landowner, an applicant located at 5136 Slate River Mill Road tax map 95 Parcel nine contains approximately 66.79 acres. It's in the Maysville magisterial district and it's zoned a one. The applicant wishes to obtain a special use permit for the purpose of operating a commercial repair shop and zoning text amendment adding a rental yard to an especial use permit for these purposes. This case was introduced to you last month Mr. King is here with you this evening to address questions and concerns and there was no one signed up for the public hearing.

**Dorrier:** Okay, Mr. King can you come forward please? State your name and address.

**Joel King:** Joel King 5136 Slate River Mill Rd Dillwyn.

**Dorrier:** Could you enlighten us again what you want to try to do so everyone will know.



**King:** The main goal is tractor repair. I will also do construction forestry. And very limited automotive that just for neighbors. That's all I want to do. I don't want to do any automotive other than help my neighbors out. And rental yard this point I got three pieces of equipment that I'm renting out. So it's all at this point, but it may grow.

**Dorrier:** Anyone have any questions for Mr. King?

**Allen:** I might have missed it. But the rental yard what was it? As far as what your renting out?

**King:** I got a skid loader mini excavator and a standalone skid loader at this point.

**Allen:** Okay, I just want to make sure I didn't misunderstand.

**Dorrier:** Well, I think I think you adhere to all the rules and regulations and what we've stated last meeting, and we don't have anyone else to speak. Do I have a motion to pass this on to the Board of Supervisors?

**Allen:** We have to open it and close

**Dorrier:** Oh I haven't closed the public hearing. I'm sorry. Okay. Do I have a motion on this?

**Kapuscinski:** I'd like to move that we push this thing forward to the board supervisors.

**Allen:** Second.

**Dorrier:** It's been moved to push to go to the board of supervisors Second. All in favor of this motion. Please raise the right hand. Johnny?

**Bickford:** I agree.

**Dorrier:** Unanimous. Thank you. Okay, new business.

**Commissioner Kapuscinski made a motion, Supervisor Allen seconded and it was carried unanimously by the commission to move case 22ZTA/SUP 314 on to the Board of Supervisors.**

**Edmondston:** Yes, or the next case is an introduction for 22 SUP 316. The landowner is Karen Whyko and the applicant is Karen Whyko and David Whyko at 1904 Pattie road Buckingham tax map 77 parcel 18 With just under 375 acres. It is located in the James River magisterial district and it's currently zoned a one. The applicant wishes to obtain a special use permit for the purpose of operating an air b&b Bed and Breakfast campsites and events center events to include but not limited to weddings, party celebrations, music events, concerts, film and photo shoot film and photo shoots excuse me, yoga, horseback riding watersports, 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. Mr. Whyko David Whyko is here with us this evening. To address questions and concerns explain his project to the Planning Commission.

**Dorrier:** Mr. Whyko Could you come forward please?

**Whyko:** Good evening David Whyko 1904 Pattie road.

**Dorrier:** Okay, could you tell us what you got planned and what you got in the plans.

**Whyko:** Certainly we came to Buckingham and purchased the property in 1994. And have made our property into a real gem, real showpiece it's a it goes back a lot of names that are known and Buckingham Carter's Patterson's on and on and we've taken that property we've just really beautified it and made it made it our home because we found that Buckingham is a special place and then we the way we have our property right now set up is like Nicci said 375 acres 10 acres on the initial property is a house from 1839 that we had a master Mennonite builder come in and redo and add on to and the lands right it's just begging for I mean I've had 30 People asked me about my God, you should have weddings here because the way the property set up on the initial, the initial house is set up on 10 acres of like meticulously groomed land with gazebos and pergolas and a five acre lake with a another eight acre lake on the other side of the property. So it just opens its self-up to bring you know some money into the Buckingham. That's what we strive to do with all my workers and anybody that's ever worked on our house, you want to keep our money in Buckingham, it's important to us because you know, it's where we live is where everyone else lives, we want to do good by them. As far as, as far as the event space, the main focus is probably most likely going to be weddings. But I don't want to limit myself because there's so much more available to do on the property. Like I said, we have an eight nine-acre lake on one side, and five, six-acre lake on the front pond on the front side. And there's just trails there's, there's just there's a lot of fun to be had on that property. And like I said, I've had endless amounts of people asked me to have weddings there. This that and the other thing and I just want to do it the right way. That's why I'm here in front of you tonight.

**Dorrier:** I understand the place you have is a very beautiful place back there. Pete Did you say you you've been back there? Right?

**Kapuscinski:** I did. I drove by your place. It's gorgeous. And congratulations is very nice. Let me ask you a quick question. How do you intend to house people you're going to house them in the brick house that you just redid and how many rooms have you got?

**Whyko:** There's nine bedrooms.

**Kapuscinski:** How many bathrooms?

**Whyko:** Nine bathrooms, 14 fireplaces. But what I propose is for weddings, it's three floors. The house is approximately 11,000 square feet. I'm not for certain. But the bottom floor is got four

bedrooms, a wine cellar, and a big game room. And I intend to use that as an as a staging area for excuse me for bridal party, whoever it may be. But as far as the house, that's going to be pretty much off limits. For the most part,

**Kapuscinski:** Where do you intend people to stay, in a trailer or?

**Whyko:** Well, mostly my intention is for weddings first and foremost. So they're just going to come in from out of town. Destination weddings, because as you know, all the different wineries and such around the area are booked for two years in advance. And they have places to stay whether it be Farmville or Appomattox.

**Kapuscinski:** You indicated your son is a kind of a chef.

**Whyko:** No. I am.

**Kapuscinski:** Oh, you're the one. Okay. So do you intend to do restaurant? Are you going to be a restaurants?

**Whyko:** Well we have a barn on the property that I intend on renovating. I'm in the process of renovating and cleaning up it's a beautiful barn you probably saw it when he drove by where I want to put it in a commercial kitchen and do cooking classes. Me personally, I had a you know my career as a private chef has taken me all over the world.

**Kapuscinski:** That was you I thought that was your son.

**Whyko:** I wish no kids yet.

**Kapuscinski:** It was pretty impressive. But the question I would ask, I guess I need to ask you you say that this is an Airbnb, that it's more of an event center. This is second one. We've heard one and 1500 You're saying well maybe maximum 1800 Is that different? Does that require a different kind of an SUP than an air b&b or I mean?

**Edmondston:** What's called a bed and breakfast and a list of special uses and an A one zoning district that Airbnb as a short term rental very similar to a bed and breakfast.

**Kapuscinski:** So that would cover an event center as well.

**Edmondston:** Well, he's asking for three things Airbnb Bed and Breakfast campsite and the events.

**Kapuscinski:** That would all be covered under one SUP?

**Edmondston:** Yes, sir.

**Kapuscinski:** All right. That was my question. So how are you going to handle the road situation? I mean, you I saw you had two entrances, one with an iron gate over the wood gate, what are you going to do? Is this going to be off limits? So your property on the other side where all the hay bales were is that where you intend to have the...?

**Whyko:** No sir. Like I said, I have I've got for the sake argument to say 400 acres 200 acres on one side and 200 acres on the other of the road where you saw the wooden gate. I go straight across into a field that's completely level I could park 1000 cars there. And I've spoken to...

**Kapuscinski:** That's across the road. I saw that.

**Whyko:** Yes, sir. And I spoke with VDOT and he was let's go.

**Kapuscinski:** Thank you that answered my questions very nice area.

**Whyko:** Thank you very much done a lot of work on the last two years.

**Dorrier:** How many people are you looking to entertain?

**Whyko:** On average? Or what am I requesting?

**Dorrier:** What are you requesting?

**Whyko:** 1800. Do I ever see that happening? I mean, that have to be it really interesting event, but whatever knows, I don't want to limit myself. But something to that nature would require a lot of a lot of work, preliminary work and whatnot to get done, you know, with accordance with the police department, the fire department, something like that, that those would not be happening every weekend. Like, if that happened? Well, I'm not going to, I'm not going to sell myself short. But when it happens, we'll deal with it at that time. But the property could handle that easily.

**Kapuscinski:** How many events a year?

**Whyko:** You know, truthfully, we want to just run the season from April until the end of October. So what is that 20 25, maybe weekends. And it's mostly shooting for the weekends, because that's when most people want to have these type of events. But if it allows itself to have a smaller event, during the week, and like I said, once I renovate the barn and set up a commercial kitchen in there, you know, I'll be doing cooking classes and maybe like private, private dinner parties, using local, local, produce local wineries, and try to bring farm to table.

**Kapuscinski:** The reason I'm asking is I think we had another person want to come in here to 1500 people, I think what we did is we limited them to four times a year, didn't we do something like that?

**Whyko:** Im negotiable to that. I mean, you guys are going to tell me, but I'm fine with that.

**Kapuscinski:** Yeah, it's just that you're not an event center. You know, it's a plantation that you're creating events.

**Allen:** The last 3 we passed has ended up being 1500.

**Whyko:** Yeah, that that's, that's something that me personally, I wouldn't necessarily want that many people on the property. And Karen definitely doesn't want that many people on the property. But if we had some sort of, like, charitable event, or something like that, where it opens up to that, you know, if I'm limited to, you know, four or five times a year, I'm completely open to that, as long as we can have that.

**Kapuscinski:** That's something we put as a condition?

**Shumaker:** Number eight. Yeah, so that's my question to Nicci, is that condition eight, just for festivals? Or does that limit him for his wedding?

**Edmondston:** That's just for the large festivals, anything over 200. In the last case that was approved by the Board of Supervisors, the recommendation by supervisor Davis was to impose the same conditions that were actually passed on Mr. burgomaster, earlier this year, any event over 200 up to whatever amount is determined, he is asked for 1800 I think there's 2000. In here, it was decided upon at the Board of Supervisors in the last approval to limit it to 1500. So any large event over 200. So 201, up to the capacity that you put in the to the conditions would fall under condition eight, and then the events per year. So I think it was four at that last, for large events over 200.

**Whyko:** On average, I would have to say that what we're shooting for are, you know, weddings, or some type of celebration of that nature. On average, like probably like 300 400, tops, you know, but I just want the availability in case we do, come into something special that we can be allowed.

**Kapuscinski:** If he has one over 200. Again, that's four times a year right?

**Edmondston:** That's actually an eight m, that was just placed there.

**Kapuscinski:** Would you be agreeable to that?

**Whyko:** You saying that I can only hold four times anything?

**Kapuscinski:** Anything over 200 You would be limited to four events of those a year.

**Whyko:** I would like to see that, you know, opened up a little bit. Because, you know, if I have only four weddings, you know, you know, I got a friend of mine who's getting married in

October, he's gotten over 200 people. Oh, I think the average size I mean, it would probably be, you know, on an average wedding is 150 to 200. And that's, that's going to be the crux of the business. So I would I would ask for maybe some sort of special allowance for more than four. And it's, like closest neighbors probably a quarter mile away. And then one after that. The top of my Hayfield. My the one after that is probably half a mile away, if not more.

**Kapuscinski:** I don't remember exactly the conditions but it seems to be that if we were differing conditions for him, wouldn't we be opened ourselves up to issues.

**Dorrier:** Also we need to have a traffic impact report to with that much going on? Have you had that checked?

**Edmondston:** Yeah, that's in this application? Yes, sir.

**Dorrier:** There's just a lot, you haven't a lot of activities that we're not set up for... You know, we only doing so many per year. And I think that's a problem, what we're looking at.

**Whyko:** Well, as I'm trying to stand, I don't want to get to a place where, you know, I'm having you say, the different activities. If you guys look at me, it's just weddings. And I'm saying I want to have, you know, a jazz I worked for, I've worked for a lot of like very, very, very famous musicians and whatnot. And let's just say they wanted to come over and have a little Sunday, you know, something, and jazz and jazz on Sunday or something like that? You know, I don't, I don't want to be told I can't do that concert. So I opened myself up for as many things as I could get under that, that are within the realm of the business itself. You know, it's hospitality.

**Crews:** I mean, I think personally, if you're doing weddings, you only do if you can only have 200 people or more four times a year, that's definitely going to limit you. I mean, I think you're definitely going to need more than that. What that number is, I don't know, but

**Shumaker:** Asking for an increase to 400. Minimum, before we start imposing the four times a year, was that the number you had in mind?

**Whyko:** No, I didn't have a minimum on the weddings. I mean, excuse me, I would just like to know that, you know, me personally, you know, it's my property, it's my land, I love my peace of mind. I love the quietness of everything. I don't really want to have more than 200 people, but I need to know the options there just in case because, you know, like, like I said, all the wineries, all the different locations around here booked for two years in advance, and, you know, a 200 person weddings, hell of expensive for that person. I mean, it's extremely big. So I don't really see that happening too much. Unless, you know, daddy, or mommy Warbucks comes down from DC or something like that, but

**Shumaker:** But you don't want to be limited.

**Whyko:** Exactly. So if we kept it in, I'm gonna be truthfully, I will probably be truncating that if someone comes up to me, and says I want to do a wedding for 500 You know, because it's a lot of aggravation, a lot of stress.

**Shumaker:** Its hard to publicize that as well. If you're limited to a certain amount of times you can do that. safety restrictions, I think in the SUP application or in the condition say anything over 200 people, you have to notify the sheriff's department.

**Whyko:** I already made that a point in my application.

**Shumaker:** Even if we increased the threshold, or 100 or whatever number that was agreeable, but we kept in that safety net there to still have a police officers notified.

**Edmondston:** I just would like to add to if you go back to condition eight maybe this has been taken just a step too far. This is strictly for any other festival events that he has. This is not for the wedding so if he has an A concert, a wine tasting a music event, a music event, that's where because it's musical or entertainment festival a wedding would not by definition fall under that a musical or entertainment festival but not limited to music car shows live concerts.

**Shumker:** That's what I was asking earlier if that applied to?

**Dorrier:** So then we would be covered we'd be okay with that?

**Edmondston:** Setting a limit on events would just limit the musical or entertainment festivals that fall under this not the wedding or life celebrations unless you'd like to add it that's completely up to the planning commission they focused on the problem or the opportunities and challenges fell under the concerts and those live venues? That's really where the focus was to have more of a traffic plan and working with the Health Department. We didn't limit the weddings.

**Kapuscinski:** I would move that we do the same thing for this gentleman. I don't know if you but honestly I don't have a problem.

**Dorrier** Anybody have a problem?

**Allen:** So what you saying? Four large events?

**Kapuscinski:** Four large events the musicals the car shows or whatever, you know, anything other than a wedding?

**Allen:** Bot counting a wedding.

**Kapuscinski:** That help you out?



**Whyko:** That helps out.

**Kapuscinski:** So youll cook us a dinner?

**Whyko:** Sure. Isnt that sort of like bribery?

**Dorrier:** Johnny, you have any questions?

**Bickford:** No, I've been listening yall doing a good job.

**Dorrier:** If were okay let's have a motion, whatever the Commission decides on.

**Kapuscinski:** I move we that we go ahead and accept your move this on to the board of supervisors with the condition that...

**Dorrier:** Public hearing.

**Kapuscinski:** Sorry public hearing my fault public hearing with the with the condition that anything with anything other than a wedding would be limited to four events a year with a maximum of 15 or 1800.

**Allen:** Last three were done 1500. So I would say that.

**Whyko:** Beggars can't be choosers.

**Allen:** Second.

**Dorrier:** We have a motion is second to move this on to public hearing. All in favor, please raise your right hand. Johnny?

**Bickford:** I agree.

**Commissioner Kapuscinski made a motion, Supervisor Allen seconded and it was carried unanimously by the commission to move 22-SUP316 on to public hearing.**

**Dorrier:** Okay next.

**Edmondston:** That'll be a public hearing August 22 at 7pm at your next Planning Commission meeting. 7pm. Okay. The next case is 22 SUP 317. Landowners and applicants are Rodney and Terry Banks. They reside at 568 Mountain Vista Road Scottsville, Virginia. The property information for this case is tax map 9 parcel 69. And it does have two acres and it is located at 15681 South constitution route and the Slate River magisterial district is currently zoned a one. The applicants wish to obtain a special use permit for the purpose of operating an air b&b Bed and Breakfast and just one dry campsite. This applicant is asking the Planning Commission to

schedule a public hearing for this request, whether it be the wishes of the planning commission to set a hearing date and time August 22 At 7pm the applicants are with us this evening.

**Dorrier:** Could you come forward please?

**Terry Banks:** My name is Terry and this is Rodney Banks.

**Dorrier:** How large of this is this area that you plan to?

**T Banks:** Two acers.

**Dorrier:** I thought I read it I just want to make sure. And it's on Georgia Creek Road.

**T Banks:** Its actually on route 20 Just right above Georgia Creek.

**Dorrier:** So it's not going down Georgia Creek Road. Because I was saying that's a terrible intersection right there. And I just wanted to ask a question. I saw you had approval from Vdot.

**R Banks:** It's just up the road from Georgia Creek road but it's not on that road.

**Dorrier:** Is it up towards Scottsville?

**T Banks:** In that same area a rock throw.

**Dorrier:** In front of Mr. Heijmans house?

**T Banks:** Yeah you know, that's my uncle.

**Dorrier:** So youll have a small camping area?

**T Banks:** Yes just one we're in the process but it will be only just one

**Dorrier:** Okay, questions?

**Kapuscinski:** Yeah. And I was down there is your driveway roped off is off 15?

**R Banks:** We're not that one. Its not roped off.

**Kapuscinski:** The white house back in there.

**T Banks:** Yes. It's now white because we've been working on it.

**Kapuscinski:** That is that where you intend to have your b&b?

**T Banks:** Yes.

**Kapuscinski:** Okay, fine. And then you'll the campsite I would assume is next to it. How do you get into that? Where do you enter?

**R Banks:** It's right into the driveway if you're not looking to go straight up the hill.

**Kapuscinski:** Okay.

**Dorrier:** So its actually almost in front of Curtis's. I know exactly where.

**T Banks:** It is.

**Dorrier:** Okay. Nice little area.

**Allen:** Driveways already approved?

**Dorrier:** Yeah, they approved it. Any more questions? Anybody have a motion?

**Allen:** I'll make a motion that we go ahead and have a public hearing on the 22<sup>nd</sup>.

**Crews:** Second.

**Dorrier:** I have a motion a second to move this on for public hearing? All in favor, raise your right hand. Johnny?

**Bickford:** Yes.

**Dorrier:** Okay. Thank you. Your approved. Okay, thank you. Okay, Nicci.

**Supervisor Allen made a motion, Commissioner Crews seconded and it was carried unanimously by the commission to move case 22-SUP317 on to public hearing.**

**Edmondston:** The next case for introduction is case 22 SUP 318. The landowner is Buckingham County. The applicant is Atlantic Investment Corporation. Tax map is 138 parcel 15. It does contain approximately 99.6 acres located in Industrial Park Road Dillwyn in the Curdsville magisterial district. It is own neighborhood commercial; the applicant wishes to obtain a special use purpose for the purpose of constructing single family dwellings residential housing to include townhouses only in a community center. The applicant is asking the Planning Commission to schedule a joint public hearing with the board of supervisors to hear this request. There are 12 conditions attached to this. Would it be the pleasure of the planning commission to hold a joint public hearing inviting the board of supervisors on August 22? Mr. Ted Lloyd, who is the applicant with Atlantic Investment Corporation is here this evening to address questions, comments and concerns.

**Dorrier:** Okay, Miss Lloyd, can you come up? So this is not just a request for the planning commission and the supervisors. We can ask questions and decide on it right?

**Edmondston:** This is an introduction, the applicant is asking just as in a couple of other cases for a joint public hearing, and Mr. Lloyd is available to answer questions regarding his development concept.

**Ted Lloyd:** At this, this point, I want to point out my misinformation button. I've heard more misinformation up here tonight about this project. So I figured I'd put on this and attribute to the misinformation I am for the project. The entire Buckingham County has been inundated with false information, and very poor research that's been done surrounding this project. And we will debate that at the public hearing. But as for right now, I'd like to just go ahead and say I'd like I'd like to I'd like to not request a joint hearing. I'd like a straight up hearing. I think the county of Buckingham deserves to hear everything and everybody that I wanted to bring today. I told him not to come because I didn't think it was going to be an opportunity to voice your opinion. So I shut everybody down and told them not to come today. But hearing everybody's opinion earlier. A lot of the stuff that I heard was about things from like Brian Davis about erosion and sediment control. That's that's all part of the permitting process. We bond it, Peter, I addressed your bonding that you requested last time. Within two days, we had the someone ready to issue the bonds to cover that to protect the county. And we plan on continuing that throughout the entire project.

**Kapuscinski:** I want to get into that with you a little bit. But thank you.

**Lloyd:** All and all I live in Fairfax County. I hate it. I sold my farm down here. I have seller's remorse on that. It's 250 acres that I love. I'd like to retire down here in this particular subdivision on one of the larger lots. I've had a couple people one still remaining here, I'm not going to point that person out. Few people come up to me today and say hey, you know, I'd really like the smaller lot to live in Buckingham, I don't want a big piece, you know, big acreage. But I think that can all come out during the public hearing. When we originally approached this whole project, we thought we were rezoning. But seven years ago, a unanimous vote, including Mr. Allen, I believe, decided to slate this particular parcel for development and a unanimous vote to make it NC one. And that's the direction that we were heading anyways. And I'd like to see it continue with the same enthusiasm that the board supervisors had seven years ago and get this project to the next level and approved. So thank you. And as far as the joint hearing, let's just do individual here. Thank you very much.

**Kapuscinski:** Open for questions right now?

**Dorrier:** Yeah, I would say now or the hearing.

**Lloyd:** I can't guarantee I have the information for answering but I'm open.

**Kapuscinski:** I just need to understand why in the conditions. There are a couple of pages that are missing. Do you intend to complete those in other words, there's an affidavit in there that says that the any anybody in the in the in the voting booth for the county has no financial interest in this?

**Lloyd:** I don't have that in there.

**Kapuscinski:** I didn't see it in the conditions.

**Edmondston:** It doesn't have a completion this was reviewed.

**Kapuscinski:** There's a vdot

**Lloyd:** Vdot we did a lot of phone tag.

**Kapuscinski:** I can imagine that you did. I'm just curious to find out though those will be in the condition.

**Lloyd:** Yeah, Vdot will be approved. Some woman stood up here and said that Maxey isn't qualified to do the study Vdot dictates what study is to be done, if any at all. All Maxey does is says it falls into a particular category like all civil engineers do.

**Kapuscinski:** So that zoning change actually took place seven years ago, Danny?

**Allen:** I kind of forgot about it, but they say it happened in August 15.

**Lloyd:** I have the minutes of meetings and all that. Do you want it?

**Kapuscinski:** How does that affect? I mean, we've got Tiger fuel. I don't know if that's part of that same one. John deere

**Allen:** John Deere, still a m one in the Christian school still m one in the back part where they do the tractor pull is m one.

**Kapuscinski:** And let me ask you, just a couple of questions. In the contract, you've got a you've got a minimum tax value increases is met Exhibit D page. Two other. You know, it says basically, if that minimum tax value is met, there won't be any, there will be speculative sales of lots at that point in time, you'll be allowed to do that. All right, that's according to your contract. Okay. So my question is, what is that minimum number?

**Lloyd:** Well, I don't particularly recall that to be honest with you, phrased exactly like that yet. The minimum that is guaranteed in recent tax base is 15 million. That's the minimum.

**Kapuscinski:** So that's your understanding of the minimum before you could do any speculative sales.

**Lloyd:** Based on the people that I'm working with right now. The lots will be sold in large sections of which development must start right away. So I don't think we're going to run into too much of remainders of lots. One of the things that I ponder is when someone comes in and says, I want to buy two lots and build one house on one, that's something that I'm kind of stuck with, do I do it or not? Because that is speculative in nature? You're correct. Right.

**Kapuscinski:** I guess my question would be, if we were to add some sort of a condition that suggested that you would not be able to sell speculate off to a speculative builder. Would that be something objectionable to you?

**Lloyd:** As long as it didn't...

**Kapuscinski:** Again, I'm not trying to negotiate a contract.

**Lloyd:** I know it's something to ponder. Absolutely. Am I open to it? Absolutely. Off the cuff, I don't know how that would be structured. Yes.

**Kapuscinski:** Again, I'm not negotiating. I'm just asking. So let me just block goes forward here. Yeah, people that live in big cities that may want to come here to Buckingham.

**Lloyd:** But they can't come from New Jersey or New York, according to Mr. Brickhill.Or Charlottesville.

**Kapuscinski:** Well, my point being that, I don't care if they're coming for Charlottesville. I forgot about Charlottesville or Richmond are all that. None of that. question I would ask you is if they come from a city that has amenities, right, I can't imagine they're coming to Buckingham to shop, or to go to a bowling alley or bar or live entertainment. I don't know what you think would draw those people here to buy a \$450,000 home?

**Lloyd:** Well, there are a lot of reasons people would come here. One is to get away from places like Northern Virginia, I've received calls from a retired gentleman who wants to move here, and his wife wanted to actually join you know, it's funny that up, not even really that I am up against it. But there's a close thing called Citizens for better Buckingham schools. And that's where all the misinformation is being circulated. And no outside information is allowed in because it's a closed group yet, the teachers and Buckingham County actually will benefit more than probably most any other group in Buckingham, the teachers in schools from this. And this, this retired gentleman who called wanted to come here, and the wife's a teacher who wants to continue teaching. Oh, that's just one example. And said, Where are you with this? And I said, we're in the we're in the stages of getting approvals and whatnot and getting it over the hurdles. It's a good project. It'll bring a lot of good new talent, teachers medical for professionals, probably

architects, and maybe a couple of lawyers if we need any more than in the world, but probably a couple.

**Kapuscinski:** The question I asked you last time about the bond. And I appreciate, believe me, I appreciate you jumped into that. I mean, Mr. Wright told me that basically, it was two days after we asked that you, you jumped into it. Unbelievably appreciative the question that I did ask you, though, is in the event in the unfortunate event that you were not able to complete this thing. All right. Would that bond cover cleanup and finishing and I know that you said it would cover the amenities. But I'm not sure that it would cover any kind of cleanup, or anything else would be left in the unfortunate event that you could not fix it? So I mean, that's again, I'm not negotiating. I'm just suggesting that maybe a half a million dollars wouldn't do it. You know, I'm saying, \

**Lloyd:** You're talking about erosion and sediment control in sanctions, in the hypothetical situation.

\*Inaudible Multiple People Talking\*

**Lloyd:** One section sold out beautifully, and then the interest rate shot through the roof? Let's look at that hypothetical. Interest rates went super sky high. And it slowed down, we'd have an area where there'd be grass fields and sewer and water installed waiting for either interest rates to drop or demand to catch up and moderate where the the purchases of homes would work again. Back in the Jimmy Carter days, interest rates for homes were 13 14%. Yeah. And and somehow and other homes still were transacted? I don't know how, but I was just youngster at that point. But we've lived in this miracle interest environment for quite a while here. And right now we're what five and a half percent, probably going to six and a half 7% When I was in the mortgage business, I was selling mortgages, like they're going out of style at seven and a half percent. That was just 20 years ago.

**Kapuscinski:** I have a constituent that wrote me and suggested that there are a lot of places in Buckingham, that were developments that still have open lots, some of them as far back as 25 years. So again, there's a question as to whether or not this thing can even be completed. I mean, logically, people are wondering, and I heard it here tonight. I guess I have the question myself, what would make somebody come to dillwyn to buy a \$400,000 house when we have no other amenities?

**Lloyd:** Well, first of all, just getting out of the big cities and having some amenities that were there, such as the pool and the clubhouse.

**Kapuscinski:** If you have kids, you got to understand, I think you got to understand what's being pictured in my mind is well, I got kids, I can't imagine myself going into a neighborhood and having my kids know that there's a clubhouse and a pool. And basically, that's all there is, other than maybe going to high school and coming home at night. I don't see. I don't see the attraction. I just don't see it.



**Lloyd:** I think that's not for you to see, to be honest with you. That's for the purchaser to decide if he wants to come. Plus, there's hunting and fishing and hiking and all sorts of other things to do in this wonderful County.

**Kapuscinski:** Totally understand that.

**Dorrier:** All right. Good. I think we need to get into this at the public hearing. But some good questions raised, a lot of people is going to come in to the county for this that, you know, it's just that's, that's what the public's asking. And that's what we need to resolve to get make everybody happy. And also I was looking at our traffic impact, the capital impact, and the bonds. I think we will talk about this at a public hearing, maybe we'll get a better handle on this. We need to on those, at least those three or four things. If we can.

**Lloyd:** That's fine. Yes, sir.

**Dorrier:** So maybe we can be ready to talk about that at the public hearing.

**Lloyd:** I'll do my best.

**Crews:** Can we add any conditions in now?

**Edmondston:** Yes, you sure can. Conditions can be added, amended, deleted, changed or whatever you see fit. Mr. Crews.

**Crews:** I think I'd like to add a condition that there can never be any government subsidized housing in the development.

**Lloyd:** Can I second that motion? because that's not the intent of this development at all. Okay, there's another place I could do that if I wanted to.

**Dorrier:** Okay. Please keep your comments down, please.

\*Inaudible\*

**Lloyd:** Im find with that.

**Dorrier:** Now, next step, I need a motion to move this on to public hearing for just the planning commission. Well, I got I got a question first, Nicci, could we possibly not do that on the same night that we're gonna have dominion, doing it at the same time?

**Edmondston:** Well, typically what has happened in the past whenever we've had, I mean, we've had cases where we've had seven and eight public hearings in the evening, because remember, our applicants have turned in their app complete applications in a timely manner. So even sticking to the traditional four month process allows them to move forward with planning and

things of that nature. So I mean, it would almost be penalizing one applicant due to the other. The other case, I'd say that the request before you was a joint public hearing, if that has been rescinded by the applicant at this point, everyone has made statements that they like to stick to the process as is laid out in and move forward with a planning. I mean, I know it's a long night.

**Bickford:** Steve you can ask to have them start the meeting early If the planning commission agrees, you can start at 530 or six o'clock, move it up to give time.

**Dorrier:** Okay, that sounds like a good suggestion, Johnny.

**Kapuscinski:** Mr. Chairman, would it be possible to move this off till September? And then that would give us all additional time do some diligence on it right.

**Dorrier:** I think it was Nicci was saying she really didn't want to do but I mean, if we could do that.

**Edmondston:** This is this is the decision of the planning commission. So you have enough here, information. Mr. Dorrier, your you said that you felt like more could come out at the public hearing, and you'd have a larger discussion then. So where do you want the discussion after you actually hear from the public to hear more of their comments during that time period wherein you can hold a public hearing address the situations, comments and concerns from the public have Mr. Lloyd and his development team address those.

**Dorrier:** But can we do that in September.

**Edmondston:** Then you'd be tabling this for a month.

**Kapuscinski:** I make that motion.

**Taylor:** Second.

**Dorrier:** I have a motion to table this for an extra month and bring it back in September. has been seconded. All in favor of this motion? Raise your right hand. Johnny?

**Edmondston:** Are you tabling it to a planning commission public hearing? Joint public hearing Planning Commission?

**Bickford:** I don't know if I understand what the motion is?

**Dorrier:** We're going to table it till September to a planning commission meeting public hearing Johnny.

**Bickford:** So you're delaying it 30 days to September so you're actually having a public hearing in September.

**Dorrier:** Right? That's correct. Your vote on it? How do you vote Johnny?

**Bickford:** I dont agree.

**Dorrier:** Okay, you oppose? Anybody else opposed to it?

\*Inaudible\*

**Dorrier:** Four to three. Okay, so we'll see it September. Well, we have a public hearing in September. All right. We'll see you there. Okay, sorry. Okay, building permits report.

**Commissioner Kapuscinski made a motion, Commissioner Taylor seconded and it was carried 4-3-0 vote with Bickford, Shumaker and Allen opposing to table public hearing for case 22-SUP318 till September.**

**Edmondston:** Building permit report is included for your review and I don't have anything for the zoning administrator report this evening.

**Dorrier:** I need a motion to adjourn.

**Allen:** So moved.

**Crews:** Second.

**Dorrier:** All in favor? Raise your right hand. Johnny?

**Bickford:** I agree.

**Dorrier:** Okay. Thank you.

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

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

ATTEST:

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Nicci Edmondston  
Zoning Administrator

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John Bickford  
Chairman

**Buckingham County Planning Commission**  
**August 22, 2022**  
**Administration Building**  
**7:00 PM**  
**Public Hearing Case 22-SUP313**

**Owner/Applicant:**

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.

**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 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.

HEARING CANCELLED





August 15, 2022

**Via Electronic Correspondence**

Mrs. Nicci Edmondston  
Zoning Administrator/Economic Development  
Buckingham County Administration  
P.O. Box 252  
Buckingham, Virginia 23921

RE: Case 22-SUP313, Seeking a Suspension of Consideration-Dominion Energy Virginia's ("Company")  
Pineside Solar Facility

Dear Mrs. Edmondston:

As a Virginia-based company who serves nearly 3,900 Buckingham County ("County") citizens with their electrical needs and as operator of the Bear Garden Power Station, the Company is extremely proud of our history in and relationship with the County.

We, at Dominion Energy, sincerely appreciate your and the County's time during our initial application for the Pineside Solar Facility ("Project"). The Project as designed would provide new local tax revenues, which are estimated at \$115,346 in the first year of operation, create 118 construction jobs and use locally-based supplies during the building phase(s). We believe this Project complies with County regulations and would be an asset to the County once operational, and we look forward to continuing our discussions with the County.

As a follow-up from our discussions and while the Company continues to refine the Project, the Company respectfully requests a suspension of the County's consideration of the Project until the Company notifies the County of the Company's desire to resume the zoning process. We believe more dialogue with the community, County staff, Planning Commission members, and the Board of Supervisors will be beneficial for all stakeholders. At the appropriate time, we hope to submit a formal letter to resume the application process.

Lastly, as the Company develops projects, we must balance the important economic incentives provided in the Siting Agreement with the project economics for our customers. As part of our continued dialogue, we hope to continue discussions on the terms and payments in the Siting Agreement to ensure an equitable outcome for the County and our customers (including our customers in the County and neighboring localities).

Thank you for your time during our application process, and we appreciate our long-standing relationship with Buckingham County. Should you have any questions, please do not hesitate to contact me at 804-212-8594.

Sincerely,

A handwritten signature in black ink, appearing to read 'Felix Sarfo-Kantanka, Jr.', written in a cursive style.

Felix Sarfo-Kantanka, Jr.  
External Affairs Manager  
State & Local Affairs, Virginia

cc: Mr. Edwin Giraldo, Senior Business Development Manager

## Nicci Edmondston

---

**From:** Felix.Sarfo-Kantanka@dominionenergy.com  
**Sent:** Monday, August 15, 2022 4:43 PM  
**To:** Nicci Edmondston  
**Cc:** Karl Carter; E M. Wright; John Bickford; Jordan Miles;  
Edwin.Giraldo@dominionenergy.com  
**Subject:** RE: Pineside Solar Letter

Nicci,

We wish to cancel the public hearing to be held on Monday, August 22<sup>nd</sup>.

Sincerely,

Felix

**From:** Nicci Edmondston <nedmondston@buckinghamcounty.virginia.gov>  
**Sent:** Monday, August 15, 2022 4:36 PM  
**To:** Felix Sarfo-Kantanka (Services - 6) <Felix.Sarfo-Kantanka@dominionenergy.com>  
**Cc:** Karl Carter <kcarter@buckinghamcounty.virginia.gov>; E M. Wright <EMWright@buckinghamcounty.virginia.gov>;  
John Bickford <jbickford@buckinghamcounty.virginia.gov>; Jordan Miles <jmiles@buckinghamcounty.virginia.gov>;  
Edwin Giraldo (DEV Generation - 3M) <Edwin.Giraldo@dominionenergy.com>  
**Subject:** [EXTERNAL] RE: Pineside Solar Letter

**CAUTION! This message was NOT SENT from DOMINION ENERGY**

Are you expecting this message to your DE email? Suspicious? Use PhishAlarm to report the message. Open a browser and type in the name of the trusted website instead of clicking on links. DO NOT click links or open attachments until you verify with the sender using a known-good phone number. Never provide your DE password.

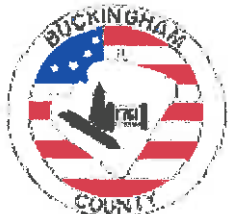
Felix,

Thank you for your email. I understand that Dominion is requesting a suspension of consideration of the Pineside project, does this mean you wish to cancel the scheduled Public Hearing to be held on Monday, August 22<sup>nd</sup> or move forward with this Public Hearing?

Sincerely,  
Nicci

*Nicci Edmondston*

Zoning Administrator/Economic Development



Buckingham County Administration  
P O Box 252  
Buckingham VA 23921

434.969.4242 Phone

434.969.1638 Fax

**From:** [Felix.Sarfo-Kantanka@dominionenergy.com](mailto:Felix.Sarfo-Kantanka@dominionenergy.com) [<mailto:Felix.Sarfo-Kantanka@dominionenergy.com>]

**Sent:** Monday, August 15, 2022 4:30 PM

**To:** Nicci Edmondston <[nedmondston@buckinghamcounty.virginia.gov](mailto:nedmondston@buckinghamcounty.virginia.gov)>

**Cc:** Karl Carter <[kcarter@buckinghamcounty.virginia.gov](mailto:kcarter@buckinghamcounty.virginia.gov)>; E M. Wright <[EMWright@buckinghamcounty.virginia.gov](mailto:EMWright@buckinghamcounty.virginia.gov)>;

John Bickford <[jbickford@buckinghamcounty.virginia.gov](mailto:jbickford@buckinghamcounty.virginia.gov)>; Jordan Miles <[jmiles@buckinghamcounty.virginia.gov](mailto:jmiles@buckinghamcounty.virginia.gov)>;

[Edwin.Giraldo@dominionenergy.com](mailto:Edwin.Giraldo@dominionenergy.com)

**Subject:** Pineside Solar Letter

Good afternoon,

Please find the attached letter for distribution to the Planning Commission regarding Pineside Solar. Should you have any questions, please do not hesitate to contact me at 804-212-8594.

Sincerely,

Felix

Felix Sarfo-Kantanka, Jr.  
External Affairs Manager  
State & Local Affairs, Central - Western Virginia  
Dominion Energy Services, Inc.

[Felix.Sarfo-Kantanka@dominionenergy.com](mailto:Felix.Sarfo-Kantanka@dominionenergy.com)

804-212-8594



**Actions Speak Louder**

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# **NOTICE OF PUBLIC HEARING**

**Monday, August 22, 2022**

**Buckingham County Administration Building**

**13380 W. James Anderson Hwy.**

**Buckingham, Virginia**

**7:00 p.m.**

**The public hearing for Case 22-SUP213  
will not be held on 8/22/2022.**

**The other two hearings,  
Case 22-SUP316 and Case 22-SUP317,  
will be held as scheduled.**

**Case 22-SUP213 Landowners: FREDDY SNODDY, LESTER & CYNTHIA LACY, WEYERHAUSER COMPANY  
Applicant: VIRGINIA ELECTRIC AND POWER COMPANY DBA DOMINION ENERGY COMPANY.  
REQUEST TO OBTAIN SPECIAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A 74.9 MW AC UTILITY SOLAR FACILITY ON APPROX 2276 ACRES. PROPERTY LOCATED AT ROUTE 20 AND BRIDGEPORT ROAD. MARSHALL MAGISTERIAL DISTRICT TAX MAP 16 PARCEL 81, TAX MAP 26 PARCEL 67, SLATE RIVER MAGISTERIAL DISTRICT TAX MAP 26 PARCEL 72, TAX MAP 26 PARCEL 75, TAX MAP 38 PARCEL 74, TAX MAP 26 PARCEL 26, TAX MAP 38 PARCEL 70, TAX MAP 26 PARCEL 73, TAX MAP 26 PARCEL 7 LOT 6, TAX MAP 26 PARCEL 7 LOT 7.**

A copy of the above referenced hearings are available for review in the Office of the Buckingham County Zoning Administrator; 13380 West James Anderson Highway, P.O. Box 252, Buckingham, Virginia, 23921, on regular business days of Monday through Friday from 8:30 A.M. to 4:30 P.M. or by calling 434-969-4242.

By Order of the Buckingham County Planning Commission  
Nicci Edmondston, Zoning Administrator

**Buckingham County Planning Commission**

**August 22, 2022**

**Administration Building**

**7:00 PM**

**Public Hearing 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, film & photo shoots, yoga, horseback riding, water sports, auctions, fishing, dinner parties, cooking classes, wine tastings for up to 1800).

**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.

## 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 WYKO 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 WYKO

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 WYKO

Mailing Address: SAME AS ABOVE

Daytime Phone: 434 969 2054 Cell Phone: (434) 414-4240

Email: DWDELISH@MAC.COM Fax: \_\_\_\_\_

Signature of Owner: Karen Wyko

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 Piccellio

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: WYSZKUSZ R 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: [Signature] Date: 6/28/2022

Printed Name: DAVID WITKO 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 WHYKO

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 SNECK 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





**Buckingham County Planning Commission**

**August 22, 2022**

**Administration Building**

**7:00 PM**

**Public Hearing 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 Campsite.

**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.

**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.

**39 Building Permits were issued in the amount of \$10,780.63 for the month of July 2022**

Permit No.	District	Name	Purpose	Cost of Construction	Cost of Permit
19063	Marshall	FI Mullins Electric	Electric	\$3,400.00	\$25.50
19074	Curdsville	Brian Shope	Residential Addittion	\$3,000.00	\$61.00
19077	Maysville	Shawn Bolden	Remodel Residential	\$6,000.00	\$201.96
19078	Slate River	Charlie Bare	New Dwelling Stickbuilt	\$150,000.00	\$286.91
19079	Francisco	Mt Rush Strctures	New Dwelling Stickbuilt	\$250,000.00	\$472.34
19080	Marshall	Tiana Allen CO Oakwood	Mobile Home Doublewide	\$160,000.00	\$440.28
19081	James River	CMH Homes	Mobile Home Doublewide	\$205,000.00	\$460.14
19082	Slate River	Maxwell Corle	New Dwelling Stickbuilt	\$300,000.00	\$1,236.81
19083	Slate River	Rock River	New Dwelling Stickbuilt	\$229,000.00	\$376.10
19085	Town of Dillwyn	Robert Pineli	Electric	\$2,000.00	\$25.50
19086	James River	Jonathan Logan	Generator	\$0.00	\$25.50
19087	Maysville	John Zeh	Residential Addittion	\$120,000.00	\$122.61
19088	James River	Lesa Scott	Mobile Home Doublewide	\$160,000.00	\$287.51
19089	Marshall	Kimberly White CO Oakwood	Mobile Home Doublewide	\$145,000.00	\$356.96
19090	Curdsville	Amos Beiler Spring Hollow Market	Commerical Construc tion	\$600,000.00	\$2,437.60
19091	Slate River	Beverly Edgett	Remodel Residential	\$34,505.00	\$51.00
19092	Francisco	Mark Tapscott	Detached Garage	\$35,000.00	\$117.71
19093	Curdsville	Expert Contracting	Solar Residential	\$7,800.00	\$51.00
19094	Slate River	Clayton Homes	Mobile Home Singlewide	\$113,000.00	\$300.66
19095	Curdsville	Denesha Brown CO Oakwood	Mobile Home Doublewide	\$198,000.00	\$435.79
19096	Maysville	Jonas and Barbie Fisher	Farm Use- Exempt	\$8,000.00	\$10.00
19097	Marshall	Nick Fraykor	Electric	\$800.00	\$25.50
19098	James River	Robin Scharer	Farm Use- Exempt	\$23,811.89	\$10.00
19099	James River	Cheryl White	Electric	\$0.00	\$25.50
19100	Marshall	Edward Hanes	Farm Use- Exempt	\$24,100.00	\$10.00
19101	Curdsville	Energy Air and Electric	Electric	\$8,000.00	\$25.50
19102	Slate River	Bridgeport Construction	Detached Garage	\$30,000.00	\$178.30
19103	Slate River	JT Enterprises	New Dwelling Stickbuilt	\$340,000.00	\$914.72
19104	Maysville	Vaughns Improvements	Commerical Remodel	\$0.00	\$209.71
19105	Maysville	SBA Network Services	Commerical Addition	\$25,000.00	\$127.50
19106	Slate River	SBA Network Services	Commerical Addition	\$25,000.00	\$127.50
19107	James River	Austin Phillips	Detached Garage	\$40,000.00	\$153.61
19108	Marshall	Kasey Tobar	Electric	\$1,500.00	\$25.50
19109	James River	Parker Oil Company	Generator	\$1,100.00	\$25.50
19110	Maysville	Eason Enterprises	Mobile Home Doublewide	\$0.00	\$296.90
19111	Marshall	Gerorge Woodson CO Oakwood	Mobile Home Doublewide	\$121,280.00	\$304.41
19112	Slate River	Adiel Cruz	Electric	\$300.00	\$25.50
19113	James River	Clayton Homes	Mobile Home Doublewide	\$150,000.00	\$336.60
19114	Curdsville	Phillip and Debra Boyer	Generator	\$3,400.00	\$25.50
18713		Nathan Nuckols	Re-Inspection Fee		\$50.00
18835		Property Loss	Re-Inspection Fee		\$50.00
19066		Bruce Ward Electric	Re-Inspection Fee		\$50.00
**Cost of permit is calculated based on square footage of structure**				\$3,523,996.89	\$10,780.63