

**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 Arvonnia 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.

Supervisor Allen Moved, Commissioner Shumaker Seconded and it was carried 5-2-1 with Kapuscinski and Taylor against and Gooden absent to move case 22-SUP304 on to the Board of Supervisors.

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 Wyrhauser 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 erosion. 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 erosion 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 Arvonnia. 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 22nd.

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:

Nicci Edmondston
Zoning Administrator

John Bickford
Chairman