

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

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

- **Adjacent Property Owners List and Affidavit** (page 4, 5 & 6 attached). This list can be obtained from the Clerk of Courts Office.  YES  NO
- **Completed application for special use permit** (page 3 attached). If not signed by the owner, a Power of Attorney must accompany the application.  YES  NO
- **Interest Disclosure Affidavit** (page 7 attached). Must be signed by the owner  YES  NO
- **Power of Attorney** (page 10 attached). Required if anyone other than the owner is signing the application form or proffer statement on behalf of the owner  YES  NO
- **Written Narrative** (page 11 guidance in preparing the Written Narrative).  YES  NO
- **Fees**  YES  NO
- **Deed**  YES  NO
- **Plat (15 copies)**. The plat information may be incorporated into the Special Use Permit General Site Plan, in which case, copies of a separate plat are not required. The plat must be prepared by a certified land surveyor or licensed civil engineer and contain the following:
  - A. Bearings and distances of a scale of 1" = 11' or less for all property lines and existing and proposed zoning lines  YES  NO
  - B. Area of land proposed for consideration, in square feet or acres  YES  NO
  - C. Scale and north point  YES  NO
  - D. Names of boundary roads or streets and widths of existing right-of-ways  YES  NO
- **Tax Map (15 copies)**. Identify property that special use is being considered for and identify by name all adjacent landowners.

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

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

**APPLICATION FOR A SPECIAL USE PERMIT**

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

DATE OF APPLICATION: 7/6/2016

Special Use Permit Request: \_\_\_\_\_

Purpose of Special Use Permit: Natural Gas Compressor Station and associated appurtenances

Zoning District: A-1 Number of Acres: 68.49

Tax Map Section \_\_\_\_\_ Parcel 91-60 Lot \_\_\_\_\_ Subdivision \_\_\_\_\_

Street Address: S. James River Highway 24599

Directions from the County Administration Building to the Proposed Site: \_\_\_\_\_

West on Rt. 60 approx. 2 miles; right on VA-56 W, approx. 5 miles on the right (at the pipeline easement)

Name of Applicant: Atlantic Coast Pipeline, LLC, contact: Scott Summers

Mailing Address: 925 White Oaks Boulevard, Bridgeport, WV 26330

Daytime Phone: 681-842-3454 Cell Phone: 304-677-6054

Email: scott.r.summers@dom.com Fax: \_\_\_\_\_

Name of Property Owner: Atlantic Coast Pipeline, LLC

Mailing Address: 120 S. Tredegar St., Richmond, VA 23219

Daytime Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

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

Signature of Owner: *Carla M. Coz* Date: 7/6/2016

Signature of Applicant: *Kevin A. Permal* Date: 7/6/16  
ENGINEER:

Please indicate to whom correspondence should be sent:  
 Owner of Property  Contractor Purchaser / Lessee  Authorized Agent  Engineer

## ADJACENT PROPERTY OWNER'S LIST

(Required)

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

1. Name: Ben Morris, Jr.

Mailing Address: 4624 Paschall Ave., Philadelphia, PA 19143

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

Tax Map Section: \_\_\_\_\_ Parcel: 91-61 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

2. Name: Ben Morris, Jr.

Mailing Address: 4624 Paschall Ave., Philadelphia, PA 19143

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

Tax Map Section: \_\_\_\_\_ Parcel: 91-56 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

3. Name: Ben Morris, Jr.

Mailing Address: 4624 Paschall Ave., Philadelphia, PA 19143

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

Tax Map Section: \_\_\_\_\_ Parcel: 91-55 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

4. Name: T. H. Dolan, Est.

Mailing Address: C/O Sue B. Wray, 2731 Lofton Rd., Roanoke, VA 24015

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

Tax Map Section: \_\_\_\_\_ Parcel: 91-57 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

6. Name: CWRB Associates, LLC.

Mailing Address: 8812 Jericho City Dr., Landover, MD 20785

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

Tax Map Section: \_\_\_\_\_ Parcel: 91-59 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

7. Name: Royal P. Haskins Estate

Mailing Address: C/O Charlene Scruggs, 1628 Coolwell Rd., Madison Heights, VA 24572

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

Tax Map Section: \_\_\_\_\_ Parcel: 91-99 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

8. Name: Plum Creek Timberlands, LP

Mailing Address: P. O. Box 1109, Lewisburg, WV 24901

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

Tax Map Section: \_\_\_\_\_ Parcel: 91-21 & 106-35 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

9. Name: Burnell S. Laury

Mailing Address: 40 Valley Way, West Orange, NJ 07052

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

Tax Map Section: \_\_\_\_\_ Parcel: 106-37 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

10. Name: William H. & Mary E. Rose

Mailing Address: 5737 S. James River Highway, Buckingham, VA 23921

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

Tax Map Section: \_\_\_\_\_ Parcel: 106-36 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

11. Name: Jerome and Merniece B. Mayo

Mailing Address: C/O Ella Mae Rose, 5737 S. James River Highway, Buckingham, VA 23921

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

Tax Map Section: \_\_\_\_\_ Parcel: 106-38 Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

This 6TH day of JULY, year 2016

I Kevin Pennock hereby make oath that  
(printed name of owner/contract purchaser/authorized agent)

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

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

Kevin A. Pennock

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

NOTARY:  
COMMONWEALTH OF VIRGINIA

COUNTY OF Chesterfield

STATE OF Virginia

Subscribed and sworn to me on the 6th day of July

of the year 2016. My Commission expires on 9/30/2018

Notary Public Signature: Janet S. Edge  
Stamp:



**INTEREST DISCLOSURE AFFIDAVIT**

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM, VIRGINIA

On this 6<sup>th</sup> day of July, of the year 2016

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

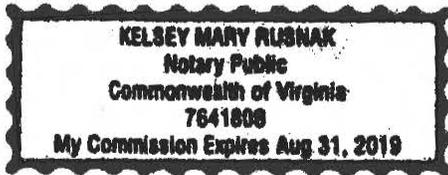
Carole A. McCoy

NOTARY PUBLIC  
COUNTY OF Richmond STATE OF VA

Subscribed and sworn to me on this 6 day of July

of the year 2016. My commission expires August 31, 2019

Notary Public Signature: Kelsey Mary Rusnak  
Stamp:



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

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

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

The tract occurs along a ridge system that contains stands of maturing hardwood forest and planted  
\_\_\_\_\_ pine. No previously recorded cultural resources occur on the property and no cultural resources were  
\_\_\_\_\_ discovered during a cultural resources survey in May 2015 for the Atlantic Coast Pipeline project.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Will this proposal have any impact on the historical site or gravesite? Yes \_\_\_\_ No X

If yes, please explain any impact:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owner/Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

**APPLICATION FOR A TRAFFIC IMPACT DETERMINATION**

Please fill out the following information before presenting to VDOT:

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

Applicant: Atlantic Coast Pipeline, LLC, contact: Scott Summers

Location: S. James River Highway 24599

Proposed Use: Natural Gas Compressor Station and associated appurtenances

For VDOT use only:

A Traffic Impact <sup>STATEMENT (VTIS)</sup> Analysis is required. The consultant preparing the study must meet with the Virginia Department of Transportation to discuss the scope and requirements of the study before the study can begin.

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

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

\_\_\_\_\_  
\_\_\_\_\_

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

PERMANENT ENTRANCE LOCATION & DESIGN WILL BE DETERMINED BASED ON THE RESULTS OF THE VTIS. VDOT RECOMMENDS DEFECTION OF A 50' RIGHT OF WAY FOR THE ENTIRE PROPERTY FRONTAGE ALONG ROUTE 56

Signature of VDOT Resident Engineer: 

Printed Name: SCOT E. SHIPREE Date: 7/8/16

**SPECIAL POWER OF ATTORNEY AFFIDAVIT**

STATE OF VIRGINIA  
COUNTY OF BUCKINGHAM

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of \_\_\_\_\_,

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

Hereby make, constitute, and appoint \_\_\_\_\_  
(printed name)

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

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

\_\_\_\_\_

NOTARY PUBLIC

County of \_\_\_\_\_ State of \_\_\_\_\_

Subscribed and sworn before me on the \_\_\_\_\_ day of \_\_\_\_\_

in the year \_\_\_\_\_. My commission expires \_\_\_\_\_.

Signature of Notary Public: \_\_\_\_\_

Stamp:

## WRITTEN NARRATIVE

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

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

NARRATIVE  
ATTACHED

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

## **BUCKINGHAM COMPRESSOR STATION – ATLANTIC COAST PIPELINE**

### **INTRODUCTION**

The proposed Buckingham Compressor Station is a natural gas pipeline compressor station that is part of the proposed Atlantic Coast Pipeline (ACP) Project. Three compressor stations have been planned as part of the ACP project – one at the beginning of the pipeline in West Virginia (Lewis County), one in central Virginia (Buckingham County) and one near the Virginia-North Carolina state line (Northampton County, NC). This narrative provides information about the proposed Buckingham County compressor station.

### **PROJECT OVERVIEW**

*What is the purpose of a Compressor Station?*

Compressor stations compress natural gas, increasing the pressure and providing the energy needed to move the gas through the pipeline. The pressure gradually diminishes due to distance, friction and changes in elevation so the natural gas needs to be compressed periodically as it progresses through the system from the supply source to the end user.

The size and number of compressor stations needed depends on many factors including the diameter of the pipeline, the volume of gas being transported and the type of terrain being crossed.

### **SITE SELECTION**

The proposed compressor station will be sited on an approximately 68.43-acre, Dominion purchased property along Route 56 in Buckingham County. The proposed location of the compressor station was partially dictated by technical considerations of the ACP project, as described above. However, many other factors were considered to ensure that the project minimally impacts the adjacent area or the county. The site is located well outside of designated Village Centers and Growth Corridors, as delineated in the County Comprehensive Plan. The site is also located away from recreation, parks, and wildlife areas. The adjacent properties are generally large acreage parcels utilized for agriculture or forestry.

During the Buckingham Compressor Station proposal phase, the ACP team coordinated Community Advisory Group (CAG) meetings which gave the community representatives an opportunity to voice their concerns about the proposed station and give input on what design features are a priority to them. A series of three (3) interactive sessions were held over a 3 month period. The ACP design team will take these concerns and design priorities into account while designing and constructing the compressor station.

## **SITE DESCRIPTION**

### **Project Components**

Buckingham Compressor Station will consist of four (4) natural gas fueled turbines totaling 53,515 ISO rated horsepower driving centrifugal type compressors. The station will also have the following structures and equipment: compressor buildings, an auxiliary building, an office building, a regulator building, auxiliary generator, a tank farm, gas coolers, gas heaters, blow-down and exhaust silencers, measurement building and equipment, a pipeline launcher and receiver, filter/separators, a dekatherm building, an environmental storage building, and a communications tower.

A separate Special Use Permit will be pursued for the communications tower.

### **Employees & Site Access**

The compressor station will be fully automated and controlled by Gas Control in Bridgeport, WV. The station will also have 1-2 station operator employees that will report to the station typically 5 days per week, 8 hours per day. The typical reporting hours will be weekdays, 7:00am to 3:30pm. There will also be 2-3 support type employees reporting to the station on most days. Once the compressor station is in operation, the traffic into and out of the station will be minimal averaging about 5-6 vehicles twice per day.

### **ACP Colleagues Reporting Work Location - Buckingham Compressor Station**

<b>Job Title (#)</b>	<b>Normal Work Hours (7:00AM - 3:30 PM)- % of time working at this location</b>
Operations Supervisor (1)	75
Compressor Station Operators (2)	90
Engine Mechanic Sr (1)	75
Gas Measurement Specialist (1)	20
Utility Worker (1)	10
I&C Technician (1)	40
Electrician (1)	50

The compressor station site will be enclosed by a 7' tall security fence with barb wire strands on top to prevent unauthorized access to the site. A secure card activated reader and gate will provide authorized-only access for employees.

#### Transportation

Given the small number of staff and limited access to the facility, anticipated Transportation impacts are minimal.

#### Utilities

The site is currently not served by county water or sewer. The facility will generate low utility demand; it is anticipated that well and septic will be utilized for the site water and sanitary sewer needs.

#### Community Facilities and Services

The compressor station is not anticipated to have a significant impact on any Buckingham County facilities or services, including Schools, Law Enforcement, Libraries, or Parks & Recreation.

#### Emergency Response

##### *Operational Safety*

The compressor station will be designed to include the following key safety features and devices:

- **An Emergency Shut-down (ESD) System** to react to any abnormal operating conditions by immediately stopping the flow of natural gas and removing any gas from the facility piping as quickly as possible. The removed gas is piped into the onsite blow down silencing equipment.
- A technically advanced **gas detection system** which continuously monitors for the presence of natural gas inside the compressor building. If the system detects low levels of gas, it is evacuated with ventilation fans and if higher levels of gas are detected, the above referenced ESD system is activated and the station is shut-down automatically.
- **Fire Detection** - The compressor building will include a technically advanced **Ultra-Violet/Infra-Red fire detection system** which can activate the ESD system and shut the station down automatically.
- **Over-Pressure Protection Systems (OPP)** – The station piping will contain multiple piping relief valves and pressure regulation devices designed and installed to ensure operating pressures are maintained and/or not exceeded.
- **Unit Safety Shutdowns** - can detect a broad range of conditions including high pressure discharge, high temperature, high lube oil temperatures, over-speed along with many other conditions that would immediately trigger an automatic unit safety shutdown.

- All above referenced systems and their associated equipment are tested and maintained on annual basis. Tracking & documentation is validated via the DTI Compliance Database systems.

#### *Emergency Response Personnel Coordination*

Dominion develops relationships with local emergency responders to include fire and rescue agencies, police departments and public officials. This is accomplished using the following methods:

- **Annual, company-sponsored Emergency Responder Education Sessions that:**
  - Allow emergency responders to understand the function of our facilities and what steps are taken to assure that it operates safely.
  - Give emergency responders knowledge of Dominion's capability to respond to an emergency involving its facilities.
  - Set expectations for and identifies roles of both Dominion personnel and emergency responders in the event of an emergency.
  - Set the tone for coordinating mutual assistance in the event of an emergency.
- **Site visits to and tours of Dominion facilities that:**
  - Provide emergency responders with an understanding of the function of the facility and its role in providing service to the area.
  - Identifies the safety systems which are built into Dominion facilities and describes their function in the event of an emergency.
  - Familiarizes emergency responders and local officials with Dominion staff so that they have a resource for future questions.
  - Provide identification and location of process related liquids and chemicals that are utilized at the site.

#### *Public Awareness*

Dominion maintains a Public Awareness Plan that addresses education to help prevent facility damage or accidents caused by 3<sup>rd</sup> parties. In conjunction with this plan, Dominion also sponsors contractor education seminars aimed at protecting the public from being harmed by damage caused to our facilities by an unauthorized excavation. These seminars are conducted annually and include the following information:

- Methods of identifying pipeline facilities and guidance for contacting pipeline operators to obtain information for safe excavation.
- Guidance for adhering to state one call (call before you dig) programs.
- How to recognize a gas pipeline emergency or irregularity and how to report it to public officials and the pipeline operator.
- Real life examples of failing to adhere to "call before you dig" guidance.
- An opportunity to develop relationships between Dominion and excavators that regularly work near our facilities.

#### *Station Security*

- DTI will install an advanced technology security system including restricted access identification technology, cameras and alarms that will be transmitted to the Dominion Security System personnel. Yard and building lighting will be designed to light the station lot for security purposes.
- Chain link fencing topped with barb wired strands will secure the station lot perimeter.

#### *Constant Monitoring*

DTI Gas Control and Dominion Security monitor this facility on a 24/7 basis through manned control centers. Qualified Controllers react to situations in real time.

#### **ECONOMIC IMPACT**

Installation of the Atlantic Coast Pipeline and the Buckingham Compressor Station will provide incremental tax revenue for the county each year that the facilities are in service. For the year 2022, when the pipeline is anticipated to reach full production, the additional tax payment to the county is projected to be approximately \$1.3 million. Of that figure, the compressor station would account for approximately 40 percent, or \$537,690. The compressor station will create new full-time positions, including two Compressor Station Operators, an Operations Supervisor, Senior Mechanic and others. Several dedicated employees will live in the local community nearest to the station.

Construction of the compressor station will create job opportunities and local expenditures for meals, supplies and materials. Construction of the station will take 8-12 months, and will employ approximately 75 workers.

#### **ENVIRONMENTAL IMPACT**

A primary goal of the compressor station is to be as minimally conspicuous as possible. The facility will take advantage of site characteristics and technological equipment to minimize visual, noise, odor, and other environmental impacts.

#### Aesthetics

The site perimeter fence will be set back approximately 100' from the edge of pavement of Route 56. The existing trees in the setback area will be preserved. Additional trees may be planted if needed, based on conversations with Planning staff, to provide a continuous buffer along the road frontage.

#### Air Quality

##### *Regulations*

Based on air quality modeling, the air emissions from this station would not cause or contribute to violations of National Ambient Air Quality Standards established in the Clean Air Act of 1970 and would therefore not interfere with attainment status in the area where it is proposed.

Because of the low level of emissions expected from the Buckingham Compressor Station, this facility is considered a minor source.

#### *Maximum Air Permit Limits*

ACP has submitted air permit application to the state of Virginia. Projections are based on all units running constantly (8,760 hours per year) and the maximum unit operating load. *Actual annual operating hours and load will be less.*

#### *Emission Controls*

Emissions of all pollutants would be minimized through the selection of the most efficient turbines. Larger turbines, with greater horsepower output, are more efficient. More efficient models use less fuel and produce fewer emissions. The turbines include state-of-the art SoLoNOx technology to minimize NOx emissions. Dry seals would be used on compressors to minimize fugitive emissions and comply with the requirements of EPA's proposed New Source Performance Standards. Dry seal technology increases the safety, reliability and efficiency of the compressors. Gas Recovery Systems will be included in the design to help minimize methane releases during normal operations.

#### *Best in Class*

The ACP compressor stations including Buckingham would be designed and operated with "best-in-class" technology. Best in class is defined as being the most efficient with the least environmental impact and providing reliable construction and operations above and beyond regulatory requirements. For example, the use of low nitrogen oxide combustion technology turbines and addition of Selective Catalytic Reduction technology would reduce nitrogen oxide emission rates from nine parts per million to five parts per million. In addition, an oxidation catalyst also would be installed to reduce emissions of CO by an estimated 80 percent, and VOC and formaldehyde emissions by an estimated 50 percent. Neither of these control technologies is required by regulation.

#### Noise

##### *Regulations*

The Federal Energy Regulatory Commission (FERC) requires that the sound from the operation of a new compressor station not exceed 55 decibels at any noise sensitive area (NSA), such as a school, hospital or residence, in the vicinity of the station. The 55 decibel limit is required regardless of the equipment inside or outside the facility. FERC guidelines also require that the operation of the compressor station should not result in a perceptible increase in vibration at a nearby NSA.

##### *Sound Study*

Ambient sound studies and acoustical analyses were completed for all proposed ACP facility sites. These studies evaluate the existing noise conditions and estimate noise produced by equipment at the sites. For the analysis, the existing sound levels are combined with the expected sound contribution at the nearest NSA. Noise mitigation measures are then developed to achieve the desired level. The result of acoustical analysis indicates that, with the

specified noise control measures successfully implemented, the continuous sound attributable to the station operating at full-rated load will be lower than the FERC limit of 55 decibels at all identified NSAs.

#### *Noise Control*

Station design will include a number of noise control measures. For example, a muffler would be installed on the exhaust of each turbine unit. The exhaust pipes and intake ducts of the four turbine units would be acoustically insulated. The intake ducts would also have air cleaners and silencers. The walls and roof panels of the two compressor buildings would be constructed using sound dampening material. The doors of the compressor buildings would be insulated metal utilizing full weather stripping. Air inlet mufflers would be located between the air-handling units and the building walls to reduce sound from turbine units. Ventilation discharge hoods on the compressor building's roof would include air discharge mufflers. All aboveground sections of the unit suction, discharge, and bypass lines would be acoustically insulated.

#### Safety

Dominion and the ACP project partners are committed to safe operations, safe facilities and safety-minded employees. From construction through operations, safety will be the top priority of the ACP. Each stage of construction has built-in safety requirements. For example, pipes would be coated with corrosion preventative epoxy and each pipe weld would be visually and radiographically inspected. Remote-controlled shutoff valves would be installed to stop the flow of gas in case of an emergency. Cathodic protection, a low-voltage electrical system, would also be applied to the pipe to help prevent corrosion. Compressor Stations and M&R facilities are designed with control systems to continually monitor and effectively control situations outside of the normal operating parameters.

If ACP and Buckingham Compressor Station are approved and constructed, highly trained staff with years of experience would operate the system in accordance with federal, state and local government regulations. Buckingham Compressor Station would be monitored 24 hours a day, seven days a week, using sophisticated computer and telecommunications equipment at Dominion's Gas Control Center. Operators would employ a number of safety measures, including the use of:

- Equipment alarms communicated back to Gas Control
- Station equipment monitored and operated by Gas Control
- Abnormal event detection and Emergency Shutdown System
- Compressor Station safety controls and critical shutdown devices
- Local Emergency Response relationship and frequent correspondence

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

Date : 7/07/2016  
Register: TC4/TC1  
Trans. #: 40522  
Dept # : SPUSE  
Acct# :

SPECIAL USE PERMIT - ZONING  
ACP COMPRESSOR STATION

Previous Balance \$ 200.00

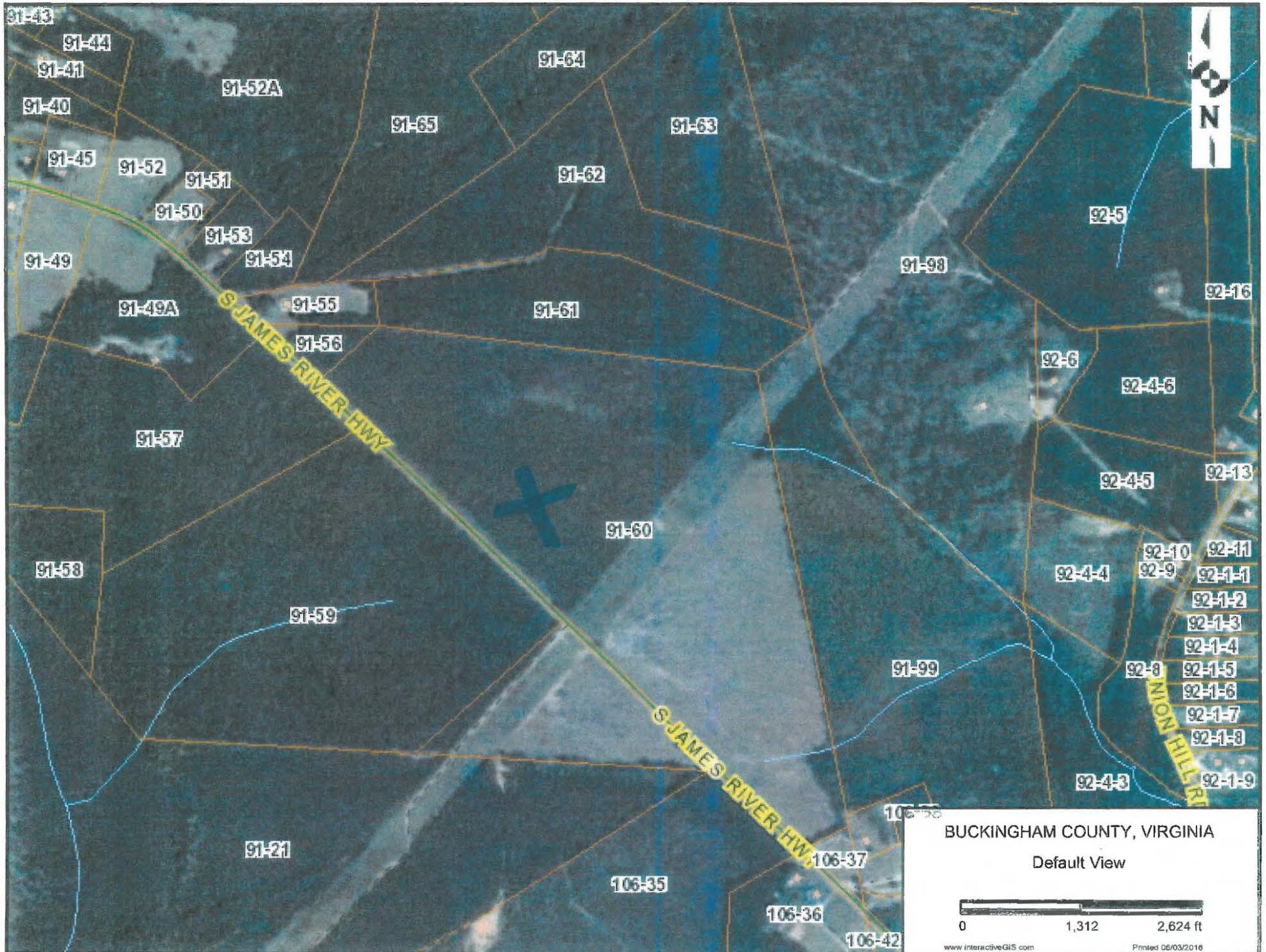
Principal Being Paid \$ 200.00  
Penalty \$ .00  
Interest \$ .00

TIMMONS GROUP

Amount Paid \$ 200.00

\*Balance Due \$ .00

Pd by TIMMONS GROUP Check 200.00 # TOWNEBNK 82323  
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 7/2016



BUCKINGHAM COUNTY, VIRGINIA

Default View

