

**Buckingham County
Planning Commission
Monthly Meeting
Packet**



October 24, 2016

Buckingham County Planning Commission
Agenda
Monday, October 24, 2016
County Administration Building
6:00 P.M.

1. Reconvene by Planning Commission Chairman
 - Invocation
 - Pledge of Allegiance
 - Establishment of Quorum

2. Adoption of Agenda

3. Discussion – 16SUP236 ACP Compressor Station*

4. Recess to Reconvene at 7:00pm (if necessary)

5. Approval of Minutes
 - A. September 26, 2016 regular meeting*

6. Public Comment

7. Old Business
 - A. Public Hearing – 16ZMA237 Par 5 Development, Retail Store*
 - B. Public Hearing – 16ZMA238 Spangler, Business Development*
 - C. Public Hearing – 16ZMASUP239 Spangler, Mini Storage*

8. New Business
 - A. Introduction – 16ZMA240 Jeffery Sheffer, Wise Ridge Store*

9. Reports / Correspondence
 - A. September Building Permits*

10. Commission Matters / Concerns

11. Adjournment

Buckingham County Planning Commission
October 24, 2016
Administration Building
6:00 PM
Discussion for Case 16-SUP236

OWNER/APPLICANT: Atlantic Coast Pipeline, LLC 120 S. Tredegar St. Richmond, VA 23219

PROPERTY INFORMATION – Tax Map Section 91, Lot 60 containing an approximate 68 acres , on S. James River Hwy (Rt. 56), in the James River Magisterial District.

ZONING DISTRICT – Agricultural District (A-1)

REQUEST –Special Use Permit – Atlantic Coast Pipeline (ACP) is asking the Planning Commission to recommend approval for a Special Use Permit (SUP) for the purpose of installing and operating a natural gas compressor station.

CONTINUED INFORMATION/UPDATE: Attached for your review are several documents. I contacted the Department of Environmental Quality (DEQ) as they will be the regulatory agency regarding all air emissions. They will not be able to attend this meeting but said if you have any specific questions then they would be happy to get you all answers. I took the liberty of asking several questions myself in previous months and those emails and answers are submitted again for your review. I have contacted the Environmental Protection Agency (EPA) as well but have not heard back from them at this time. Also, attached is a letter from ACP with their response regarding the assertion that this should not be considered a public utility and does not fit within our Agriculture District (A-1) SUP list. There are also additional letters and emails from the public. Please also note that I have the video that was unable to be played/heard during the public hearing and if you wish to view it I can do so in my office this week or prior to our next meeting.

In addition the conditions are here for your consideration and discussion as edited by PC on 8/22:

- 1) The compression of natural gas will occur through natural gas fueled turbines with no greater than a combined 55,000 ISO horsepower rating. An increase in horsepower will require new permitting.
- 2) Except as otherwise outlined in Condition 16 below, the only use of the property shall be compression of natural gas and it's transfer underground. There shall be no other industrial uses on the subject property.

- 3) There shall be no abatement of local property taxes in association of this request.
- 4) During normal operating hours, the applicant is responsible for providing the first response to any emergency in relation to the compressor station. The applicant shall prepare, at its own cost, an Emergency Preparedness Plan to be submitted to the County for review and approval prior to implementation of operations.
- 5) During construction activities that produce noise between the hours of 9:00 p. m. and 7:00 a. m. shall not exceed a noise level of 60 dBA (decibels) at the property line.
- 6) Noise attenuation measures will be implemented to ensure that noise levels attributable to normal plant operations will be kept to an L90 reading of 55 dBA (decibels) or less at the property lines with the exception that the front property line (along Route 56, S. James River Hwy) may have a dBA of 60. Also, noise levels attributable to normal plant operations will be less than 55 dBA at any adjacent existing building that is not on the subject property.
- 7) During construction dust shall be controlled with water and calcium chloride.
- 8) Exterior lighting will be directed downward and inward to the extent feasible in order to prevent any glare on adjacent properties. In addition, the facility will be designed to enable exterior lighting for work areas of the station to be switched off while not in use. Any lighting for surveillance will be at minimum foot-candles for visibility and shall be pointed in a down direction.
- 9) Site lighting shall not exceed 5 foot-candles in exterior working areas and 2 foot-candles in parking and non-working areas.
- 10) Light trespass shall be limited to and should not exceed 0.5 foot-candles at the property line. All exterior luminaries shall utilize full cut-off optics.
- 11) All driveways, parking areas, and access roads shall be maintained in a manner that will keep dust to a minimum so as not to adversely impact adjacent properties. Driveways and parking areas will have asphalt surface or better, exception may be applied if not feasible and dust can be controlled otherwise.

- 12) The compression station and accessory facilities shall be centrally located on the property to the greatest extent feasible and shall conform generally to the layout shown on the drawing submitted with the application.
- 13) A natural colored chain link fence or similar security device shall be placed around the facility at least seven (7) feet in height and will feature prominent "No Trespassing" signs.
- 14) There shall only be one (1) permanent detached sign for project identification purposes (exclusive of directional signs) which shall be a ground-mounted monument type sign with landscaping. Any lighting of the sign shall be from above and shielded away from adjacent properties.
- 15) Fencing and all structures shall have a minimum setback of 100 feet from all property lines.
- 16) Existing trees along the northwestern property line and along the front of the property (as noted on the site layout submitted with the application) shall be maintained as a buffer for the life of the station. East of the station access road and east of the existing Transco lines there shall be trees planted and maintained after construction to provide a buffer and block visibility from the highway and adjacent properties.
- 17) Main Buildings and structures above the tree height shall be a neutral earth tone color (example: muted browns, greens, grays).
- 18) Silencers shall be used during blowdowns.
- 19) The Virginia Department of Transportation shall approve access to the proposed facility and the applicant will provide all required improvements.
- 20) A traffic management plan shall be submitted as part of the overall site development plan. Review and approval by VDOT of the traffic management plan will ensure that temporary construction entrances and access roads are provided appropriately; that "wide load" deliveries are scheduled during off-peak times, and that access routes to and from the site are planned to minimize conflicts.
- 21) All necessary permits shall be acquired from all applicable regulatory bodies of the state and federal government and copies of such permits shall be provided to the County upon request. The applicant shall maintain periodic reports as required by permits and these reports shall be

provided to the County upon request.

- 22) This facility shall utilize Best Available Control Technology (BACT) in accordance with the most current DEQ air permit; to include but not be limited to Selective Catalytic Reduction (SCR) for the reduction of Nitrogen Oxides (NOx) emissions and Oxidation Catalyst (OC) for the reduction of Carbon Monoxide (CO) and Volatile Organic Compounds (VOCs) emissions.
- 23) Prior to site plan approval, the applicant must demonstrate that all wetland requirements, if any, have been achieved to the satisfaction of the U. S. Army Corps of Engineers.
- 24) At such time as the facility shall not be used for gas compression, the applicant or its assignee shall remove all personal property, fixtures, buildings and other structures, and leave the site in a reasonably comparable condition to that which existed prior to construction of the facility; provided that the applicant or its assignee at its option may, except for any underground fuel storage tanks, abandon any below ground utility infrastructure facilities, foundations and pavings in place.
- 25) The applicant shall operate in accordance with all permits, laws, rules and regulations of Federal, State and local law, including this special use permit.
- 26) If violation of the any state or federal permit are reported to the local government by the applicable regulatory agency, the Board of Supervisors, and/or the County Administrator, may request the applicant to provide, at the applicant's sole expense, the services of an appropriate firm to review the nature of the violation, if any, and the remedy, if any. This firm shall be selected by and report solely to the county.
- 27) That any infraction of this permit's conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Planning Commission or Board of Supervisors.
- 28) Upon start-up a report will be prepared and provided to the County showing operational factors associated with the compressor station that includes the name(s) and contact information for on-site supervisors, and verification of current, valid state and federal licenses and permits. The County will be promptly notified of any changes, normally within five business days.
- 29) Any complaints or inquiries by the Board of Supervisors, County

Administrator, or Zoning Administrator will be responded to promptly. In the event the applicant is notified of any violation of applicable federal, state, or local laws, regulations, or permit conditions, the applicant shall notify the Zoning Administrator in writing within two business days of receiving such notice and within 10 days fully inform the Zoning Administrator of the current steps being taken to correct and/or remediate the violation. Authorized county personnel or their authorized agents will be permitted to inspect the facility without prior notice to ensure that all physical structures and plant operations comply with local regulations.

- 30) Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
- 31) The applicant shall certify to the County annually that it is in compliance with all conditions of this special use permit.
- 32) In the event that any one or more of the conditions is declared void for any reason whatever. Such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose the provisions of this are hereby declared to be severable.

It was also discussed to add a condition requiring that construction of the compressor station only occur from dusk till dawn. However, this did not come to a consensus to be added to the proposed conditions.

Rebecca Cobb

From: Armistead, Allen (DEQ) <Allen.Armistead@deq.virginia.gov>
Sent: Monday, August 08, 2016 10:55 AM
To: Rebecca Cobb
Subject: RE: dominion compressor station

Hi Rebecca,

I am the one working on the Buckingham Compressor Station for the ACP. Berk forwarded your email to me.

We determine if a facility needs a permit based on the emissions prior to any controls. Once it is determined which pollutants trigger a permit, then each of those pollutants is subject to BACT. You might remember that the EPA has New Source Performance Standards that are regulations that sources must meet, in this case the standard for the turbines in 40 CFR Part 60, Subpart KKKK. The proposed turbines meet the EPA standard for NOx (15 ppm) before any controls are added. The source is proposing to also use Selective Catalytic Reduction (SCR) to further reduce NOx emissions. To reduce CO and VOC emissions the source is proposing to install Oxidation Catalyst (OC). These controls would be considered to be BACT. These add-ons would probably be considered industry best for these types of turbines.

I am not sure if you remember or not, but the term "major permit" can be a little confusing in the Air Regulations, because there are several definitions of "Major" depending on the level of emissions following the issuance of a permit.

- If the permit restricts the annual emissions of each criteria pollutant to less than 100 tons, then it is considered to be a minor New Source Review (mNSR) permit [under DEQ's 9VAC5 Chapter 80 Article 6 regulation]. This is the category that Dominion's permit appears to be falling into.
- The next category that this facility would fall into would be for permitted emissions of any single criteria pollutant over 100 tons/yr., but under 250 tons/yr. That category is considered a State Major [also under Article 6], and would also make the source subject to the Federal Operating Permits under Title V of the Clean Air Act (major for Title V) [under DEQ's 9VAC5 Chapter 80 Article 1 regulation].
- If permitted emission of any single criteria pollutant were over 250 ton/yr., then it would be a major New Source Review permit and be subject to the Prevention of Significant Deterioration (PSD) requirements set by EPA [under DEQ's 9VAC5 Chapter 80 Article 8 regulation]. A source subject to PSD has to go through a much more rigorous review of what would be required for BACT, and there is also more rigorous requirements for modeling of the impacts of emissions.

I hope this is what you need. Let me know if you need any other info.

Allen Armistead

Environmental Specialist II - Air Permit Writer Sr.
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From: Rebecca Cobb [<mailto:rcobb@buckinghamcounty.virginia.gov>]
Sent: Thursday, August 04, 2016 2:57 PM
To: Berkeley, Thomas (DEQ)
Subject: dominion compressor station

Hi Berk,

Hope things are well with you. I'm guessing you are the permit writer for the Dominion Compressor Station that will be located in Buckingham County. If not please pass this to the correct person. The Compressor Station

requires a Special Use Permit from our County. When we issue those permits we add conditions that must be followed. A condition used previously was: The facility shall utilize Best Available Control Technology (BACT) in accordance with the most current DEQ air permit. We also use conditions that refer to them having and maintaining all Federal and State required permits, as well as conditions that say we can ask for copies of any permits or records required by permits.

I'd like to have your input regarding these conditions and any changes we should make to these. Are there other specific things we could add? Dominion has been reporting to the County and the public that this facility will have some of the industry best equipment with regards to limiting emissions. Would you say that is an accurate statement? I have been out of the air world for a while and forgotten a lot. Are their specific technologies or emission maximums that I can reference in my conditions? I know that you guys will be the ones to enforce this but it gives the County a better level of awareness and the public a greater comfort level if we can include these things in our conditions.

Also, the public seems to be a bit upset about Dominion applying for a minor source permit versus a major source permit. If memory serves, the major vs. minor isn't something that you can select but more of a category that you fall into because of your level of emissions. Is this correct? Can you give me the thresholds and general requirements for each? Could a minor ever be put into a major permit? Again if memory serves, the minor may have less reporting requirements and less inspections but that does not mean they are allowed greater emissions. So, a major source permit is not necessarily a better outcome (less emission and more reporting).

Hope I've made sense. Look forward to hearing from you.

Rebecca S. Cobb

Zoning Administrator/Planner
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Rebecca Cobb

From: Armistead, Allen (DEQ) <Allen.Armistead@deq.virginia.gov>
Sent: Monday, September 26, 2016 10:24 AM
To: Rebecca Cobb
Subject: RE: Dominion Compressor Station permit

Rebecca,

I was out of the office last week, so just saw your email. If the meeting is today, then needless to say DEQ could not send anyone. We would be willing to try to answer specific questions that might arise.

You could let the Planning Commission know that:

1. For facilities such as the one Dominion is proposing, there are two levels of New Source Review (NSR) permits:
 - Minor NSR permits are issued to sources where each regulated air pollutant is less than 250 tons per year.
 - Major NSR permits are issued to sources where emissions of any regulated pollutant would be 250 tons per year or greater.
 - Dominion's proposed facility limits each regulated air pollutant to less than 250 tons per year; therefore, and minor NSR permit would be the type of permit that DEQ would issue.
2. The EPA has established National Ambient Air Quality Standards (NAAQS). and DEQ's regulations under 9VAC5-80-1180.A.3 of the minor NSR regulations says:
"The source shall be designed, built and equipped to operate without preventing or interfering with the attainment or maintenance of any applicable ambient air quality standard and without causing or exacerbating a violation of any applicable ambient air quality standard;"
3. Various EPA and DEQ regulations limit the emissions of toxic and hazardous air pollutants.

Hope the above helps. If there are any questions that come up in the meeting, we can try to give you an answer.

Regards,

Allen Armistead

Environmental Specialist II - Air Permit Writer Sr.

VA DEQ BRRO (Lynchburg Office)

434-582-6202

Allen.Armistead@deq.virginia.gov

From: Rebecca Cobb [<mailto:rcobb@buckinghamcounty.virginia.gov>]
Sent: Monday, September 19, 2016 10:45 AM
To: Armistead, Allen (DEQ)
Subject: Dominion Compressor Station permit

Allen,

We are gearing up for our 1st public hearing next week and we are getting lots of feedback concerning the type of permit that Dominion requested. I have the email that you sent previously and I can present that information to our Planning Commission next Monday. But if they want further information would you or someone from DEQ be willing to come and speak to our Commission and/or Board? I'm anticipating they will have questions regarding health concerns and "safe" emission limits etc. There has not been any formal request yet but it may happen next Monday. After Monday we are scheduled to meet October 24th. Let me know if it would be possible

for someone to attend and if there are any other guidance documents I could supply to my Planning Commission in the meantime.

Rebecca S. Cobb

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October 14, 2016

VIA ELECTRONIC MAIL AND HAND DELIVERY

Rebecca S. Cobb
Zoning and Planning Administrator
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RE: Atlantic Coast Pipeline, Case No. 16-SUP236

Dear Ms. Cobb:

On behalf of the Atlantic Coast Pipeline, LLC (“Atlantic”), thank you for the opportunity to respond to the written comments that the Appalachian Mountain Advocates (“AMA”) filed on or about September 19, 2016 (the “AMA Comments”), regarding Atlantic’s pending special use permit application (the “Application”). Atlantic’s Application seeks authorization to construct a natural gas compressor station and appurtenances (the “Compressor Station” or the “Station”) in Buckingham County, Virginia (the “County”) on property zoned A-1 Agricultural. In Buckingham County, “public utility booster or relay stations” are permitted by special use permit. In requesting the denial of Atlantic’s Application, AMA makes several legal arguments, none of which is well-grounded under Virginia law for the reasons set forth below.

A. The Compressor Station is permitted by special use permit in the A-1 District.

The A-1 District permits “public utility generating plants, public utility booster or relay stations, transformer substations, meters and other facilities...” by a special use permit following recommendation by the Planning Commission and approval by the Board of Supervisors.¹ As described in the Application, the proposed Compressor Station is a natural gas pipeline compressor station that is part of the proposed Atlantic Coast Pipeline project (the “Project”).² The compressor station will compress the natural gas, increasing the pressure and providing the energy needed to move the gas through the pipeline. As the name implies “[a] compressor station compresses the natural gas (pumping up its pressure) thereby providing energy to move the gas through the pipeline.”³ Specifically “[c]ompressor stations every 75-100 miles boost the pressure that is lost through the friction of gas moving through steel pipe.”⁴ The Compressor Station fits squarely within the use category permitted by the County in the A-1 zoning district.

¹ Buckingham County Zoning Ordinance at pp. 10-11.

² See Application at Narrative page 1.

³ INGAA INTERSTATE PIPELINE DESK REFERENCE, Interstate Natural Gas Association of America (Summer 2009), at p.8.

⁴ *Id.* at p.9; see also MCGRAW-HILL DICTIONARY OF TECHNICAL TERMS, 6th Ed. (Defining a “booster station” as “booster pumps or compressors located at intervals along a liquid-products or gas pipeline to boost the pressure of the flowing fluid or gas to keep it moving toward its destination.”

1. The Compressor Station is classified as a use permitted by special use permit in the A-1 District.

AMA goes to great lengths arguing that the proposed Compressor Station is not a “public utility” facility of the type permitted in the A-1 District. However, whether the Compressor Station meets the definition of a “public utility” facility under the County’s Zoning Ordinance is not controlled by dictionary definitions or decisions from courts outside Virginia, or even inside Virginia, interpreting regulations that are dissimilar from those that apply in Buckingham County. The meaning of the term “public utility” is controlled by the intent of the Board of Supervisors (the “Board”).

The Buckingham County Zoning Ordinance (the “Zoning Ordinance”) does not define the term “public utility”, and there is no “common law definition” of “a public utility” in Virginia. To the extent state law definitions may provide guidance on the Board’s intent as to the meaning of this term, AMA’s reliance on the provisions in the Utility Facilities Act related to “non-utility gas service” providers is misplaced. AMA cites to Virginia Code §56-265.4:6 which section has limited applicability to situations where a non-certificated provider seeks to provide direct residential or commercial service within a certificated provider’s territory. The proposed Compressor Station is a component of the ACP and will also interconnect to the Williams-Transco natural gas line. As such, the provisions of Virginia Code §56-265.4:6 have no bearing on the proposed use.

To the extent state law may provide any guidance on the Board’s intent as to the application of the term “public utility”, the better reference is found in *Code of Virginia* § 56-265.1, which is also part of Virginia’s Utility Facilities Act.⁵ *Code of Virginia* § 56-265.1 defines a public utility, in relevant part, as “any [corporation, limited liability company, individual, partnership, association, etc.] which owns or operates facilities within the Commonwealth of Virginia for the...transmission...of natural gas....” Though Atlantic is in fact a natural gas company regulated by Federal law and not state law, clearly it is a limited liability company who owns or operates facilities for the transmission of natural gas, including those located in Virginia.

Atlantic includes subsidiaries of Dominion Resources, Duke Energy, Piedmont Natural Gas and Southern Company representing a partnership of some of the largest electricity and natural gas providers in the country. As you are aware, specifically, Atlantic was formed to own, develop, construct, operate and maintain the approximately 600 mile interstate natural gas transmission pipeline, known as the Atlantic Coast Pipeline, originating in Harrison County, West Virginia running to Northampton County, North Carolina and then south into eastern North Carolina, and east into the Hampton Roads area of Virginia (“ACP”). The pipeline quality natural gas transported by the ACP will be used to generate electricity, heat homes, run local businesses and increase the reliability and security of natural gas supplies in Virginia and North Carolina.

⁵ *Code of Virginia* §§ 56.265.1-56.265.9

It is for this reason that under Federal law, a company such as Atlantic is considered a utility⁶ and is regulated by the Federal Energy Regulatory Commission (“FERC”) which has broad and comprehensive regulatory power over interstate pipelines such as the ACP. Under Section 7 of the Natural Gas Act, the FERC determines whether interstate natural gas transportation facilities, such as the ACP and its related facilities, are in the public convenience and necessity and, if so, grants a certificate of public convenience and necessity (“Certificate”) to construct and operate the facilities.⁷

Significantly, the Board also included “other facilities” in the classification of “public utility generating plants, public utility booster or relay stations, transformer substations, meters and *other facilities...*” uses permitted by Special Use Permit in the A-1 district. The proposed Compressor Station will be located on property which is zoned A-1, and through which Transco’s existing natural gas pipelines travel. The Compressor Station will tie in directly to the existing pipeline. Transco has maintained and operated multiple pipelines through Buckingham County for decades prior to the enactment of the Zoning Ordinance by the Board, including in the A-1 district. As “booster stations” or “other facilities” are used by interstate utilities, like Transco, in providing natural gas services, it necessarily follows that the Board intended to permit such stations and facilities in zoning districts, like the A-1 district, where existing pipelines are located.

2. The Zoning Ordinance does not require that the Compressor Station directly serve the land uses in the zoning district.

The AMA asserts “it’s clear that District A-1’s ‘public utility booster station’ category refers only to facilities necessary to serve the primary, rural land uses permitted within that District.”⁸ However, the A-1 Zoning District regulations include no such language limiting or directing to whom a permitted public utility booster station may provide service. While the Board could have included such language it did not.

In interpreting statutes and local ordinances, Virginia’s well-accepted rules of statutory construction require that a legislature’s intent must be determined from the words actually employed in the statutes.⁹ The Zoning Ordinance permits “public utility generating plants, public utility booster or relay stations, transformer substations, meters and other facilities...” in the A-1 district, by a special use permit following recommendation by the Planning Commission and approval by the Board of Supervisors.¹⁰ The Zoning Ordinance does not limit the service area of such public utility facilities. From a functional perspective, it would be impossible to include such a limitation for many types of the utilities permitted in this use classification. For example, public utility generating plants generate energy that is utilized throughout a utility’s system. This energy is not generated to serve a limited section of the utility’s service area, and as part of a greater system, could not be limited in such a way.

⁶ 18 CFR Part 201 (40)

⁷ 15 U.S. Code § 717(f).

⁸ See AMA Comments at p. 6.

⁹ *Logan v. City Council*, 275 Va. 483, 493 (2008) (citations omitted).

¹⁰ Buckingham County Zoning Ordinance at pp. 10-11

AMA's statement that "when the category 'public utility facilities' appears as a permitted use in a particular zoning district, the Virginia Supreme Court has stated in no uncertain terms that this category should be interpreted as referring only to services that are necessary for the realization of the primary land uses provided for in that district" is categorically incorrect.¹¹ The Virginia Supreme Court has stated no such thing. In *WANV, Inc., v. Houff*, which AMA cites in support, the Virginia Supreme Court was interpreting whether a radio tower that was proposed to be constructed in a district zoned "residential general" by the Zoning Ordinance of Rockbridge County, was permitted where the district allowed "public utilities such as poles, lines, distribution, transformer, pipes, meters, and/or other facilities necessary for the provision and maintenance, including water and sewerage facilities."¹²

Based on those facts, the Virginia Supreme Court determined "that the term "utilities", as employed in the Rockbridge Zoning Ordinance, includes those utilities that provide services which are necessary and essential to any residential area, e.g., electricity, water, gas, telephone and sewerage facilities, and that a radio tower is not contemplated within the meaning of the term."¹³ The court's holding in the Rockbridge case does not apply here, because the language in the Buckingham County Zoning Ordinance is substantially different from that used in the Rockbridge Zoning Ordinance. At the time the case was decided, the Rockbridge ordinance permitted only public utilities such as poles, lines, transformers, meters, etc., in its residential districts. It did not expressly permit "public utility generating plants, public utility booster or relay stations, transformer substations, meters and other facilities...", by special use permit, as is permitted in the A-1 district in Buckingham County. Unquestionably, the utility uses permitted in Buckingham are different in nature and scope than the utility uses that were at issue in Rockbridge. As such, the court's decision in *WANV, Inc.* does not apply in this case.

3. The Compressor Station is not an "Oil and Gas Transmission Facility", and is permitted in the A-1 Zoning District.

As described more fully above, the Compressor Station fits squarely within the A-1 District use category which permits "public utility generating plants, public utility booster or relay stations, transformer substations, meters and other facilities..." AMA's attempts to re-classify the Compressor Station are not supported by the terms and/or implementation of the Zoning Ordinance.

a. Natural Gas facilities are not Oil Gas Facilities

AMA's attempts to classify the Compressor Station as an Oil Gas Transmission Facility under the Zoning Ordinance mistakes, or simply ignores, the type of the use actually being proposed. Oil Gas Transmission Facilities have nothing to do with natural gas facilities. Oil Gas Transmission Facilities are used to transport various liquids, including, crude oil and refined petroleum products. Oil Gas facilities are distinct from natural gas facilities. Atlantic has filed an application to the Federal Energy Regulatory Commission ("FERC") to transport natural gas. Accordingly, Atlantic's FERC certificate will only provide authorization for the transportation of

¹¹ AMA Comments at p. 6.

¹² *WANV Inc., v. Houff*, 219 Va. 57, 60-61 (1978).

¹³ *Id.* (Emphasis added.)

natural gas, therefore, Atlantic cannot be classified as an Oil Gas Transmission Facility. While transmission facilities for the former may be limited to the M-1 zoning district, natural gas facilities that include booster and relay stations, like the Compressor Station, are not. Natural gas compressor stations are permitted by special use permit in the A-1 zoning district.

b. The Zoning Administrator determined that the Compressor Station is permitted in the A-1 District, by special use permit.

The Zoning Ordinance provides that “[i]f in the [Zoning] Administrator’s judgment, the proposed construction of a particular use constitutes a special use for the district in which the construction lies, the application for a zoning permit shall be referred to the Planning Commission.”¹⁴ Atlantic’s Application was filed on or about July 6, 2016. The Application consists of an 11-page completed County form document, with an attached 7 page written narrative. The Application also includes a boundary survey, and preliminary site drawings of the proposed Compressor Station. Following the submission of the Application to the Zoning Administrator, the Zoning Administrator referred the Application for a “utility generating, boosting, relaying etc. station” to the Planning Commission along with 32 proposed conditions. As required by the Zoning Ordinance, the Application could not have been referred to the Planning Commission, unless the Zoning Administrator determined that the proposed Compressor Station constituted a special use in the district where it was being proposed. As such, the Zoning Administrator has determined that the Compressor Station is permitted in the A-1 District, by special use permit and this determination is a thing decided as a matter of law.

4. Neither the Erosion and Sediment Control Ordinance nor the Utility Tax Ordinance has any bearing on the Compressor Station’s status under the Zoning Ordinance.

As established in the sections above, the Compressor Station is correctly classified as, and has been determined by the Zoning Administrator to be, a “public utility booster station” under the Zoning Ordinance. Language from neither the Erosion and Sediment Control (“E&S”) Ordinance nor the Utility Tax Ordinance has any bearing on the Compressor Stations’ classification for zoning purposes. First of all, the references to “natural gas...utility companies” and “interstate ...natural gas pipeline companies” in the County’s E&S Ordinance are not “pronouncements” by the Buckingham Board of Supervisors, but are terms used by the Virginia General Assembly in the Virginia Erosion & Sediment Control Act, *Code of Virginia* §§ 62.1-44.15:51, *et seq.* (the “E&S Act”).¹⁵ By law, the County is delegated the administration of the state’s E&S law, including the specific language used in the E&S Act. As such, the language used in the County’s E&S Ordinance was not constructed by the Board, and has no bearing on the County’s local zoning requirements and/or any zoning classifications adopted by the Board thereunder.

Similarly, the County’s Utility Tax Ordinance, which was adopted pursuant to sections of the *Code of Virginia* which have been subsequently repealed, is based on state law requirements

¹⁴ Buckingham County Zoning Ordinance at p. 49.

¹⁵ See Va. Code §62.1-44.15:55.D. The E&S Act has been substantially revised since the County’s E&S Ordinance was adopted, but the language cited by AMA remains in the current act.

which have no bearing on the County's local zoning requirements and/or any zoning classifications adopted by the Board.

B. The Proposed Compressor Station will not adversely affect Surrounding Land Uses

State law authorizes local governments to allow for the granting of a special use permit in any zoning district "under suitable regulations and safeguards."¹⁶ Atlantic's Application and presentation to the Planning Commission on August 22, 2016, fully establishes the benefits of the Compressor Station to the County, the impacts of the project on the surrounding area, and Atlantic's strategies to address any mitigation requirements. In addition, the Zoning Administrator has proposed a number of conditions for the Compressor Station for the Planning Commission and Board's consideration. The Compressor Station is also in compliance with the Comprehensive Plan's designated land use and policies for the area. As such, the full record before the Planning Commission and Board establishes the suitability of the Compressor Station for the proposed site. Atlantic will not repeat those benefits here, which benefits belie the AMA's assertions to the contrary.

C. The Permit Application is Complete and Sufficient.

Atlantic's Application was filed with the Office of the Planning and Zoning Administrator (the "Planning Office") on or about July 6, 2016, and included a 7 page written narrative describing the proposed Compressor Station. The Application was received and accepted by the Planning Office and processed accordingly. In accordance with Article 4 of the Zoning Ordinance [Special Use Permits], the Zoning Administrator referred the Application to the Planning Commission which voted on August 22, to hold a public hearing on the Application on September 26, 2106.

If the Application were deficient in any way, it could not have been accepted by the Zoning Administrator and referred to the Planning Commission. If the Application were deficient, it would have been returned by the Planning Office for additional information. It was not. As such, the Application has been determined to be complete and AMA's comments are without merit.

D. ACP is not aware of any Conflicts of Interest that would bar consideration of the Application.

The Conflict of Interest Act speaks for itself. Atlantic is not aware of any Conflicts of Interest that would bar consideration of the Application. In any event, such matters are appropriately left to be addressed between County officials and the County Attorney.

¹⁶ Va. Code §§15.2-2286(A)(3)

E. Conclusion

Atlantic properly filed a zoning Application for a special use permit to construct a Compressor Station, which use is permitted in the A-1 District within the use category that includes "public utility generating plants, public utility booster or relay stations, transformer substations, meters and other facilities...." The merits of the Application are included in the Application, have been presented to the Planning Commission, and will be further addressed during the upcoming public hearing. The Application is lawfully before the Planning Commission, and Atlantic knows of no legal reason why the Planning Commission and the Board may not consider the Application and approve Atlantic's request to construct the proposed Compressor Station.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew C. Harris". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Andrew C. Harris
Counsel

cc. Rebecca S. Carter, County Administrator (bcarter@buckinghamcounty.virginia.gov)
E.M. Wright, Jr., Esquire, County Attorney (emwright@buckinghamcounty.virginia.gov)

Rebecca Cobb

From: Rebecca Carter
Sent: Monday, October 17, 2016 12:22 PM
To: sailorman20@gmail.com
Cc: Rebecca Cobb
Subject: Buckingham County Planning Commission

Good morning Mr. Bailey. Rebecca Cobb, Buckingham County Zoning Administrator has forwarded to me the emails you have sent her. The emails have some comments that I believe to be inaccurate or perhaps you did not navigate to the area of our web site that provides the information you stated is not there. The entire minutes (word for word) of the September 26th Planning Commission meeting is on the **county web site** listed under **Minutes and September 26, 2016**. Please note these minutes are draft until which time the Planning Commission takes official action to approve or disapprove the minutes.

I am sorry you feel the Planning Commission information is not helpful to you and you feel the Planning Department is not being transparent. How more transparent can it be to have every word spoken at the meeting recorded and converted into the minutes of the meeting? Please help me to understand how you feel there is a lack of transparency and how you think we can do a better job, as we do strive to provide as much information as possible to the public. The bylaws are adopted and listed in the first meeting of every calendar year. You can find the bylaws in the January 2016 agenda and the February 2016 approved minutes. We do not post the bylaws every month. I hard copy of the bylaws are certainly available for you to pick up during the regular work hours or we can mail or email you a copy if you so desire. This evenings meeting is for the continuance of the public hearing. This evening is not a regular business meeting of the Planning Commission. The Compressor Station SUP is the only topic of the Planning Commission for discussion this evening. Should the Commission wish to discuss other items to be added to the agenda it will be done so by a consensus of the Planning Commission members. I assure you the members of the Buckingham Planning Commission and Mrs. Cobb are following proper procedures and are not in any way evading procedure. The public is privileged to all and any information that the Planning Commission and Mrs. Cobb has. If you have any further comments, questions or advice on how the Planning Commission can be more transparent please let us know. Rebecca Carter, County Administrator

* Rebecca Cobb, please see that all Planning Commissioners have a copy of Mr. Bailey's emails, any responses you have provided and also this email. Thank You.

Rebecca Cobb

From: H. Nelson Bailey <sailorman20@gmail.com>
Sent: Friday, October 14, 2016 4:04 PM
To: Rebecca Cobb
Cc: Kenda Hanuman; Chad Oba; Heidi Berthoud; Lakshmi Fjord; Irene Leech; Quinn Robinson; Jeeva Abbate; Annie Parr
Subject: PC minutes

Ms. Cobb,

After reading the minutes of the Oct 17 meeting, I came away with the feeling that my 5 year old grand nephews could have done a better job.

So this is what we of Buckingham are paying our taxes for. An ill made, incomplete and compiled graffitied paper stack of nothing. There was not a copy of the sign-up sheets for public comment and by whom. The booklet didn't even look good to the eye.

By the way where are the planning commission by-laws? They are not at the library. They should be in every booklet for better citizen understanding of what exactly you and staff in that office do.

We the people of Buckingham need a better accounting of the planning commission's time.

Nelson Bailey

Rebecca Cobb

From: H. Nelson Bailey <sailorman20@gmail.com>
Sent: Friday, October 14, 2016 5:14 PM
To: Rebecca Cobb
Subject: Web page

Ms. Cobb,

In reference to our last conversation, you stated that the web page would be on-line with the minutes for the Sep 26th meeting.

Looking at the site @ 1704 Oct 14 2016, there is nothing there regarding the minutes of this past 26th meeting.

May I be so rude as to ask, What is going on here in Buckingham as to the efficiency of your office? Why is there a lack of consideration for informing the county citizens of what your office business is, after all your business is our business. We have a right to know.

There are no by-laws on the web page, when will they be posted for all and are copies of the by-laws available at your office during business hours?

Nelson Bailey

Rebecca Cobb

From: H. Nelson Bailey <sailorman20@gmail.com>
Sent: Friday, October 14, 2016 9:06 PM
To: Rebecca Cobb
Subject: Planning commission minutes

This is another registered voter here in Buckingham thinks.

I just examined the Planning Commission packet at the Library. It was received yesterday. While it is the paper copy, I hope that it is identical to the one that is now on-line.

I sense that they just want this to be over. The agenda is stripped down to only the continuation of the Public Hearing and old business. It does not appear to be flexible in any way. Is it intended as a walk over?

It looks like more evasion of process and procedure. If the ground rules are not provided prior to the meeting, I hope that we will be able to distribute leaflets stating that the public has been effectively shut out of the process.

The paper copy seems to have been thrown together. The pages are not numbered and few have the date of receipt on them. Some have no source. There is an entry that seems to address the legality of the SUP within the present zoning. There is no indication of the source. The stuff just falls from the sky.

It is a **Public Hearing** for the record. It is a very sloppy compilation of material. I think that we should anticipate a quick gavel and other limits on those speaking.

Beyond a press release, it might be helpful if our members could call their contacts in the media.

Have we determined if the building will be locked prior to the hearing? When will it be open? Has there been any consideration of identifying a "floor" leader to make what immediate decisions that may arise? It might be helpful to all concerned.

Thanks,



September 30, 2016

Buckingham County Planning Commission
John Bickford, Chairman; Danny R. Allen; R. Patrick Bowe; Royce E. Charlton, III; James D. Crews, Sr.; Alice Gormus; Chet Maxey; Sammy Smith
13380 West James Anderson Hwy
Buckingham, VA 23921
SENT VIA EMAIL

Dear Chairman Bickford and Commission Members:

I am writing this letter on behalf of Preservation Virginia, the nation's oldest statewide historic preservation organization, in support of the Friends of Buckingham and representatives from the National Register-eligible Yogaville Historic District, to not grant the Special Use Permit for the Atlantic Coast Pipeline (ACP) to build a natural gas compressor station in Buckingham County. The construction of this industrial site has the potential to adversely impact significant historic resources that have not been thoroughly researched or investigated.

Since 2015, Preservation Virginia has been involved with cultural, archaeological, and historic resources in several counties potentially impacted by the ACP; however, we have been especially concerned about historic resources located in Buckingham County, including sites within and near the proposed compressor station. Throughout the federal permitting process, as required by the National Historic Preservation Act of 1966, we have observed that Buckingham County's historic sites are receiving far less attention than neighboring counties.

Buckingham County's historic resources are also in a particularly threatened position because only a small group of dedicated people are working to protect them, including a group of volunteers from the Friends of Buckingham, representatives from the National Register of Historic Places- eligible Yogaville Historic District, and a few residents from the area.

Due to these concerns we included "cultural resources threatened by utility infrastructure projects" on our 2016 Virginia's Most Endangered Historic Places list. This designation reflects mounting apprehension about the potential damage of large-scale transmission

and infrastructure projects to scenic, historic and cultural resources in the state of Virginia. For more information on the Most Endangered Listing see the following links:

https://www.washingtonpost.com/local/virginias-most-endangered-places-includes-black-cemeteries-a-legislative-office-complex-and-a-former-slave-dwelling/2016/05/03/f8d6ce1a-113f-11e6-93ae-50921721165d_story.html

http://www.dailyprogress.com/news/local/pipeline-proposals-put-two-local-sites-on-most-endangered-list/article_ff6325d0-10c2-11e6-b5b0-9fb464d0c53f.html

Brief History of Union Hill (Proposed Compressor Station Site)

The compressor station is currently proposed to be built on a former plantation, Variety Shade, which is part of the Union Hill/Woods Corner Rural historic area. A Preliminary Information Form for National Register of Historic Places eligibility is currently under review by the Virginia Department of Historic Resources.

Variety Shade was one of several plantations built along what is now Route 56/South James River Road by the Bondurant and Moseley families. In addition to Variety Shade, these families built other plantations in the area including Oaklawn, Winter's Tract, Willow Lake, and Perry Hill. These plantations formed an economic and social network interwoven with the local enslaved and free black population. By purchasing land before and after Emancipation, free men and women began to establish their own community in this area. In 1868, a brush arbor church now known as Union Hill Baptist Church was built as well as other structures including Union Hill School.

For over 150 years, this community has remained predominately African-American. Today the landowners near the compressor station site are approximately 92% African-American. Of the 193 landowners whose parcels will be most impacted by their proximity to the compressor station, the Laury family, descendants of Buckingham County slaves, own twenty-two.

Historic resources located within the cultural landscape established by free African-Americans after Emancipation also include a second Baptist church, Union Grove (date unknown), with pre- and post-Emancipation cemeteries; two sites of former historic Black schools (one relocated to Robert E. Lee Wayside, the other burned); agricultural buildings such as tobacco barns; the historic Shelton Store; numerous dwellings (many clustered in traditional rural patterns) and a profusion of mapped slave cemeteries.

These types of African-American settlements have been scarcely studied in Virginia but have the potential to provide an enormous amount of invaluable historical information on the lives of Emancipation and Reconstruction-Era African-Americans and the communities they created. However, the most recent Federal Energy Regulatory Commission (FERC) report that pertains to Buckingham's cultural resources reveals no historic resources for the Compressor Station site and its environs.

In summary, we encourage you carefully consider the significance of Buckingham County's early African- American communities that are too important to be destroyed. Rather than eliminate parts of the County's rich history, we encourage further investigations as well as the implementation of protection strategies for historic sites in the County. At this time this is particularly vital for sites in the vicinity of the proposed compressor station. Protecting these sites could be used to spark renewed interest in Buckingham County's rich history and as a means for future heritage tourism initiatives.

Sincerely,

Sonja Ingram
Field Representative, Preservation Virginia

Justin Sarafin
Director of Preservation Initiatives & Engagement, Preservation Virginia

Cc:

Mr. Joe Chambers, Chairman Buckingham County Board of Supervisors
Mr. Robert "Bobby" Jones, Vice-Chairman, Buckingham County Board of Supervisors
Supervisor Danny R. Allen
Supervisor Donnie Bryan
Supervisor Harry W. Bryant
Supervisor Morgan Dunnavant
Supervisor Don Matthews
Rebecca S. Carter, County Administrator
Rebecca S. Cobb, Zoning/Planning Administrator

Rebecca Cobb

From: Lakshmi Fjord <lakshmi.fjord@gmail.com>
Sent: Wednesday, October 19, 2016 8:20 AM
To: Rebecca Carter; Rebecca Cobb
Subject: Franklin County Bd of Supervisors votes against Mountain Valley Pipeline easement

Dear Ms. Carter and Ms. Cobb,

I write as a landowner in District 5 to ask you to circulate to Buckingham County's planning commission's and board of supervisors' members last night's vote in Franklin County, VA. Its Board of Supervisors rejected Dominion Resources' Mountain Valley Pipeline easement application in its 550-acre industrial park.

We of Friends of Buckingham hope that this action by their BoS demonstrates that Boards of Supervisor's DO have the power to reject Dominion proposals and that local elected officials DO NOT have to fear being sued when exercising their rights to protect residents of their counties and to make decisions to attract the sorts of business opportunities that best serve their constituents now and for future generations.

We ask the Planning Commission and Board of Supervisors to compare Buckingham's circumstances as greater by far than Franklin County's in terms of need of stop a most premature process of application for a special use permit for one of the largest proposed compressor stations in the country. Applied for without even a final route in place, from an as yet undecided or not publicly disclosed location for a North Carolina compressor station for the ACP proposal. When the Buckingham compressor station application is already 25% larger because of route changes to our north by influential groups able to move the route around specific sites.

Sincerely,
Lakshmi Fjord, Ph.D.

Scholar-in-Residence, Dept. of Anthropology, University of Virginia
Friends of Buckingham Steering Committee
Founding community member, Yogaville
(510) 684-1403

Here is the link to the Roanoke Times article:

http://www.roanoke.com/news/local/franklin_county/franklin-county-votes-against-mountain-valley-pipeline-easement/article_c728fd20-a955-507b-9850-d9663f51bddd.html

Posted: Tuesday, October 18, 2016 8:24 pm

By Casey Fabris casey.fabris@roanoke.com 981-3234

ROCKY MOUNT — The Franklin County Board of Supervisors voted not to sell an easement to Mountain Valley Pipeline for land in the county's new 550-acre business park.

The decision came after supervisors heard impassioned pleas against the sale from nearly 20 pipeline opponents during a Tuesday night public hearing, which became heated at times. Numerous speakers said that entering into an easement agreement before the pipeline has been approved would be premature and urged the board to wait.

Mountain Valley Pipeline, which seeks to build a 42-inch-diameter natural gas pipeline, offered the county just under \$92,000 to acquire the easement, which included temporary and permanent rights of way on the business park property.

Boone District Supervisor Ronnie Thompson made the motion to tell Mountain Valley that the county wouldn't be taking any action at this time.

Blue Ridge District Supervisor Tim Tatum said entering into an agreement before the project has approval from the Federal Energy Regulatory Commission would be premature and could send the wrong message.

"That could be construed that we're for it, when actually this board has made a stance to be neutral on this matter," he said. "We don't need to make that decision, because we don't know if it's even going to pass."

The unanimous vote by the six supervisors in attendance was met with cheers and applause from the sizable crowd.

Supervisors also got an overview on Tuesday of the role the Virginia Department of Environmental Quality will play in the pipeline approval process from the agency's director of operations, James Golden. He acknowledged that the pipeline is a "very controversial project."

The National Environmental Policy Act gives states the ability to provide input to federal agencies on such projects. In this case, the DEQ acts as the state's "coordinating agency," meaning it gathers comments from other state agencies and sends them, along with its own comments, on to FERC, Golden said.

But these comments are "only suggestions," and it's up to FERC to decide which, if any, it will incorporate into its environmental impact statement.

Golden discussed the agency's role in regulating water quality and erosion and sediment control.

Although the Clean Water Act exempts such projects from storm water permitting requirements, Golden said, MVP will be required to submit project-specific erosion and sediment control plans to the agency for its review and approval. He said the agency will charge the project's developers for costs associated with hiring individuals to provide technical expertise to the agency during its review.

Golden said the erosion and sediment control plans are not as detailed as the agency would like.

"They absolutely lack the specificity that DEQ is requiring for these plans," he said.

The agency is also looking for ways to get affected localities involved. Golden said DEQ wants to create a "collaborative, nonregulatory process" in which local governments with established erosion and sediment control programs could also provide comments on the plans that the agency will review and approve. There's also discussion about allowing local inspectors to go out with DEQ inspectors for field evaluations.

"We'd like to have something that would provide for that sort of collaborative relationship during the construction phase and for review and approval of the plan," Golden said.

Comments Presented to the Buckingham Planning Commission - October 17, 2016

Carlos Arostegui - 4443 South James River Highway

Buckingham County's zoning ordinance is part of the social contract between the citizens of the county and the county's government as represented by you, the Planning Commission. We, the citizens of the county, agree not to engage in uses and activities not allowed within our zoning district. For your part, the Commission agrees to interpret and enforce the zoning ordinance in a fair and consistent manner. In other words, we behave and you cover our backs.

We own a farm near the proposed site of the compressor station. We raise Jersey cows and run a small dairying operation. Nothing that we do at the present time requires permission from the Commission since everything that we do is allowed by the definition of the A-1 district.

But let's say that we wanted to put up some chicken houses. Depending on the number of birds that we plan to raise at any one time, we may have to come before the Commission to ask for a special use permit. There would be a hearing and we could get the permit with some conditions such as minimum set-backs, etc.

If, instead, we wanted to build a chicken processing plant (like Cargill's turkey plant in Dayton which covers a couple of city blocks), we would be told that such use was not allowed in the A-1 district. The argument that we already own sufficient land for the project would not persuade you. The zoning ordinance is clear. Poultry processing belongs in a heavy industrial (M-2) district.

ACP is asking the Commission to allow them to build their compressor station in the middle of an agricultural district. Again, the zoning ordinance is clear. Compressor stations are gas transmission facilities and these belong in M-2 areas.

I am not asking that you deny their permit altogether. I am asking you to apply the same principles that you would apply to our hypothetical poultry processing plant. Grant them the permit but only if they build in the proper district.

The citizens of Buckingham County trust you to stand strong, be fair, and do the right thing. Please do not violate our trust.

Rebecca Cobb

From: Jeeva Abbate <jeeva@yogaville.org>
Sent: Friday, October 14, 2016 9:44 PM
To: Rebecca Cobb
Subject: Attached files for the Planning Commission's Special Use Permit Hearing Record
Attachments: YES SUP PP v.2 - photos only.pptx; Outline of SUP Legal Arguments - Yogaville.docx

Hi Rebecca,

Please note the attached files that I am submitting for the Planning Commission's Special Use Permit Hearing Record so that the Commissioners and Supervisors can reference them in making their decision. We noted that Dominion's presentation at the first hearing was included in the record.

Attached Files:

First, there is the PowerPoint presentation that I provided with my 5 min. talk at the last SUP hearing

Second, there is a simple letter outlining the legal points referred to in my talk, re: the problems with issuing the SUP according to the existing restrictions and the Buckingham County Comprehensive Plan.

I understand that the Planning Commissioners and the Supervisors have requested some hard data on this Special Permit matter and it's my hope that these documents can provide well-researched facts and data to point the way to protecting our Buckingham County's property, safety, and health.

Thank you,
Jeeva

--

Joseph Jeeva Abbate
Yogaville Environmental Solutions
108 Yogaville Way
Buckingham, VA 23921
office: 434-969-3121, X172
mobile: 703-626-6385
email: jeeva@yogaville.org

Yogaville Environmental Solutions

Examines

**Critical Compressor
Station/Pipeline Threats to
Buckingham County Lives,
Health, & Property**

For

The Buckingham County Compressor Station
– Special Use Permit Hearing

We all care about

PIPELINE & COMPRESSOR STATION SAFETY

- Dominion: "Safety is our highest priority – in the workplace and in the community"
- Life and Death Issues for Buckingham County Property Owners, Residents, and First Responders
- Gas Explosion and Fire are a Real Threat to Lives and Property in Buckingham County
- The Community and Residents are not Assured

PHMSA

Pipeline and Hazardous Materials Safety Administration

MISSION STATEMENT

- **Our mission is to protect people and the environment from the risks of hazardous materials transportation.** To do this, we establish national policy, set and enforce standards, educate, and conduct research to prevent incidents. We also prepare the public and first responders to reduce consequences if an incident does occur.
- **Our vision is that no harm results from hazardous materials transportation.** We cannot accept death as an inevitable consequence of transporting hazardous materials, so we will work continuously to find new ways to reduce risk toward zero deaths, injuries, environmental and property damage, and transportation disruptions.

U.S. Natural Gas Infrastructure Serious Incidents 2009-2014

Year/Number/Fatalities/Injuries

- 2009 46 13 62
- 2010 34 19 103
- 2011 32 12 51
- 2012 28 10 54
- 2013 25 9 45
- 2014 28 19 95

4

There are over 30 major natural gas industry serious incidents per year, resulting in human deaths, human injuries, damage to homes, businesses, property, animals, farms, and the environment. Natural Gas is a hazardous and extremely dangerous fuel.

Data Source: PHMSA

Natural Gas Pipeline Explosion Across Highway 77 in Sissonville West Virginia



SISSONVILLE, W.Va. — December 11, 2012 - (AP) — Four homes went up in flames and collapsed in charred heaps Tuesday after a 20" natural gas pipeline exploded in an inferno that raged for at least an hour, melting guardrails and pavement on a swath of Interstate 77.

Five other homes had extensive external damage, and several people were treated for smoke inhalation, but authorities said there were no fatalities and all residents had been accounted for.

"We've been very fortunate," said Gov. Earl Ray Tomblin, who toured the damage then briefed the media. "They were just lucky enough not to be home."

**Aftermath of a Natural Gas Compressor
Station leak, explosion, and fire in
Logan County, OK**



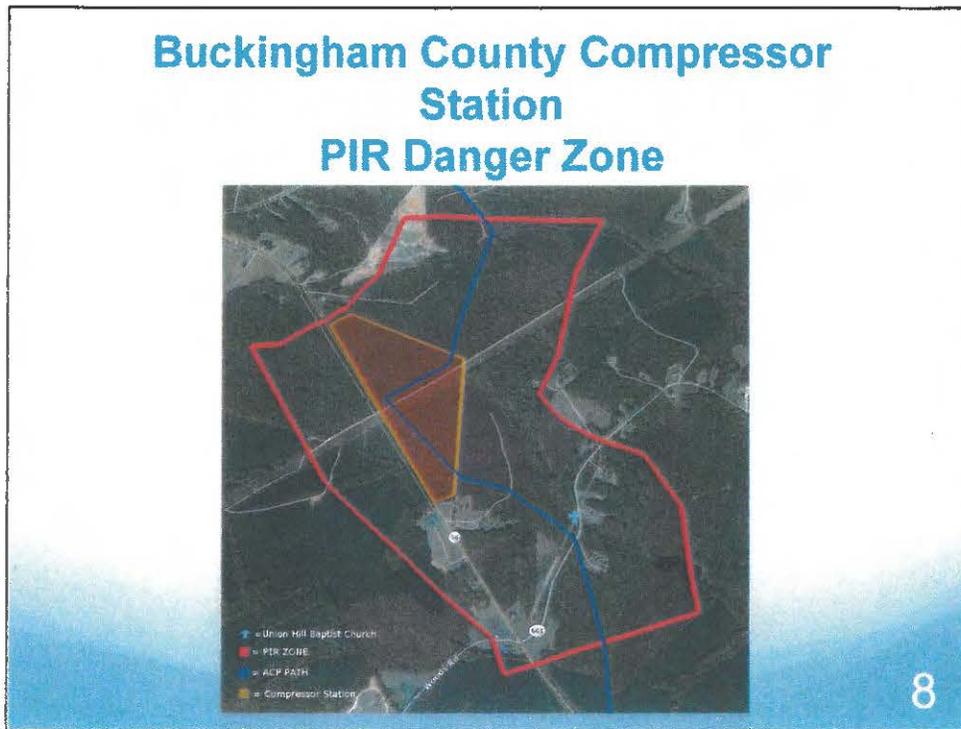
Logan County, OK - Apr 05, 2013 – A large natural gas compressor station explodes in a large fireball, resulting in a large fire. Three homes were forced to be evacuated. A truck and other property was destroyed.

Durham Woods Natural Gas Pipeline Explosion and Emergency Evacuation



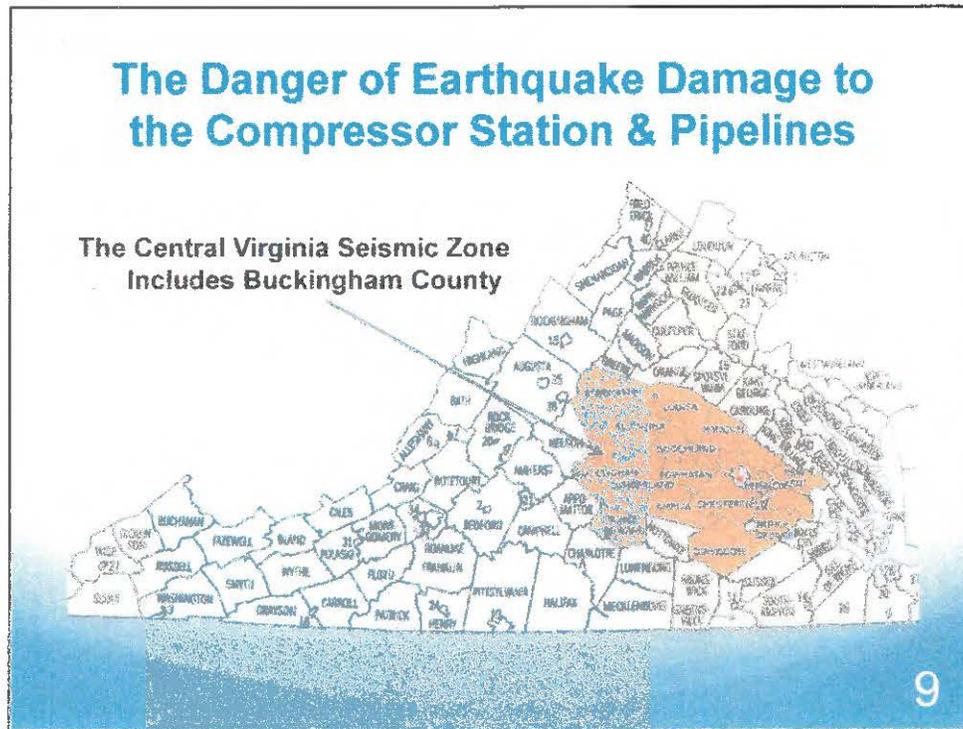
7

The Durham Woods Natural Gas Pipeline Explosion and Fire occurred in [Edison, New Jersey](#) on March 23, 1994 where a 36-inch (910 mm) diameter [natural gas](#) pipeline broke and exploded into flames next to the Durham Woods apartment complex along New Durham Road at its junction with [Interstate 287](#). The cause of this breakage was given by the NTSB as mechanical damage. The resulting fire destroyed or severely damaged 14 of the apartment buildings. Over 1,500 apartment residents were evacuated, 100 residents were left homeless, and one death occurred from a heart attack suffered by Sandra Snyder, who was unable to summon emergency workers "amid the chaos." Because the fire occurred so close to the Durham Woods complex, residents in the area also refer to it as the **Durham Woods fire**.

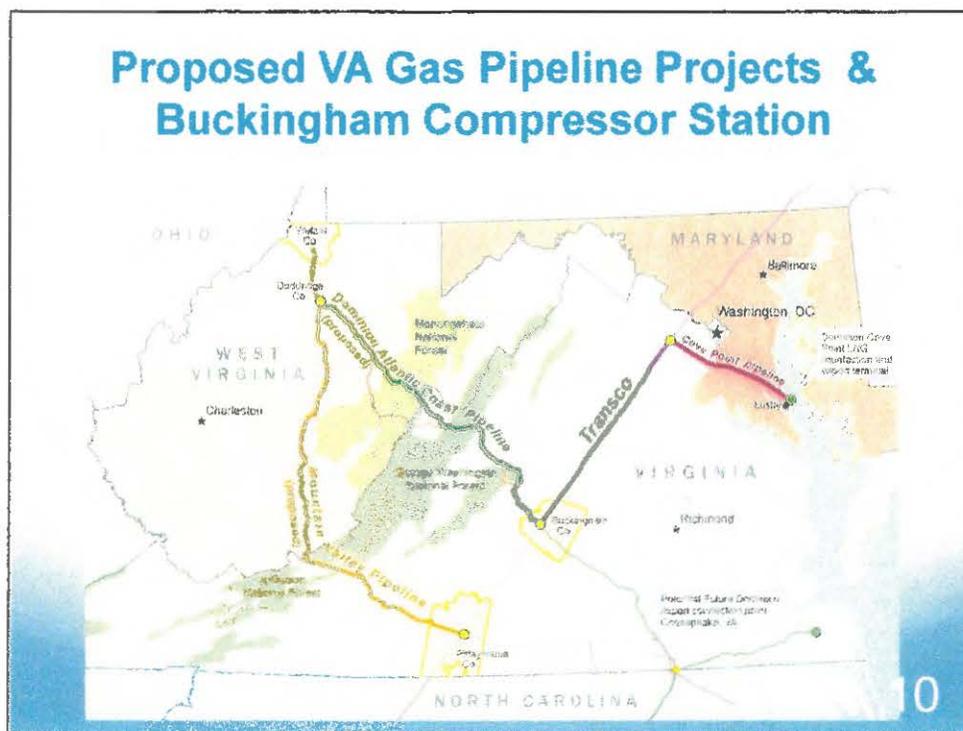


Note the residences and church within the Probable Impact Radius around the Compressor Station and Pipeline placement per the specifications from the Pipeline and Hazardous Materials Safety Administration (PHMSA)

The Danger of Earthquake Damage to the Compressor Station & Pipelines



Virginia's past seismic activity is concentrated in three primary areas: the Central Virginia seismic zone (CVSZ), the Giles County seismic zone (GCSZ), and the Eastern Tennessee seismic zone (ETSZ). The CVSZ is located within the central Piedmont along the James River and includes the counties of Fluvanna, Goochland, Cumberland, Powhatan, Louisa, Albemarle, Buckingham, Hanover, and Chesterfield, and the cities of Richmond and Charlottesville.



Note that the North Carolina and Virginia communities targeted to be served by the ACP are already receiving more gas than they can use or store from existing pipelines like Transco, which can continue to provide for all predicted domestic needs through 2030 according to the U.S. Energy Information Administration and the recent Synapse Report.

These same communities are also targeted for product from another unnecessary project, the Mountain Valley Pipeline.

Having the ACP connect with the Transco pipeline in Buckingham allows for transport of gas up to Dominion's Cove Point LNG plant and thus to be shipped overseas to foreign markets at higher profit than garnered in the domestic market. This passes higher prices on to the U.S. ratepayers having to compete for their own resource.

Buckingham County 2015-2020 Comprehensive Plan

- The Rural/Agricultural/Forestry Areas are intended to preserve and enhance the essential character and resources of the County
- These areas are located the furthest from the County's centralized public services creating public safety concerns about dangerously long response times for fire, rescue, and law enforcement
- Protecting and preserving farmland, forest uses, livestock operations, wetlands, significant wildlife habitats, and water resources are of primary importance to these areas

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Points from the Buckingham County 2015-2020 Comprehensive Plan

Conclusion: This SUP Request Should Be Denied

- The Compressor Station's "special use" is dangerous to County residents, property, animals, and environment
- The plan for any emergencies in this request is inadequate, weak, or non-existent
- The Compressor Station's use is not among the "Special Uses" enumerated in the Zoning Ordinance
- The Proposed Compressor Station is Inconsistent with the surrounding land uses and with the Comprehensive Plan

LEGAL ARGUMENTS AGAINST SPECIAL USE PERMIT FOR BUCKINGHAM COMPRESSOR STATION

1. Compressor Station is not a “Special Use” in District A-1

- a. District A-1 is an “inclusive zone”— only the uses *expressly* mentioned (or auxiliary uses associated with those uses) in the ordinance are permitted
- b. District A-1 allows for “public utility booster or relay stations” by special permit
- c. A binding decision from the Supreme Court of Virginia (*WANV, Inc. v. Houff*) says that, unless the ordinance provides another definition, the term “utilities” in a zoning ordinance refers only to facilities designed to serve the other land uses in that district
 - i. *Example: If zoning ordinance allows for “utility facilities” in a residential district, it refers only to the facilities designed to serve the residences in that district*
- d. The Utility Facilities Act of the Virginia Code distinguishes between “public utility” and “non-utility natural gas service providers.” (Virginia Code Section 56.265.1)
 - i. ACP does not meet statutory definition of “public utility,” which would require:
 - it serve the general public,
 - it be incorporated in Virginia, *and*
 - its rates be controlled by Virginia utility regulators
 - ii. ACP therefore is a “*non-utility* natural gas service”
- e. Zoning ordinance elsewhere (in a less restrictive industrial district) allows for “gas transmission facilities”. This is evidence that these facilities are not considered “public utility booster stations” but are dealt with by another section of the ordinance
- f. Other Buckingham County ordinances (including the Erosion and Sediment Control Ordinance) distinguish between “natural gas utility companies” and “interstate natural gas pipelines” like ACP

2. Compressor Station is Inconsistent with the Comprehensive Plan

- a. Even if considered a “public utility booster station,” Virginia Code Section 15.2-2232 requires that station be consistent with Comprehensive Plan
- b. Comp Plan states that districts like A-1 are intended to “protect . . . natural resources” and “ensure that a rural quality of life is maintained”
- c. Comp Plan also states that uses in these areas are restricted in part because they “are located the furthest distance from the County’s centralized public services, creating *public safety concerns about dangerously long response time for fire[s].*”

**Buckingham County
Planning Commission
Regular Meeting
September 26, 2016**

At a regular meeting of the Buckingham County Planning Commission held on Monday, September 26, 2016 at 7:00 p.m. in the Peter Francisco meeting room, located within the Buckingham County Administration Complex, the following members were present: John E. Bickford, Chairman; Alice T. Gormus, Vice-Chair; Royce Charlton, III; Patrick Bowe; James D. Crews; Sammy Smith; Chet Maxey and Danny R. Allen, Board of Supervisors' representative. Also present were Rebecca S. Carter, County Administrator, Rebecca S. Cobb, Zoning Administrator, and E.M. Wright, Jr., County Attorney.

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

Bickford: I'd like to call to order the meeting of the Planning Commission for September 26th. A couple of announcements. There's a signup sheet if you would like to speak at the Public Hearing on the gas line outside please sign up. That's your last chance for that. Second if you have cell phones please cut them off or put them on vibration, whatever, just so it won't interrupt someone speaking. Third, Ms. Cobb you said you had some audios for anyone that may have trouble hearing. Just please come down and ask Ms. Cobb and she will provide you with that if anyone needs that. Ok. I'd like to ask everyone to stand as Commissioner Smith will lead us in our invocation. Commissioner Bowe led the Pledge of Allegiance and it was said by all who were in attendance.

Re: Quorum Present

Chairman Bickford certified there was a quorum - eight of eight members were present. The meeting could continue.

Re: Adoption of Agenda

Bickford: Ms. Cobb adoption of agenda. Is there any changes to the agenda?

Cobb: Yes you will note that there are several introductory cases. And I would just suggest that maybe we move those prior to the public hearing just so that those folks can leave if they desire and make room for everyone else that does want to attend the public hearing.

Bickford: Ok. We have a suggestion. Do I have a motion and a second?

Vice-Chair Gormus moved, Supervisor Allen seconded and was unanimously carried by the Commission to change the agenda to move the introductory cases prior to the compressor station.

Bickford: Very good. We will change the agenda to bring in the introductory cases prior to the compressor station. We have the minutes we need approval of.

Smith: Mr. Chairman I would like to make another change that when it comes to the public hearing that the residents of Buckingham speak first. I put that forward as a motion.

Bickford: Ok. We have a motion do I have a second?

Bowe: Second.

Bickford: Any discussion from the Commissioners?

Commissioner Smith moved, Commissioner Bowe seconded and was unanimously carried by the Commission to allow the residents of Buckingham speak first at the public hearing.

Bickford: That will be the criteria.

Re: Approval of Minutes

Bickford: Now approval of minutes for regular meeting August 22nd. Any changes?

Smith: No sir I move to accept.

Allen: Second.

Bickford: Ok we have a motion and a second to approve the minutes as presented.

Commissioner Smith moved, Vice-Chair Gormus seconded and was unanimously carried by the Commission to approve the minutes of August 22, 2016 regular meeting as presented.

Bickford: Ok those are approved.

Re: Public Comment

Bickford: That brings us to our general Public Comment period. This period this time is allowed for anything in the County, any item that may be except, except for the public hearing on the compressor station. Criteria is if you're speaking for yourself 3 minutes, if you're speaking for an organization 5 minutes. Again that is not for the public hearing. We have our

separate time allotted for that. Any other item in the County you can come and speak. I'll now open up the podium.

Quinn Robinson: My name is Quinn Robinson. I live in District 4 up near Andersonville. I just...I wanted to ask about the letter that I sent hoping that I could find out when and how it will be considered for adoption. And while it relates to the request by Dominion for the Special Use Permit it is separate in that it asks for a delay. I would like to know that before we proceed much further. But the other thing is this meeting started in a very poor way. It seemed disorganized and fairness took a real blow today by having personnel from Dominion being admitted to the building before the general public was allowed in. I don't know what's going on but it just reaffirms the whole thing that Dominion corrupts everything that it gets involved with. And I think it's regrettable and you should be aware of it and make plans for the next meeting. You know Planning Commission planning, fairness demands it. And I hope that you can fulfill that. Thank you very much.

Bickford: Thank you sir. Anyone else like to speak, come forward? Alright seeing none we'll close the general public comment period. We will move to the new business. Ms. Cobb this is the introduction of the retail store, Par 5 Development.

Re: New Business-Introduction-16ZMA237 Par 5 Development, Retail Store

Cobb: Yes this is case 16-ZMZ237 owner Frances W. Ellis c/o William Falls. Applicant Par 5 Development Group. Tax Map Section 69, Lot 1 containing an approximate 8 acres on N. James Madison Highway, which is Route 15, and also at the intersection of Penlan Road, which is Route 671, in the Marshall Magisterial District. Par 5 Development is asking for a public hearing for their request to rezone from A-1 to B-1 Business for the purpose of constructing and operating a Dollar General retail store. The application is before you and I believe the applicant is here to discuss this and answer any questions that you may have.

Bickford: Thank you Ms. Cobb. Would the applicant please come forward?

Koth: Good evening. I'm Lance Koth. I am the engineer with Koth Consulting. I'm acting as the applicant tonight. The developer is out in North Carolina and I spoke with him a little while ago and he was unable to get here tonight. I am happy to introduce the case and answer any questions that anybody might have.

Bickford: Yes sir if you wouldn't mind just introduce us. Give a brief overlay of your plan.

Koth: Par 5 is proposing to put in a Dollar General store. They have looked at the intersection of Penlan Road and North James Madison Highway. It's at the intersection that's on the southwest corner of that intersection. We're planning on...it's a larger parcel planning on cutting out a smaller piece of that right at the intersection. We would like to construct a Dollar General Store. The plans that have been distributed are somewhat preliminary but it shows a

9100 + or – square foot retail store that would be the target Dollar General. It would have its normal business hours that Dollar General has which is 6 in the morning until 10 at night I believe. And we propose to put in parking as needed for that facility, storm water that sort of things, supporting kind of activities. We've looked at the ingress and egress to the site. The access to the site would be on Penlan Road in an effort to move any turning maneuvers off of James Madison Highway and it does allow for the tractor trailers that come in about once a week to make those corners and get into the site to do its maneuvering. That's usually a pretty big question so it's fairly important to us that everything be operated on site. We will probably put in a little bit of pavement widening around the radius somewhere on the order of 5 feet to make those turns a little bit easier so that the trucks can maneuver without slowing down to a crawl and stopping any kind of people behind them. The developer is Par 5. They are a preferred developer for Dollar General. They do Dollar General developments throughout North Carolina and Virginia. I cover most of their central Virginia areas the engineer and this is a fairly typical site. We look for somewhere between an acre and a half and two acres. This is a currently wooded site that we would propose to put in what we need and any trees that have to be taken out we would then supplement along the edges so that there is some perimeter screening from the neighbors. So I'm not sure if you are familiar with Par 5 or not but they've done a number of these and are happy to work with the Board and the Planning Commission however you see fit.

Bickford: Ok thank you. Any questions for the applicant at this time from the Commissioners?

Gormus: Is there a mile radius that you say cause currently from that site 10 miles either way there's a Dollar General?

Koth: There is. That gets into a little bit of a Dollar General the way they do their business planning. And I don't know what their radiuses are. I know they have a model where they give Par 5 target areas in specific, not parcels, but specific intersections and things like that that they would like to put a store on. This was one of those desired locations, target locations. I don't know what their radius is. I know that their clientele is typically a fairly close circle that comes in and it's very common for them to have them that close together.

Bickford: Any other questions for the applicant at this time? What...you may have answered this, what is your normal operating hours?

Koth: The owner...

Bickford: The operating hours.

Koth: Oh, 6 to 10.

Bickford: I thought you had said that. How many employees will you normally have in a store for this size?

Koth: Alright it depends a little bit on whether they're full-time or part-time employees. If they are full-time employees it's typically around 8. If it's part-time it could be as many as 13.

Bickford: Ok thank you.

Gormus: Do the trucks come in during the day or at night?

Koth: The trucks are...I don't know what their schedule would be for this site. It's only during operating hours because the store has to be open. And it's about once a week. It is...but the truck that's coming to this one will be coming to several of them so it would be throughout the day. I don't know what the route or schedule might be.

Gormus: But it is during opening hours?

Koth: During business hours yes. There's one large truck that comes in. It's the Dollar General truck. They do have other vendors that would come in and out most likely in the smaller, like Pepsi type trucks, Coke type trucks that would come in and would supplement the vending or snacks or something like that so it's not only one but as far as I know I believe it's the only semi-trailer, the only 16 wheel or 18 wheel trailer that comes in once a week. The rest of them I believe are smaller.

Crews: Have you reviewed the 16 conditions that the Planners attached to this?

Koth: I have. I have.

Crews: Do you have any problem with them?

Koth: I don't see any issue with those.

Crews: Ok.

Bickford: Ok any other questions from the Commissioners?

Bowe: I want to make a motion to move it on to public hearing.

Bickford: Ok we have a motion. Do I have a second?

Crews: I second it.

Bickford: Any discussion? Ok.

Commissioner Bowe moved, Commissioner Crews seconded and it was unanimously carried by the Commission to send to Public Hearing 16ZMA237 Par 5 Development, Retail Store.

Bickford: Very good. We're moving that on forward to public hearing. You'll be the first on the docket. I believe it's October 24th. Correct Ms. Cobb?

Cobb: I think that's the correct date.

Koth: Thank you very much.

Bickford: Thank you sir.

Re: New Business-Introduction-16ZMA238 Spangler, Business Development

Bickford: Ms. Cobb that brings us to the next two items the business development and mini storage for Mr. Spangler.

Cobb: So the first item is 16ZMA238. Owner/applicant is Samuel G. Spangler, III. Tax Map Section 9, Lots 60, 60A, 61 & 61A containing an approximate 8 acres total on South Constitution Rte., which is Route 20, in the Slate River Magisterial District. The property is currently zoned A-1 and Mr. Spangler is asking to rezone this from A-1 to B-1 for the purpose of maintaining his existing store on one of the parcels as well as marketing the other parcels for lease or for sale for business purposes. And I believe he is here as well for any questions.

Bickford: Ok. Mr. Spangler would you come to the podium sir? If you would sir just give us a brief overlay of your proposal.

Spangler: I'm Sam Spangler. I've been operating a farm supply business there for the past 26, 27 years on the one parcel and on the other parcel I've purchased where the storage unit is approximately 4 months ago. The storage unit at the present time we're at capacity better than 65% of our customers are Buckingham residents and we would...I would request to enlarge it basically on the same scale that it is now.

Bickford: Ok. Commissioners any questions on regards to...right now we're going to focus on your business first and then she'll introduce the other because it's two separate items. Any questions for Mr. Spangler? Mr. Spangler I see on the aerial that you provided us you don't have an entrance yet into the 61A the farthest south lot. Is that going to come off White Rock Road 695 or do you think they'll allow you to come off of 20? Or have you looked at that?

Spangler: I've met with the highway department and they will let me come off of 20. Yes sir there is sight distance.

Bickford: Off of 20 for all of them. Ok because I know in the information given the two other lots already have existing entrances. Any questions?

Smith: I want to make a motion that we set a public hearing.

Bickford: Ok I have a motion. Do I have a second?

Allen: Second.

Bickford: I have a motion and a second. Any discussion? Seeing none we'll vote on

Commissioner Smith moved, Supervisor Allen seconded and it was unanimously carried by the Commission to send to Public Hearing 16ZMA238 Spangler, Business Development.

Bickford: That will move forward to public hearing on October 24th. That will be the second thing on the docket. If you don't mind just stand right there we will try to shorten this up a little bit. Ms. Cobb you go ahead and introduce now the other part the mini storage.

Re: New Business-Introduction-16ZMASUP239 Spangler, Mini Storage

Cobb: 16ZMASUP239 owner/applicant Samuel G. Spangler, III. Tax Map Section 9, Lots 60, 60A...did I not change that...this will be on the eastern side of Route 20 from the previous application. There is currently a mini storage located there and he is asking to rezone the property because currently the mini storage is a grandfathered use that was there prior to zoning and is a grandfathered use but due to wanting to expand that he is applying to rezone that from A-1 to B-1 and have a Special Use Permit for expansion in the existing mini storage facility.

Bickford: Ok. Mr. Spangler's already told us what he wants to do there. So I would say if you have any questions in regards to this basically it's increasing on another building on that lot the existing lot for storage. Any questions for him?

Gormus: You going with the same pretty much the blueprint that you have now?

Spangler: Yes ma'am. It's the same design.

Gormus: Not increasing any lights or anything like that?

Spangler: No planned at the present time.

Gormus: Ok.

Bickford: Any other questions from the Commissioners?

Smith: I move we set for a public hearing.

Bickford: Alright I have a motion. Do I have a second?

Maxey: Second.

Bickford: Any discussion? Alright we will vote.

Commissioner Smith moved, Commissioner Maxey seconded and it was unanimously carried by the Commission to send to Public Hearing 16ZMA239 Spangler, Mini Storage.

Bickford: Ok that's been moved forward to Public Hearing the October 24th. Thank you Mr. Spangler.

Re: Old Business-Introduction-16SUP236 ACP Compressor Station

Bickford: Ok Ms. Cobb we will go back to our old business which is the public hearing on the compressor station.

Cobb: Yes this is Case 16SUP236 owner/applicant Atlantic Coast Pipeline, LLC. Tax Map Section 91, Lot 60 containing an approximate 68 acres on S. James River Hwy, which is Route 56, in the James River Magisterial District. The property is currently zoned A-1. They are asking for a Special Use Permit for the purpose of installing and operating a natural gas compressor station. I've provided to you the conditions that we discussed last time with the amended changes and Emmett Toms is here to do a little introduction for Dominion and I do believe they do have a presentation for you.

Bickford: Ok.

Toms: Good evening Chairman Bickford and fellow Planning Commission members. I'm Emmett Toms with Dominion Resources and I have with me several subject matter experts on our compressor station should you have questions after the presentation. And with that we have a young lady Carla Picard who is our communications manager for the project and she has a brief power point we want to go over that so with that...

Chad Oba: (From audience) Excuse me (inaudible) I have a question. I was told by Ms. Cobb that the people would comment first. The public would comment first.

Bickford: No ma'am. This is protocol. They have a...you introduce a case and the applicant has the ability to present a presentation if he chooses to and we have to let them do that and then the public hearing.

Chad Oba: (From audience) That is not what I was told.

Bickford: Well I'm sorry if you were not told the right thing but that's how we have to do it.

From Audience: Mr. Chairman (inaudible) while they are setting up could you tell us how long Dominion has to make this presentation? Is there not a set time? If all the citizens are restricted to 3 or 5 minutes it would seem reasonable that there's a time limit on theirs. I recall something about 20 minutes being the standard. Is that correct?

Bickford: I don't know that there is a set time for their presentation. I don't think they have planned a long one.

From Audience: No you've got to give them a set time.

Bickford: I'm going to allow whatever their presentation is. That's my discretion. I'm the chairman. And then I'll do the Public Hearing and I'll allow the time for you all too. Try to get both sides.

Smith: With Buckingham residents speaking first during the public hearing. That's what was told.

From Audience: I have a question. I do have a question.

Bickford: Excuse me.

From Audience: Is it possible that Dominion tell us how long their presentation is?

Bickford: Do you have any idea how long the presentation is?

Picard: I can keep it to 20 minutes.

Bickford: Thank you. O.K. I'd like for...let's give them time to talk please as per decorum.

Picard: Well and I'd like to thank you all for the time on the agenda. In the interest of allowing time for maximum comments I will do my best to keep this brief. We are trying to focus our comments tonight on responding to specific questions that we've heard so with that I'll jump right in. The image that you see on the screen there is of course is a rendering that was created for us to give kind of a unique perspective into the station. Of course it is a rendering based on the plans that we've come up with to date. We will be subject to a site plan approval so what you see here of course is subject to change. Can you all hear me ok?

Bickford: Yes.

Picard: Oh ok. Ok. So as I mentioned we're going to focus today on some of the specific topic areas that we've heard from our conversations with you all and from conversations with the community. Areas of specific interest: safety of course; air quality; noise abatement and compatibility with the Comprehensive Plan. Just as a quick reminder the purpose of a

compressor station is not like a Dollar General which we're all pretty familiar with, a compressor station is kind of a different animal. A Compressor station is to compress or repack the gas and then boost it or push it on so it can move through the pipeline. The proposed compressor station for Buckingham County will also include a measuring and regulating connection to Transco-Williams which is one of our interconnection points on this pipeline. And I'll talk a little more about what that means. I think that was a question we got last time. And of course the proposed compressor station and measuring and regulating station will comply with all federal, state and local regulations and requirements. So I came up with this graphic and if you bear with me it's a little cartoony but I thought it would help explain how these two pipelines interact. So you can see from the northwest corner down to the southeast corner the Atlantic Coast Pipeline is identified there. And then in purple letters I've identified, and I'm just showing one pipe, of course there are four pipelines in that existing Transco right-of-way, so you might find it interesting that the gases flowing on the Atlantic Coast Pipeline from the northwest to the southeast and that will always be the case but the Transco line has the ability to flow in either direction. And that is controlled by market demand so every day customers have the opportunity to buy gas for the next day. And so depending on that market demand that's what really drives the volumes and the flows on the pipeline for any given day. So the exact flows of how that gas is moving on through the Atlantic Coast Pipeline and in either direction on the Transco line will be determined on a day by day basis. And I just want to mention very quickly that the station that we're building will include flow control valves as well as over pressure protection to make sure that we can constantly monitor and control the pressures and flow that are going from the ACP to Transco. This will also...this is fully automated and remote monitored by our gas control center. Speaking of our gas control center one of many aspects of our safety protocol that I wanted to share the picture in the top right corner is actually a peek inside of our gas control center in Bridgeport, West Virginia and as you can see on the slide as we say all the time safety is Dominion's #1 core value and priority. We pride ourselves on complying with and in most cases exceeding requirements of the US Department of Transportation, OSHA and other applicable regulations, standards and guidelines for safety. Just a couple of features that I wanted to touch on specific to the compressor station and safety. And if you'll bear with me I want to make sure I didn't miss anything. The safety of our employees and fellow community members is our number one priority. At every stage of the project we will use multiple overlapping layers of protection to ensure public safety. We use 1/2" to 3/4" thick steel pipe and a thick layer of epoxy coating to protect against corrosion. Before going into service we inspect each weld in the pipeline with x-ray equipment and pressure test the entire line to make sure it's totally secure. Once in service we monitor the pipeline and pipeline facilities 24/7 365 days a year from our gas control center. We monitor the pressure, the flow, the temperature of the gas at all times so we can detect even the slightest variation and take immediate corrective action to maintain the integrity of the pipeline. Remote-controlled shut off valves can immediately stop the flow of gas if any sudden or unexpected variations are detected. We also perform routine air and foot patrols as well as high tech interior inspections to identify even the slightest damage to the pipeline and make necessary repairs. Maintaining a relentless focus on safety is always our top priority and it's how we make sure natural gas pipelines remain the safest form of energy transportation in the U.S. Moving on to air. Air quality so I just wanted to reiterate that Virginia

Department of Environmental Quality issues the permit and the limits of that permit are based on projected emissions from the station operating basically wide open, so based on all the compressor units running continuously at the maximum unit operating load. So the permit levels are calculated at the maximum possible operating conditions. Of course what actually happens day to day would be much lower than that so I'll give you an example. And let me jump here...so related we got question last time we were here what's the difference between a minor source and a major source? Why is this compressor station applying for a minor source permit? That is actually a determination that's made by the DEQ and I've got a link here on the screen to the DEQ's website. And in a nutshell I've given a couple of examples. I've provided pictures, which is always helpful to me. So a major source...examples of major sources are manufacturing plants or chemical processing plants, or a power station. For example these are sources of air emissions over 100 tons per year of criteria pollutants. We'll talk about what that is briefly in just a second. A minor source is less than 100 tons per year. So that's just a criteria threshold that's established by the DEQ for permitting. One thing I also wanted to note on here the DEQ has the flexibility to add requirements to minor source permitting. For this compressor station the DEQ has required air quality modeling studies typically only required for major sources. And the DEQ will require a public hearing on the draft application again typically only required for major permits. So I included a note from the DEQ's website. So typically a minor source permit wouldn't have to go through a public participation process but obviously they are familiar with the project. They want to make sure that they're very thoughtful and inclusive in their process. So that's still on the horizon for this project. Ok I'm sorry if I'm rushing. Air emissions I wanted to give you just a quick profile here. We talked a second ago about the criteria pollutants. Again the DEQ's...the specific pollutants that they're concerned with and that's what creates that threshold value. So the table that you're looking at there on the left hand side you can see the list of what DEQ describes as the criteria pollutants. And for comparison we're showing again those maximum levels that have been calculated for the Buckingham compressor station again with everything running continuously wide open compared to the air...the levels of those same criteria pollutants in Buckingham County today. So you can see that this compressor station is a relatively small fraction of the pristine air that we breathe today. So real quickly what is the maximum load for the compressor station? And again I thought this would be helpful in answering some of the questions that came up last time. So a lot of discussion about the horsepower and certainly it has changed as we have developed this project and learned more and modified the route. The route for the pipeline as a whole is certainly much longer than when we started this project. We've made a lot of adjustments and it looks more like a worm in distress now than any kind of straight line that's for sure. So as the pipeline has gotten longer we have increased the amount of compression needed at the station. I want to explain that the two tables that you're looking at there. And I'll start on the right hand side if that's ok. In talking about the DEQ process I described that you know they want to consider the maximum possible opportunity for air emissions. So we look at the name plate values for each of these pieces of equipment. So what that means is again on that right hand table it's the maximum possible horsepower that can be achieved by these units under ideal conditions. So I've got a little footnote on the bottom. Ideal conditions for these engines would be zero degrees Fahrenheit. Fortunately that doesn't happen much here. And zero elevation which is basically

seal level which of course would never happen here. So the table on the left is what we call the ISO rating. That's the international standard calculation for horsepower. So the table on the left basically is the international standard or what we describe as a functional horsepower rating for this equipment. Ok? Ok and I wanted to touch on just a few of, and I'll try to go through this really quickly and keep moving, environmental controls. You can see the top bullet there we talk about the "Best in Class" features. So "Best in Class" what does that really mean? For us it means a combination of state of the art technology, thoughtful and efficient design and a commitment to operational procedures that collectively will minimize any impact this station might have on our environment. And I'll give you just a handful of examples of some of these environmental controls. So the top one fugitive emissions reduction initiative. What this basically means is as the gas is traveling through the pipeline if for whatever reason we need to vent that pipeline, whether for maintenance or an unplanned event or whatever, we have the ability to reduce the pressure in the pipeline and then as that gas is being released through the blow down silencers it's actually slowed so that the amount of methane that is released during that process is dramatically reduced. So this is again a combination of newer technology, additional layers of defenses that we've added to this station to really practically address what we call fugitive methane emissions. So just a couple of other things really quickly. Again additional equipment that we've added on to this station to really bring down the total emissions profile for this station; reducing nitrogen oxide emissions; carbon monoxide; volatile organic compound emissions. And then the bottom three really are other environmental controls: erosion and sedimentation plan; the storm water pollution prevention plan and the spill prevention control and counter-measure plan you can see there. Ok moving on to noise mitigation. And I'm happy to go back and answer any questions on this. Ok so the federal regulation requires sound levels from the station to be below 55 dBA at noise sensitive areas. So that would be a home, a church...

A noise coming from the audience.

Bickford: Would you please cut that off.

Deputy: Sir stop. You need to step out if you can't be quiet.

Man in audience: Pardon me?

Deputy: You need to step outside. You are interrupting the whole meeting.

Man in audience: I'm sorry. It happens 24/7.

Deputy: If you were talking you wouldn't want somebody doing that so don't let it happen again. Thank you.

Bickford: Appreciate it. Thank you. I'm sorry go ahead.

Picard: So an example of 50 dBA would be for example a dishwasher in the next room. I didn't make up this bullet but I know from firsthand experience I actually just replaced my dishwasher and I got the low noise model and it was exactly 50 dBA. That's what it said on the label for the dishwasher. So real quickly a couple of ways that we ensure that we're meeting the sound requirement. We've already performed a sound study at this location and I want to share those results with you and then our plan is once if approved and the station is built we would conduct a follow up study to ensure that we're meeting those levels that we predicted all around the station. So let me go right to those results. And again I'm happy to come back to any of this if there are questions. Ok so I realize this is pretty tiny but let me explain very quickly what you're looking at. The triangle shape there on its side of course is the parcel where the station would be located. You can see there's a shape running through almost right through the middle which of course is the existing Transco easement area. And then those lines that you see pointing up to the side indicate the different areas where we took sound readings from. We took readings that are labeled with a P at the property line around the perimeter of our parcel. And then the S figures are residences that are adjacent or surrounding the station. So let me show you what those results look like. So again we took ambient sound levels and that's what you can see in the first three columns of data the measured and calculated results. And then in the next column over, I apologize I don't have a pointer but the predicted from the four gas turbine compressor units, that is the predicted sound level from those units. And again that's based off information that came from the manufacturer. Now when we combine the predicted sound levels it's not a straight addition formula. It's more like an algorithm. And so what we have in the next to the last column is the predicted total. So that's with the station combined with the ambient sound levels that already exist in this area. So that column that you can see on the far right side is the delta. That's the change that we're predicting those residences will experience with the equipment installed. And again one of the things that I love about this site is we've got just over 68 acres of property. The station is located in the center of the property so we're going to keep all that vegetation all around the footprint of the station. The actual station is about 14 acres in the center of that 68 acres so we're keeping a lot of native woods and timber that has been cut for years and so those trees will stay and grow and thrive there. Ok moving on. Just the last few slides. I'm almost done. A couple other things that I wanted to highlight as I just mentioned the 68 acre site. The actual footprint of the station will be 14 in the center. We've got a vegetated buffer along the perimeter. And if you will remember that image that we started with we actually heard from a community advisory group that we worked with about a year ago and we actually moved the station even further back from the road and added additional screening thinking that we wanted to have more trees along the edge of the Transco right of way again to better block you know as folks are driving by on Route 56. So we added additional tree buffer in the front of that station. Ok just a couple of other points on the zoning ordinance provision. Route 56 has relatively low traffic volume today. And after construction very little new traffic will be added as a result of this compressor station. Again little to no impact on County facilities and services except that we have an opportunity with the communications tower that will also be part of this site if it gets approved. We've worked with Kevin Flippen to see if we can add structures at the top of that tower to improve 911 coverage in this area, so potentially a benefit. And then finally just wanted to point out again...actually at the last bullet here of course the

station is sited adjacent to the existing Transco easement in on a parcel that has been historically timbered. So it's our belief that the general location and character is consistent with the Comprehensive Plan. And then finally just pointing out again that the location and scope and actually a map of the route of the Atlantic Coast Pipeline is specifically identified in Buckingham County's Comprehensive Plan. Last slide. I feel like I'm out of breath. Ok economic analysis. I just wanted to point out in the first 8 years that the compressor station is operational Buckingham County would see approximately 8.7 million dollars in incremental tax revenue. So that's you know these are new facilities that would be located in Buckingham County so this is a new tax on these facilities. So Dominion the Atlantic Coast Pipeline would be paying those tax dollars to the County each year. The total in the first 8 years would be about 8.7 million dollars according to our calculations. And the breakout of that if you look at 2022 as a one year example of how that would be broken out we anticipate that would be the first year that the pipeline is fully operational with regular loading. About 60% of that tax payment would be for the pipeline itself. That's roughly \$800,000 and then 40% of that payment is for the compressor station itself and that you can see is 438...I'm sorry \$538,00 in that single year. And then for Virginia as a whole the Atlantic Coast Pipeline project is a 5 billion dollar project. About half of that would be invested in Virginia. Significant economic activity with jobs and spending related to that during construction. And then once the pipeline is operational significant savings for customers, electricity and gas customers in the form of energy savings because we're able to tap into abundant and affordable local domestic natural gas. The only other thing that I meant to mention if I could go back for just a second. I apologize. One thing I want to point out the...and so I'm back on the station and the horsepower slides and then I promise I'll wrap up. So you can see we've got 4

From Audience: Their minutes are up just to let you know.

Picard: We've got 4 different engines there. And you can see they're 4 different sizes. The reason for that is on days like today, in the fall and in the spring when we're not all running our air conditioners or our heat, consumption tends to be much lower so the power plants are running less. There is less demand for natural gas and other resources. So on days like today we might only need the smallest one or two of these engines running. So having the different size engines gives us the flexibility to mix and match and only use what we need for that day. So not only would it be very rare that all four of these are running but this arrangement gives us the flexibility to run only what we need on any given day. Thank you and I'm happy to answer any questions that you have.

Bickford: Any Commissioners have any questions at this time?

Maxey: I do.

Bickford: Yes Commissioner Maxey.

Maxey: Once completed if built, hasn't been decided upon, is there anyone that mans these stations?

Picard: Yes there is.

Maxey: All the time?

Picard: Thank you for asking. No it's shift work so they would be there during the day. So the 24 hour coverage is from our gas control center in West Virginia but we would have operators that are running the station during the day. And we would have...again it would depend on whether they're full-time. We would have some part-time potentially. But there would be 8-10 workers that work at the station at different times.

Maxey: Also if you have a leak or a blowup is there anybody who...you have to come out and fight these gas fires. I don't know that our people in the community here know how to fight gas fires.

Picard: So we coordinate very closely. We meet at least annually with local emergency services. So that would be an ongoing relationship. We do training and simulations but in essence the key inside the station is the emergency shutdown system that was on one of the slides, the safety slide. Basically what that does is that can immediately isolate the station so it closes valves on either side of the station to isolate the station. The gas within the station could be vented and then any if there was like an arterial fire or whatever that could be extinguished like a regular fire. And I do have my operations guys here that can provide more detail on that if you like.

Maxey: How often do you have one of these compressor stations? I know in Colonial they have every 40 to 50...it's a lot lower pressure. This is a high pressure station.

Picard: So it's a great point because of the diameter of the pipeline and the design of the pipeline, it was designed so that we could only have three compressor stations on the Atlantic Coast Pipeline. So there are many other compressor stations all over our footprint. We've got about 12,000 miles of pipeline across 6 states. So we have many, many other compressor stations but on the Atlantic Coast Pipeline there will only be three: one in Louis County, West Virginia; this one in Buckingham and then one in North Hampton County, North Carolina.

Maxey: Then this pipeline is going to North Carolina.

Picard: Correct.

Maxey: And from there it is stopped there?

Picard: Yes correct. So the pipeline is serving primarily utilities. About 80% of the gas that's planned to flow through the Atlantic Coast Pipeline will serve utilities, electric utilities and gas distribution companies like Virginia Natural Gas which is located down in the Tidewater area and Piedmont Natural Gas which is headquartered in North Carolina. They serve gas customers in North Carolina. We would be delivering to Piedmont and then Piedmont would deliver to the residential customers and to Duke Energy to make power.

Maxey: I have another question.

Bickford: Go right ahead Commissioner.

Maxey: You said the County gets 8.7 million a year.

Picard: Over 8 years.

Maxey: Over 8 years. Ok 40% of that is from the compressor station.

Picard: Yes. That's right.

Maxey: And 60% from the pipeline itself.

Picard: That's right.

Maxey: Who decides that? The taxes.

Picard: Well it's a formula...it's based basically on your County tax rate. And it's a complex formula and I am not the tax expert but it's calculated for the line as a whole and then it's portioned out by the counties that we pass through.

Maxey: Is it by the state or...

Picard: Yes it's regulated by the State Corporation Commission.

Maxey: And we can't raise it or lower it or anything? It's a set thing?

Carter: You can raise it but then you have to raise the real estate to the same rate. It's got to be the same rate.

Maxey: Right. And real estate's going down if the pipeline goes through.

(Applause and cheers from audience.)

Maxey: I didn't want that to happen but I'm just trying to find the answers.

Picard: I understand.

Maxey: You know you mentioned the 100 ton a year pollution for major compressor stations and less than 100 tons for minor ones. You know I have no idea what that means as far as the pollution. It's hard to you know get a feel for that. It's really difficult. We got this thing a month ago. It's the first time I've seen it. Hadn't seen anything on the pipeline. Everybody says it's in. I mean who decided the pipeline went? Did it go before the Board of Supervisors?

Picard: The pipeline itself is regulated by the Federal Energy Regulatory Commission. So that's the lead federal agency that is overseeing the NEPA process which is a federal process that performs a coordinated review among a variety of environmental agencies. So because it's an interstate pipeline it takes gas from West Virginia and delivers it down to Virginia and North Carolina. It's an interstate pipeline which is why it falls under federal jurisdiction.

Maxey: So we have, Buckingham has no say over that.

Picard: The pipeline well...

Maxey: The pipeline itself.

Picard: Right.

Maxey: Not the compressor station.

Picard: Correct. Correct.

Maxey: Ok I'm just trying to... Thank you. Thank you.

Picard: Sure if you think of anything else I'm here.

Bickford: Any other questions from the Commissioners at this time?

Gormus: Alright. I've had a couple of people that have asked me, and I don't know the answer, how loud is this blowdown situation thing and how often does it happen? They're scared to death about it. Scared it's going to make nose bleeds and nausea and rashes and headaches. All this.

Picard: I'm so glad that you asked. I appreciate that. So I'm going to answer your question and I'm going to point out that I've got 3 of my co-workers sitting here on the front row and between just these 3 gentlemen, and we have oh gosh probably half a dozen subject matter experts that we've brought with us that are happy to answer your questions but just between these 3 gentlemen they have over 100 years of collective experience designing, building, operating

compressor stations and living in the communities surrounding these facilities. Over a hundred years of doing it. So they're the best ones to tell you what it's really like. What I can tell you is that the additional equipment that I referenced earlier, one of the things that we're spending millions of dollars for and Jeeva Joe if he's in the room he can take credit for this or at least partial credit, we're adding blowdown silencers to this station. And like the name implies these, this is specific equipment that will slow the release and it actually reduces that sound level to a point where if it was happening on this property, sitting here we would probably not know it is happening. The sound is dramatically reduced.

From Audience: How often? How often?

Gormus: How often does the blowdown occur?

Picard: Well...

Gormus: Is it sporadic?

Picard: It would be very sporadic. From time to time we may schedule maintenance activity that requires venting. We would let the County and we could let our neighbors know about that. There are plenty of ways we can notify folks know about planned events. Unplanned events would be very sporadic, rare.

Gormus: Nosebleeds and nausea, rashes, headaches and widespread breast cancer. Tell me about that. Does this cause any of those things?

Picard: Do any of you gentlemen suffer from any of those illnesses?

Audience talking.

Gormus: Excuse me.

Bickford: Yes please...we're asking questions. Please let us get the answers. I understand this is very emotional issue with everybody but we've got to try to get the information to make a rational decision here. So please bear with us.

Picard: Yup...And I...I don't know of any of those conditions that have been presented to us from any station that we operate.

Gormus: Ok none that you operate.

Picard: Correct. Like...certainly can't speak for other operators.

Gormus: Right.

Picard: And there are wide variety of different types of stations that have different types of functions on different types of pipelines. I'm not trying to skirt anything but this is a natural gas compressor station. So there are different types of stations that are used in the production of gas and oil products. There are different storage facilities. There's a lot of different types of facilities. They are not all the same.

Gormus: Ok. There's been some concern that this will open up some fracking debate.

Picard: So we're kinda off the topic of the compressor station. We're talking about pipelines in general. So the technology that is used in the Marcellus and Utica shale regions in particular the technology that has made the United States the biggest producer of natural gas in the world is called hydraulic fracturing and that is a process that has been in place for many decades. It is a process of drilling down into the subsurface.

Gormus: It's not part of the compressor station.

Picard: No it's not part of the compressor station. How gas is produced from those shale plays in the Appalachian Valley and it's yeah, it sends its drill down and then sends it out horizontally to break up the (inaudible).

Gormus: We've had some people that are afraid.

Picard: Understood. To my knowledge there's not fracking anywhere in Virginia.

Gormus: Ok.

Picard: And just one other clarifying point so this pipeline is just a transportation pipeline. We're not producers of gas. We gather the gas from our existing pipeline system in the Appalachian area and we distribute that gas to customers in Virginia and North Carolina. So we are a transporter of this product. Fracking is one of the ways the product is produced in the Appalachian.

Gormus: Long ways away.

Picard: Long ways from here.

Gormus: Alright. Currently without this compressor station is it moved by trucks on the highway? I mean if we don't put it in how does it get from point A to point B?

Picard: Well and that's a great point. So yes there are different ways that you can transport natural gas: truck; rail; pipeline. As I mentioned earlier you can look at studies on the U.S. Department of Transportation website or the National Transportation Safety Board website.

Underground pipelines are consistently deemed to be the safest way to transport this energy. To your question what if this pipeline's not built, this pipeline is kinda different from some of the other pipelines you might read about in the news because it's driven by customers. We have signed contracts from customers for the next 20 years. That means these utilities that are going to be using this natural gas are so confident of their need for natural gas to fuel natural gas power stations that Dominion and Duke Energy are building right now to replace older coal fire stations that we have to retire. We have to retire these coal fire stations to meet the EPA's increasing environmental regulations. In order for us, the utilities, to reduce our carbon footprint we need the access to natural gas. We are aggressively pursuing solar and wind projects here in Virginia and many other states across the country. But we're not there yet. Even with rapid advances in renewables over the last 5 years they still account for only about 5% of our energy consumption, I mean or our energy demand. So we're aggressively pursuing renewables. But it's not...you don't just flip a switch and you know one day you're using all coal and natural gas and nuclear and the next day we're using all renewables. It's just not going to work like that. Natural gas is a cleaner alternative and a bridge fuel to help ensure we can keep the lights on while we continue to pursue other fuel sources.

Gormus: Thank you.

Picard: Alright. My pleasure. Thank you for the great questions.

Bickford: Any other questions from the Commissioners at this time? Ok thank you.

Picard: Thank you.

Bickford: Alright Ms. Cobb before we start the Public Hearing do you have a count on how many people want to speak?

Cobb: You should have 6 pages in front of you.

Gormus: I have 54 names.

Bickford: How many do you have Ms. Cobb?

Cobb: I have 53. I see one that has been I guess took 2 lines I think. On page 4.

Gormus: Oh yes. I see. I stand corrected. 53.

Smith: That's 9 hours.

Bickford: You have how many 53? So we have over 100.

Smith: That's 9 hours.

Bickford: Ok. Commissioners it's 5 minutes after 8. I would suggest we set a... excuse me. Oh wait a minute that's not all.

Cobb: One additional name.

Bickford: Alright Commissioners it's 5 after 8 I would say we set a cutoff time. We'll hear as many as we possibly can. We will stop the public hearing, not stop it not end it, just continue it and Ms. Cobb and I talked we can make it on October 17th which is our work session. We could start even at 6:00 if necessary. Like for everybody to have their opportunity to speak. I'm throwing...that is a suggestion. I'm throwing that out at this time. We need to decide that before we open up the public hearing.

From Audience: May I offer a suggestion that we start with Union Hill community since they'll be directly affected.

Bickford: That is a Buckingham public. We've already decided the residents of the County yes they will...

From Audience: No the Union Hill community where the compressor station will be.

Bickford: That's fine. I have no problem with that sir. Commissioners what do... do you want to do that? We need to decide now.

Maxey: Yes we can do that.

Smith: Yes we can do that and I suggest a cutoff time of 10:30.

Bickford: 10:30 ok we can do that. You were going to say 10:00. Ok we'll go to 10:30 and then we'll stop at that point. We will reconvene on October 17th right here. Do you want to start at 6:00 to make sure we get everybody in or you want to go to 7?

Smith: 6

Bickford: Six alright with everybody? Can everybody make it at 6?

Smith: Chet's got a...might have a problem.

Maxey: I'll get here.

From Audience: I have a question about that if it's ok.

Bickford: Well wait just a second. We're trying to settle this now so we can get started.

From Audience: It's a point of order of how you deal with the process of scheduling of order and the time line that's allotted to the County to respond to this. I've heard from somebody else in the room that there's 120 days timeline, calendar days.

Bickford: What we will do is we will stop at 10:30 or thereabouts. We will reconvene the public hearing on October 17th which is normally our work session. We will have...finish the public hearing, possibly ask questions of the applicant maybe. There will not be a decision made that night. It will not be made until October 24th which is our regular meeting. That fits right in with the time schedule you're usually allotted on applications.

From Audience: And then it goes to the Board of Supervisors?

Cobb: I think there is concern about a time frame that we have to make a decision. I have checked with the County Attorney on that and we do have a longer time frame. So by postponing that and continuing the hearing at a later time we are not in jeopardy with our time frame to make a decision on the application.

Bickford: Does that answer your question?

From Audience: That is the question. After the Planning Commission it has to go to the Board of Supervisors for approval. The ability of the Board of Supervisor to make the decision, that falls outside of that 120 day range. At that point, that permit's automatically approved.

Smith: We haven't stopped it.

Bickford: You've got to stop the process first. We're not stopping it's just continuing. So you don't have to worry about that.

From Audience: So when you stop it it's like a pause?

Smith: Stops like it's tabled.

Bickford: It stops.

From Audience: Will any of the Dominion representatives be at that October meeting?

Bickford: They will be at the 24th and I would assume they would be at the 17th to continue this public hearing. It would be in their best interests to be here. Ok. 6 or 7?

Maxey: 6 is fine.

Bickford: Alright we will reconvene. We will stop at 10:30 just for time constraints. We will reconvene October 17th, 6:00 right here and start the public hearing again and go through... That way everybody gets the opportunity to speak. Now in saying that I'll now open up the public hearing. The criteria remains the same, 3 minutes if you're speaking for yourself, 5 minutes if you're speaking or represent a group. And we're going to start with the Buckingham residents as we decided.

Smith: You already said do the Union Hill residents and then the rest of the Buckingham residents.

Bickford: Correct. It will be the representatives from Union Church.

Smith: From Union Hill first.

Bickford: Right.

Gormus: With that being said Rev. Paul Wilson.

From Audience: (Inaudible) and I was signed up first.

Gormus: Ok.

Reverend Paul Wilson: This is a professional group from Dominion Power.

Gormus: Speak into the mic please.

Wilson: This is a professional group from Dominion Power, highly paid, and polished. They are doing their job that is what they are paid to do. We are just some poor folk here in Buckingham County. I represent the Union Hill and Union Grove Baptist Churches of Buckingham County. It's about 250 folks. One church, two locations, one half mile from the proposed Compressor Station site. We are part of the United Baptist Association here in Buckingham County which comprises about 3,500 folk here in Buckingham County. We are opposed to the ACP and the Compressor Station. I am not a politician. I am a servant of God doing the will of God, a prophet crying in the wilderness. God has always had preachers and prophets speaking to and guiding the hands of our leaders since time began. When mankind ignores and rejects God then mankind pays a heavy price. Our church is located 1 mile, in the ground zero area of the proposed compressor station, ground zero of the environmental and wildlife destruction, ground zero of h2o and air pollution, water pollution, ground zero of our health concerns, ground zero of our property value loss. And Dominion Power tempts you with over a period of time, eight million dollars. You need to look at what you are going to lose in property values in this County. They are not even offsetting what you are going to lose. Ground zero of any eminent catastrophic event such as a fire or an explosion. God forbid. Whatever ground zero is, we are the lives of ground zero. God gave man dominion over the earth and every living creature. He did not give

Dominion Power and its cooperate partners dominion over man, people, the earth, the government and Buckingham County. Dominion and its allies and partners are only about money. Dominion Power has a highly paid and highly polished staff dedicated to do its bidding, to do its will and promote its agenda, to overwhelm the public, take in politicians with promises of money, greed, money, avarice, money, money. It is past time for the appointed officials to do the will of the people, not the will of big business. To learn about the other side of the coin, citizens of Buckingham County have had to seek outside help because we don't have a paid staff. The professionals and other environmental groups, we have had to contact other communities that have been gravely impacted, destroyed or crushed by entities like Dominion. The industry of Dominion has a poor track record. Now I know they have polished and told you a whole lot of stuff but we had to do some other stuff to find out that they are saying one thing but it is not what is really going on. We have had to learn what Dominion does not want you to know about. We have had to learn it for ourselves. Permits have not even been issued, local, state and federal and yet Dominion has begun stock piling materials and buying land for unheard of prices and talking about location, location, location. They have been putting on their attack dogs by their highly paid staff and expecting you to roll over and it is not about the ACP and the CPS for putting it in our back yard. We are talking about not putting it in anybody else's yard. We are just simply stating and the facts have already shown that the ACP and the Compressor Station are not necessary. This is Dominion's agenda and it is all about money. Something that is just passing through. We believe that Buckingham County has the opportunity and the God driven mandate to change how big business conducts its business in America. How we treat communities, the earth, how we listen to its citizens, put people and their lives and the environment over money, that we not pay the penalty over the course of time, over what history has shown us because in this age we the people are really informed. Question. Do we stand up each as slaves and build brick without straw under the task masters like Dominion Power?

Bickford: ok, sir.

Wilson: Do we become and remain obedient slaves? Or do we rise up above...What?

Bickford: Your time is up.

Wilson: I have five minutes.

Bickford: You have had five minutes plus.

Wilson: Do what now?

Smith: Well over five.

Bickford: Will you wrap it up?

Wilson: Can I have 30 more seconds?

Bickford: Just 30 more seconds

Wilson: Ok, I've got to find my place on my paper. Ok, there are those of you who say 'Preacher give your sermon to folk at church'. But God says to give sermons to folk like you and to our elected officials because you really need to realize what you are doing. Listen to what God says 'What has a man profited and gained the whole world and yet lose his soul?' Dominion wants you to roll over and say yes so they can use you as part of their propaganda and part of their agenda. So I implore you to say no whenever you make your decision to Dominion Power.

Gormus: Chad Oba

Bickford: Let's do our best to stay within the time frame. We have a lot of people that want to talk.

Oba: Good evening. My name is Chad Oba and I reside in the Slate River district. For two years now I have worked very closely with my neighbors who are in the highly impacted evacuation zone of the proposed compressor station. We, as Friends of Buckingham, have sought out experts on compressor station emissions, health impacts, safety, constant noise and many other aspects of living near a very large industrial sized compressor station. We have not in fact been able to identify a compressor station of this size anywhere. Tonight you will hear from many people, some more expert on their particular topic than others, some who are directly impacted and some who are simply good citizens who are concerned overall about this impact on our county and what it might mean for our future. Some of us have worked together and divided up our topics to avoid repetition so that you will have a well-rounded picture of the concerns. We didn't just want to repeat and repeat what others have said. Some will tell you stories from their hearts of how much living in our quiet rural area with good clean air means to them. We are the stake holders here, these folks don't live here. They can walk away from this. We care because it is us who would have to live with what you and the Board of Supervisors will recommend and decide. Zoning was made to protect us. I hope you will listen to everyone and carefully consider our concerns. I am here tonight personally to speak to you about the mental health impacts of living near a compressor station. I speak on this as someone who has worked for 24 years in Buckingham and the surrounding counties with children and families as a mental health provider. When speaking to those who live near to the projected site of the compressor station I have noted that there is a high level of anxiety right now due to the anticipatory stress and sense of powerlessness to change the course of this massive corporate project that has many political and financial resources. Like Pastor Paul said we don't have the resources that they have. We don't have the ability to make these glossy presentations. Many people are feeling uncertainty over their own health and that of their families. Their future plans are put on pause. We all need to have some future reference for our lives. We need to know this in order to plan for our survival and to at least assume we will have a future. I have felt this myself due to my own proximity to the proposed compressor station site and what it might mean to the life I value here in Buckingham. I spend quite a lot of time outside gardening, taking daily walks in the morning,

enjoying sitting on my porch swing listening to the birds in the mornings and the crickets in the evening. The calls of the hunting dogs ringing in the woods have become a familiar sound to my ears. These are natural sounds. We know them. They do not drone on endlessly from large turbines, they do not startle us and awaken us into a flight or fright response.

Bickford: Ms., your time is up

Oba: My time is finished? Is that what you said? Ok, thank you.

Gormus: Charles White. Mr. White could you give us your address please?

White: I live at 3268 Shelton Store Road which intersects at South James River. Mr. Chairman and Madam Chairman. I've lived in this area for the past 58 years. I came to Buckingham in 1955 to teach school and my father asked me how I liked Buckingham. I told him I didn't and I was out of here as soon as school was over. Of course things happen and he came down one day and he said 'boy, you are living in God's country, whether you know it or not you are in God's country.' Now about the area, it has been designated as a historic area. And we heard later that although it is a historic area it is not a tourist attraction. There are lots and lots of historic areas that are not tourist attractions and we have them in Buckingham. But in this Union Hill area there is something that concerns me. The variety shades old plantation, a part of the bonderate plantation is a cemetery. It contains over 100 unmarked graves of slaves. And a bit of research on my part and some others, we believe in that cemetery are the ancestors of people living in Buckingham today. Everyone knows that at the end of slavery that most slaves did not get very far from the place they were slaves. And that is very evident and there is supporting evidence. So that's a concern. I want you to know that people in the area are very concerned. They may not understand all of the terminology. I know I don't. But anyway, one of the concerns we have, we know about all the recalls, in spite of all the inspections and quality control and legislation we have, we have food recall and automobiles recalled and so what is going to happen next. What if something catastrophic happens? Is Buckingham prepared to handle it? We heard a bit about it a few minutes ago. But the concern is still if something catastrophic happens then what will happen next. Thank you very much.

Gormus: Please state your name.

Jones: My name is Adrian Jones of 1295 Union Hill road. I'd like to read something to you real quick.

Smith: Mr. Jones could you move the mic over to the center so we can hear you real well?

Jones: Can you hear me now?

Gormus: If you would after this gentleman please wait until your name is called. We have your names here...

From Audience: This is people of Union Hill. You said they get to go first.

Gormus: Are most of y'all on page 3?

Jones: It's all mixed up ma'am. I may have been out of line and I apologize for that.

Bickford: Go ahead sir. You are there now. Go ahead.

Jones: I'm here to ask you to reject the proposal of the compressor station in the A-1 Agriculture district because of the already happening negative impacts of the polluting toxic facility on our property values. On the last meeting, Mr. Toms of Dominion told you they had paid market value for easements based on the property values and location, location, location. Yet, buying 68 acres from Variety Shade's LLC at over 37,000 dollars per acre at the compressor station forever lowered the property values in this location, location, location. ACP paid out to the former plantation owner 10 times the market value and was the last landowner able to sell their land. We have had several landowners unable to sell their land since the proposed compressor station has been submitted. While our values have dropped to zero, Mr. Toms has said that there are no health impacts from other, far smaller, compressor stations. This information is out of date says recent independent scientific studies. Operations of one-fourth the size of the ACP compressor station there are actual health reports that document the serious medical conditions that cause people and animals living nearby from the emissions and blow-downs. I want to defer, because of the time constraints to something else. That is to say, if our community is asked to burden us with the compressor station then how do we intend to offset our landowners in that immediate area that's losing money? And that is pretty much for Dominion. Is there a 100% chance that the compressor station will never blow up? And if so, what is the ground zero distance? For those that have the fear of living close to the station are you accommodating them in relocating? A pipeline ruptured in Appomattox a couple of years ago. A home a half mile away was incinerated. Some others barely got out alive. People three-fourths of a mile away the foundations were cracked. If the station is to be combined with two pipelines running through it then I can imagine that ground zero is probably triple that size. We are concerned about our future and based on the history of the pipeline, and deaths caused by the rupture of pipeline, we value more than the millions that Dominion will be making. But...

Bickford: ok, your time...

Jones: Lastly....Hold on, Please?

Bickford: You have one more thing? You can wrap up?

Jones: Yes, I'm so glad that they mentioned safety and they are concerned about safety. I am sure that you all will make billions in your investment. It was admitted tonight. So for the safety

of our community I would propose that you all stand up a unit onsite, since it is so safe, that it can address any issues that could happen to our community. Thank you for your time.

Bickford: Thank you sir.

Gormus: Alright

Bickford: I think they are all from Union...

Gormus: I don't know. I think...just have them state their name I guess.

Bickford: Could you state your name because we are trying to keep it in order here

Kathie Mosley: Good Afternoon, my name is Kathie Mosley and I'd like to read some. We have a group called Concerned for the New Generation. I live pretty close to where it is going to be. My concerns are numerous things. 1) concern for the children who will inherit the land, what will become of the land, the water, the air, the property values. If there is anyone who is pregnant with a child or whatever, what harm will become to them, with the preparing of the pregnancy, preparing their food. They are worried about the pollution the compressor station causes and the children health. A lot of people in the area have health issues. Therefore, I say the compressor station do not permit it. Thank you.

Bickford: Thank you. Would you state your full name also?

Gillespie: Good evening, my name is Marie Gillespie. I live on the corner of Union Hill and Route 56. My house is probably one of the closest to this proposed compressor station. I am a landowner and a homeowner and I live there with my husband. The fact that our house is less than one mile from the proposed compressor station causes me anxiety and concern. I have been before the Board of Supervisors here. I have been before the FERC committee in Farmville and I shared some research and some findings but tonight I want to share a very personal side of my story. This beautiful, peaceful and tranquil and friendly place was where we decided to retire after living all our lifetime in the World's greatest metropolis. This decision made after visiting friends and relatives over a 20 year period was easy. We were drawn by the pristine environment, the relaxing atmosphere, the clean air, refreshing water, unlike anything we had had in the metropolitan area. Two years ago unfortunately we were notified by Dominion Gas and later corrected to Atlantic Coast Pipeline that they were planning on building a pipeline and compressor station directly in front of my home. How could they I asked. This is agriculture land, not industrial. They can't really be coming here. I was aghast that my paradise was to be involved and without my consent. So this evening I am here, as is my husband to request that the planning commission to deny the application for the exemption of the property in question from agriculture to industrial use. I worked for 30 years in the site of a gas refinery and several chemical plants. We were told that there was no danger, that everything was safe. Well tell that to about eight of my colleagues who have since succumbed to diseases directly related to the

pollutants, the emissions from this industrial site, not here but in the city. It was just 20 blocks from schools, homes and parks. What happened to the assurance of safety? What happens 10 and 20 years after the pipeline and compressor station is built in Buckingham? Do we really know the effects of this? Do we really think so? Well, you see what happened in the city school that I speak of. After some additional research, I also discovered the hazards of a compressor station, the negative effects on water, air and soil. Especially upsetting is the emitting of the gases, namely methane. My grandchildren and especially my granddaughter visit on a regular bases, extended visits sometimes. One has a respiratory condition, currently she is on an inhaler twice a day, two nasal sprays twice a day. The environment here has been helpful for her, her physician says. He has even encouraged my daughter to relocate to Buckingham to provide the clean air and water she needs to prevent this respiratory problem. Ha. Ha. Ha. What irony. Once this compressor station goes in operation...

Bickford: Ma'am? Ma'am can you...your time is up can you wrap it up?

Gillespie: Yes, I'll sum up. Begins emitting gases, regardless of how minimal her health will be compromised and relocation to Buckingham unlikely. So in closing, I say that we must close lope holes in regulations that make it possible for ever industry that promises another dollar to come and take over this beautiful green section of the earth given to us to be good stewards for our loving god. Thank you.

Ella Rose: My name is Ella Rose. I live in the Slate River district. I've lived here in Buckingham County for about 4 years now. I came from neighboring Nelson County where I still have family. Their lives are also being plagued by the large pipeline that will run through their property so our family is being affected on both sides of the river. I own my own home here. I live a peaceful life and that's the way I like it. About 2 years ago I learned about this compressor station that Dominion wants to locate here in this county. I did not think too much about it but as time went on and I learned more about what people that live near compressor stations are forced to live with I did begin to worry some. I decided not to let it take over my life because I valued my peace. I have since learned that my home is the closest home to the land that Dominion has purchased to build the compressor station on. In fact, I will be the very closest home so anything that is talked about here tonight will most affect me and my way of life. Dominion has never contacted me about this. This makes me wonder what kind of neighbors they really are. I value the quiet I presently experience when my windows are open or while sitting outdoors. I value seeing the wildlife that passes through my back yard. It is my understanding that this compressor station will constantly emit noise day and night. This will no doubt scare away wildlife and I will no longer have the simple pleasure. I wonder what this affect this constant noise will have on me. There will be lots of construction noise also and heavy traffic. I am used to the quiet. Will I no longer have this? I'm in fairly get health and I know that as I get older I will need to be more cautious to my health as older people are more vulnerable. Air pollution aggravates the health of people that live near compressor stations. You will have already heard about this. I will be forced to live with this because there is nothing I can do to prevent my health from deteriorating. This is not the plan I had for my retirement. But

it seems as though your decision to allow this change in zoning will also affect my future good or bad. I hope you will make a decision that will value the life of the residents that live nearby. Our lives should not be sacrificed. Please do not base your decision on tax revenue that may be short lived. Our lives count and I'm depending on you to make a decision that favors life and not Dominion's financial interest. Thank you.

Mary E. Rose: Good evening. I'm Mary E. Rose and I was contacted by the county by registered mail that I should come speak for or against the compressor station. Ok. I left my notes at home so I have to go on memory. To go on record right now, I'm against it. I oppose that compressor station. I live about 400 feet, approx. 400 feet from that pipeline and the proposed site of that compressor station. Yeah, I have a lot of concerns. We have wells and what will happen if they contaminate our water or dry up our wells all together. What will we do? What would we do? Also, I read everything that I can get my hands on about the compressor station. I read the newspaper and everything Dominion or ACP sends to me. I left my paper at home but one name I do remember it Emmett Toms. Somebody was talking to him about the cheap gas and all this stuff and I remember in the newspaper, I left it at home, he says that this is a major wholesale pipeline and we are not in the business of distributing local domestic gas so that pipeline or that compressor station is not going to do us any good. Also, they sent this book and it says what I need to know. But what I didn't know is they talk about vibration. It says here that vibration, I don't have my glasses on, this is similar to what happens when noise from a speaker causes floor to shake or a helicopter flying overhead causes the windows to rattle. Now, a helicopter, that's a fleeting thing. It doesn't occur every day and a speaker, I can turn that off. But this compressor is going 24/7. So, anything, you know if you shake anything over time, that it will become weak. Ok. Am I supposed to have my windows rattling all the time and my floors shaking? Pretty soon I'll just have a tumbled down shack. Who is going to replace that? Will they build me another house or buy some type of insurance. What am I supposed to do?

Bickford: Your time's up. Can you wrap it up quick?

Rose: Pardon me?

Bickford: Your time's up.

Rose: Well, I'm finished.

Joe (Jeeva) Abbate: Planning Commissioners, thank you for the opportunity. My name is Joseph Jeeva Abbate. I'm in District 5, Mr. Smith. I've been in front of the Board of Supervisors and I've spent a lot of time with Dominion to educate myself on this. At first at Yogaville, some of us thought oh yeah, we are going to get some cheap propane gas but that's not the situation at all. We quickly learned that we were going to surrender our safety and other property values and even have during construction have a confluence of trucks and construction equipment that could harm our operations for at least a year. I'm here to talk about the dangers

about the compressor station and I've actually met with Dominion, these are some of my new buddies here and I'm hoping and wishing they get great new jobs in the solar (noise from audience couldn't hear) They are smart and I want to see them around. Safety is our priority for Dominion. Gas explosion and fires are a real threat to lives and property in Buckingham County. We did meet with Dominion and asked them many questions but we weren't assured. Particularly when we tried to discuss and present gas explosions and fires, it wasn't an attractive thing they wanted to deal with. So thank you for giving me the opportunity to show some explosions and fires here so. The Pipeline and Hazardous Materials Safety Administration that oversees these types of infrastructure, they have a mission to protect people and the environment from hazardous materials. That's what we are talking about here. Now I think the picture of the compressor station is beautiful. It looks like an elementary school. The problem is its sitting on a huge gas bomb. Ok. The highly compressed methane and volatile organic compounds. Now you might say, well how many accidents occur? Ok. Well, there are numerous incidences throughout the natural gas infrastructure that are sensed and responded to. Of those, only the most serious ones are self-reported essentially but you can see here that every year there are somewhere between 25-40 serious accidents in the natural gas infrastructure. In 2014, there were 19 fatalities and 95 injuries. So this is a hazardous material. Ok. In Sissonville, WV on December 2012, 4 homes went up in flames and collapsed in charred heaps after 20" natural gas pipeline, this one coming is 42, exploded in an inferno that raged on for at least an hour melting guardrails and pavement on swath of interstate 77. Five other homes had extensive damage, several people were treated for smoke inhalation but authorities said there were no fatalities. The Governor said that most of the people were just lucky enough to just not be home. Ok. So, now this is a natural gas compressor station in Logan County, Oklahoma. A natural gas fire there exploded in a large fireball resulting in a large fire, 3 homes were forced to be evacuated a truck and property was destroyed. Now this is the one that's closest to my heart because it involves an evacuation. The Durhamwoods Natural Gas pipeline explosion in New Jersey on March 23, 1994 was a 36" gas pipeline broke and exploded into flames next to an apartment complex. The cause of this breakage was given by the NTSB as mechanical damage. Now that could be anything. It could be a backhoe. It could be a truck. We don't even know. The resulting fire destroyed or damaged 14 of the apartment buildings, 1500 residents were evacuated, 100 residents were left homeless and one death occurred by a heart attack suffered by one of the occupants. They were unable to summon emergency workers amongst the chaos. They have a problem like we have in getting our top quality emergency response people to a site like this. Ok. That's really an important point. You can't count on having a remote sensor that might not have a battery and someone up in West Virginia has to note it and you are counting on all these equipment responding quickly to turn this off. Now, here is the Buckingham County Compressor Station Zone, the triangle there that you see in yellow...

Cobb: Time.

Abbate: Ok. Could I have just a minute more?

Bickford: I will give you latitude for one minute.

Abbate: Ok. So this blue line is the ACP and that is the probable impact radius all around those homes and the churches in the blue light. We also happen to be in the Central Virginia Seismic Zone. Also one of the reasons they are coming to Buckingham County of course, is the compressor station. Which then connects to Transco. Transco allows them to ship up to Cove Point where they can liquefy and ship it overseas for 4 or 5 times the profit. Now they will say they are not doing this, but they don't have to tell you that they are doing it. Because they can do it. So I've read your comprehensive plan, it's beautiful but these areas are intended to enhance and preserve the resources of a rural county. The compressor station's special use is dangerous. Our plan for emergencies is inadequate, weak or nonexistent. The use is not amongst the special uses enumerated and the proposed compressor station is inconsistent with your excellent comprehensive plan. Please deny it.

Ruby Laury: I would like to thank you for taking the time or extending the time to listen to us. My name is Ruby Laury and I live in District 6. My topic is problem of accepting Dominion Resources claims for tax revenues. I live in the beautiful rural area of Buckingham. My husband and I retired here in 2003 from California because we were looking for a quiet and peaceful area as well as plenty of greenery, fresh clean air, no pollution and good drinking well water. My appeal to the Planning Commission is to please reject this application request to allow the Atlantic Coast Pipeline partners to build a massive compressor station in an Agricultural district. We are so close to this that the known harmful impacts on our property values, our farming tasks, raising cattle, our orchards, our gardens, as well as our health deeply concern us. I want to see the public relations strategy used by Dominion resources to promise our largely low income county \$1.3 million in corporate tax revenues. The ACP exemption application assigns \$300,000 of these tax revenues to the compressor station, yet in its safety section, ACP tells Buckingham's all volunteer fire and rescue services this money will go to pay for the extra equipment needed for fires and explosions and loss of life services, God forbid, and needed only because of the location of the compressor station in our midst. This intrigues the question also what is the value of a single life? Even our auto insurance policies cover \$200-500, 00 per person yet the ACP LLC shields itself entirely from the accounting of those costs. We have information from a tax accountant in North Carolina who studies these frack gas corporation's tax promises. His key points all showed us that Dominion Resources has never given Planning Commissions or Board of Supervisors any evidence for these tax promises. So you the Planning Commission should demand to know the accounting method they will use to divide up all their assets to value this part. How will they deduct and offset construction and everyday cost to get up and running?

Bickford: Ma'am, could you wrap it up?

Laury: How can they give this high figure from the frack gas industry limited shell reserves?

Bickford: Ma'am.

Laury: Reserves that most scientists say have peaked in 2016. Taken together there are huge holes in their promised tax revenues that have persuaded many in our country to accept this compressor station burden. So why not get more information about the negative costs before you think about approving this permit. Again I appeal to you Planning Commission to reject this request to allow the ACP partners to build this compressor station in our area. I just have one more question, your clock is faster than my clock at home, I timed it and I was under 3 minutes. I just want to know why did they pick the area where we live in.

Bickford: If you would, please wait until your name is called so we can get back in order. What's your name sir?

John Laury: John W. Laury. Mr. Chairman, Vice-Chairman, Board. I thank you for this opportunity. My name is John W. Laury. I live at 2037 Union Hill Road in Buckingham. I'm a member of the 6 Ward and my topic is noise pollution and medical effect. At the last Planning Commission meeting there was concern about noise pollution generated by this huge compressor station sitting in the middle of our populous agriculture district where the peace and quiet is the most attractive part of living in this rural area or rural place and I ask that you reject his exemption permit which will continue 24/7, 365 days a year. This noise pollution that will take away our great joy of living in Buckingham County. We all know the difficulties of living far from medical service and source of goods, sustainable jobs. We also know the benefit of living close to nature where we can raise children, grow food, raise animals, far from urban industry and pollution. Domestic tranquility is one of the six guarantees of the constitution. The 1972 Congress passed the Noise Control Act stating as the policy of the United States to promote an environment for all Americans free from noise that jeopardize health and welfare. Mr. Toms of Dominion Power stated that the noise abatement plan for this compressor station would lower the decibel level the planning commission found intolerable at a visit to an in operation compressor station. But according to the Power River Basin Resource Council at the in operation compressor station depending on the wind direction the roar of a field compressor can be heard 3-4 miles from the site. Near the compressor station people need to shout to make themselves heard over the sound of the engine. One Wyoming land owner has described the compressor noise in this way, "dreadful noise generated by nearby compressor station is so loud that our dog was too frightened to go outside to do his business. Noise like a jet plane circling over our house 24 hours a day."

Bickford: Sir, can you wrap it up? Your time has expired.

Laury: Ok. Noise that is constant. Noise that drives people to their breaking point. Noise that destroy their retirement dream. A study posted in a Southern Medical Journal found huge health impacts from fracking gas noise pollution from wells, compressor station, loss of short term memory, driving motivation, increased blood pressure and anxiety, sleep deprivation, even constant noise at low levels are impacts especially in little children and the elderly. Thank you.

Bickford: We've already said 10:30 now.

Gormus: Lakshmi. #3 on page 1.

Bickford: We are trying to get back in order.

Bowe: They already had one Friends of Buckingham, don't they? We can't let each one of them speak for 5 minutes.

Charlton: Chad Oba didn't speak for 5 minutes.

Bowe: Friends of Buckingham already signed up and spoke.

Allen: Mr. Chairman, can we take a 5 minutes break?

Bickford: Let's let her speak and then we'll take 5.

Cobb: Is this 3 or 5 minutes?

Gormus: They list themselves as Friends of Buckingham. There is also someone else listed under the same group.

Lakshmi Fjord: I think there was confusion as to what to put there.

Bickford: So 5 minutes, then?

Fjord: Yeah, I'm representing Friends of Buckingham organization. My name is Lakshmi Fjord and I'm a founding member of Yogaville and a landowner of James River District 5. I'm also an anthropologist. I'm presenting Friends of Buckingham statement but it really begs you to reject ACP's exemption permit to allow a non-public utility provider to locate a heavy industrial facility in our agricultural area. I want to bring you back to the comprehensive plan because we've share, Friends of Buckingham shares your principles to preserve our health surroundings, promote the health of every citizen and improve public health and then preserve agricultural and forest land. So we want to bring to the public eye, the people who by geometric proportions are going to bare the greatest burdens and losses of these moral goods that you put in the plan, who are going to bare the harmful cost of disease and land wealth if this permit is granted. Having listening to people I also want to remark that they are losing value in places in which they were very good stewards of their air and now they are being punished for that by the allowing of a huge compressor station that will send out toxic emissions applied for because the Ambien air already is so high. So, I also want to point out that we brought with us and invited a speaker from the Physicians of Social Responsibility who came all the way down here on their own dime to testify on the...and she sent you a letter in advance to outline some of the medical impacts because these are always being denied by the frack gas industry but there is a medical compendium of the latest scientific studies that Physicians of Social Responsibility has online.

I'd love to give you copies of it. You see a lot of people before you and most people here in the county know that the people that are being asked to lose the most property value, live the closest are African Americans who live in a historic district. As an anthropologist whose been looking into their history and has been learning from them I'm deeply concerned about the environmental justice issues that are facing this county and our nation. We are all watching the protests, whose being asked to bare the biggest burdens in our communities and in our case it's obvious. All of Dominions cultural reports, their Section 8, Historic preservation documents and now this exemption permit, they erase the presence of the people in cultural history so this really busy slide that you see up there shows you how really populated the triangle is as its formed by 56, 663 and 660, Union Hill and Woods Corner. This is the community that's asked to bare the largest burden of a compressor station without a comparable...we can't find a comparable compressor station in the country. In this map which is part of a big project that we are doing, I want you to look at the clusters of homes. This is a topo map and you will see, it's hard to see but those are all houses. There are houses everywhere. There is people everywhere. There are 471 people that we know of, there may be more, triplets were just born right near the 663. Very, Very close to the compressor station. So, in these questionnaires we find that residents are majority African American, many are elderly, but of course those triplets exemplify how many children also live or visit grandparents often, and great great grandparents. We've had those grandparents testify before you right now. So, many close by resident's reports that most of them already have existing health conditions. They have asthma, COPD, they have other respiratory conditions that require oxygen, diabetes, heart disease, but health impacts studies from a compressor station, folks living really near compressor station that's 1/4 the size of the one proposed revealed there are startling health effects on healthy individuals from daily exposure to this chemical cocktail. I want to point you to one point which is when you saw the thresholds and the tonnage, the Pennsylvania clean air council pointed out to me the proposed level of carbon monoxide is already exactly, just a hair under the requirements from a minor source and with a blowdown it would be above it. So, we are going to force already sick people, elderly people, young people to breathe regular doses of methane, carbon monoxide, benzene, which no level is healthy, and I think most people would agree that it's medically unethical. This is a kind of terrible social experiment that the AMA, American Medical Association has come out the entire medical association has come out to say "ask for a moratorium on frack gas, compressor stations and wells because of the known health impacts." So we ask for you to reject this exemption permit from a nonutility to do this to our beloved Buckingham. Thank you.

Bickford: We are going to take a five minute break for the commissioners to stretch a little bit. Then we will be back to pick up where we left off.

Ok. If you could get seated please so we can get started again. We have a long ways to go. We are going to try to stick to this schedule as close as possible as they signed up. Also I'm going to ask the participants that come up to speak, I'm going to have to start cutting you off. I know the enthusiasm is running high but we've got a lot to go and a lot of people to talk so I'm going to start holding your feet to the fire. 3 minutes and 5 minutes.

Gormus: I have Dr. Williams. Dr. Williams.

Dr. Denise Williams: Good evening. Thank you for taking our comments. My name is Dr. Denise Williams. I'm a physician and a Board certified Internal Medicine Specialist. I've taken care of patients in the Buckingham community for 25 years. Initially with Dr. Irving Epperson at Buckingham Family Physicians for four years and then at Southern Albemarle Family Practice which is a satellite of the Community Health Center in New Canton. Many of my patients some of whom are here are from Buckingham County. I'm very concerned about the health effects of the proposed compressor station. As you very well know the station will produce many kinds of particulate matter, pollutions and other toxins. I've taken care of many Buckingham County residents who have asthma, emphysema, coronary artery disease and other diseases including some in the area that will most effected by the compressor station. In addition, there are many elderly people, children, as well as women of child bearing age in that area. Children and those unborn are especially at risk because their lungs are still developing. Also, elderly patients and those with preexisting health problems develop more problems after exposure to pollution than healthy young adults. It's been stated that the pollution estimates comply with current regulations however the EPA and DEQ have failed to establish air quality standards that protect people exposed to compressor station emissions. These outdated regulations are based on tests done on healthy young adults, not children or the elderly or pregnant women or people with preexisting health conditions such as many of my patients. Some of the toxins my patients will be exposed to have not been adequately studied at all. In addition the levels of particulate matter reported from compressor stations are randomly measured and averaged so the extremely high level during blowdowns and the high level during certain weather conditions are often not included in these estimates. For this reason and you've already heard some of this, the American Medical Association which is a pretty conservative body has stated that these current regulatory procedures do not adequately protect the public health. A comprehensive health impact assessment would evaluate the full range of emission impacts on all people in the dispersion area and will tell you what you need to know in order to make a truly informed decision. As a primary care physician of many patients in Buckingham County I'm extremely worried about the negative health effects the compressor station might or may cause. I extremely urge you for the sake of your constituents and my patients to deny the special zoning permit for the proposed Dominion compressor station or the very least require a comprehensive health impact assessment before you proceed. Thank you very much.

Gormus: Barbara Gothleb.

Barbara Gothleb: I'm Barbara Gothleb, the Director for Environment and Health for Physicians with Social Responsibility. I greatly appreciate the privilege you are giving me for speaking out of order as I'm not from Buckingham County. By the way, I sent members of the Commission a letter and it's my pleasure to bring you another copy now which is the one I promised with the citation for the footnotes of the mentions in the letter. Frack gas pipelines and compressor gas stations pose serious risks to health and safety. Communities like Buckingham County need to understand these risks before deciding rather to allow construction of a compressor station that would import these dangerous toxins into your beautiful county. The

health risk associated with compressor stations include cancer causing air pollutants, radioactive materials, and the threat of powerful explosions and fires. These pollutants come out of the wells with the methane and travel through the pipelines with the methane and can leak from compressor stations potentially exposing people to grave risks. Here are a few of the dangerous air pollutants that are known to leak from compressor stations. If you are not a doctor you probably don't know what they do to the human body, you need to know because this is what you are your neighbors could be exposed to. This is just a sampling. Benzene is carcinogenic to human beings. It's linked to leukemia and other cancers and also linked to reproductive disorders and developmental disorders and there is no safe level of exposure. Tamarin is where long term exposure can cause miscarriages and birth defects. Pharm aldehyde another carcinogen, nitrogen oxide which you heard about from Dominion weaken the lungs and decrease their ability to absorb oxygen especially in children and the elderly. That's what the lungs are for, to absorb oxygen. If they don't do that properly you are basically not breathing. Particulate matter is these tiny particles that are suspended in the air. They absorb airborne chemicals and when you breathe them in they carry these chemicals into your lungs. The smallest of the particulate matter can actually like oxygen pass from your lungs into your blood stream and carry these chemicals throughout your body. They can again reduce lung function, increase the risk of asthma, bronchitis, emphysema, heart attacks and high blood pressure. Long term repeated exposure as you would get from a compressor station increases the risk of heart disease and death. Children are particularly vulnerable to the lung effects and communities that have high particulate levels also have high rates of preterm birth, low birth weight and infant mortality. Those words means in nonmedical terms is more babies die. The Marcella shell is high in radon. That's a radioactive gas and again it comes up out of the wells with the methane gas and travels through the pipelines. If you breathe it in radon can give you lung cancer. In fact it's the 2nd leading cause of lung cancer after only cigarettes. It has a short half-life of under 4 days. It breaks down into other radioactive substances, radioactive polonium and lead with half-lives of 22 years and 4 ½ months respectively. In other words, these don't really go away. They endanger workers who maintain the compressors, people live nearby and potentially people who live further away in case of an explosion or fire. As we heard earlier tonight, those things do happen. I'll skip this slide on accidents and blowdowns. The people most vulnerable to air pollution are children and pregnant women. Children's lungs are developing. They breathe at a faster rate than adults. They breathe in more air relative to their body weight and we hope they can spend more time playing outdoors. Asthmatic children are particularly vulnerable and childhood is at epidemic rates nationwide. Pregnant women's developing babies are particularly vulnerable. In a medical study conducted in Pennsylvania found an increase in preterm birth near fracking sites. Preterm birth being the greatest contributor to infant death. Research near compressor stations shows consistent types of symptoms with impacts on all the major organ systems. Their research also shows that people have more symptoms the closer they live to natural gas infrastructure. This is particularly true for children. I'd like to take a moment to talk about the symptoms the children get because quite honestly I can imagine people saying that these symptoms don't sound that terribly serious. Severe headaches, waking up at night with nose bleeds, you know, perhaps that's a shame but is it really so bad. Well, what these apparently minor symptoms are tells us is that the children are being exposed to chemicals we

know are very dangerous. The most serious health effects that we might eventually see like cancer, like lung disease take years to develop. The symptoms that we see now are just a red flag. Let's think about what we are doing to our children. This is a lot of danger to invite into your county. This is a high risk level to impose on your families and your neighbors. I urge you strongly and this is a recommendation from the American Medical Association to require a full health impact assessment, identify the risks to Buckingham County beforehand and make plans to address and minimize those risks before any permissions are granted to these compressor stations. Don't let Dominion make your people sick and then try to figure out if they can be cured. Ask Dominion to prove first that what they are promoting is actually safe or don't take the risk. I'd like to say that power should never be poisonous. Thank you.

Swami Vidyananda: My name is Vidyananda. I'm an expert in stress management. In two weeks I am leaving for a tour that I'm speaking on stress management in Portugal, southern Spain, Jab alter and London. I'm invited to all these places because of my knowledge of stress and stress management. I'm very, very concerned about the health effects of stress from the compressor station already in our county. Two of the causes of stress are feeling that something is dangerous to you and completely out of your control. I would like to say that what I'm hearing my neighbors saying tonight they feel this compressor station is dangerous to them and that the big money is going to roll right over the people in Buckingham. I'd like to ask the people in the room to raise your hand if this is already causing you stress. I think you get my point. Another one is anxiety. I think that living near a compressor station even as I do 5 miles away with the constant anxiety of the risk of explosion, leakage. What we've heard tonight is that we know that there all of these toxic gases when there is a blowdown and they are regularly scheduled for maintenance. They are blowing all these toxic chemicals into the air in this pure county. I'd like to ask my neighbors how many think this is already causing them stress. The idea that this is going to be out there. The anxiety. I think you can hear it already. The compressor station, thank God it isn't approved. I'm hoping you are not going to but you can see the anxiety level and stress level it's causing in this county. The National Institutes of Health estimate that 80% of doctor visits are caused by stress in this country. Can you imagine if you open the door to this enormous physical stressor in our county they health effects it will have on our population. A toddler laughs about 200 times a day. An adult laughs about 12 times a day. Do you know the difference? 288 fart jokes, are nuns allowed to say fart jokes, I beg you please not to allow Dominion to open this enormous emissions nothing other than a giant fart of methane, radon, formaldehyde, benzene regularly off gassing into this gorgeous, beautiful county. Please let our toddlers continue to laugh 200 times a day. God bless you. Thank you all.

Diahn Simonini: That's the first time I've ever heard you call me anything but Simo. I'm Diahn Simonini from the James River District. I taught in this county for 31 years. Some of your most helpful, wonderful folks are some of my foremost students. That's one of the things that's gotten me worrying. I really want the Planning District Commission to reject the permit that's asking for an exemption from the Agricultural A-1 District and say bring on the compressors. But one of the things that bothers me besides the million other things that bother

me are the fact that we are getting these wonderful carrots. We are getting carrots such as the jobs. The figure I just copied down was 8,800 jobs. Well, excuse me for being a little cencle and having Pinocchioitis but I do not feel that if the Cornell University Global Labor Institute doing a study not backed by either business or the people opposing these things found that the industry generated job data is highly questionable and undoubtedly misleading. They researched the Excel pipeline. Now that's Canada all the way down as far as we go down as a nation and in fact what they found was that there were 36, 36 full time jobs. Now that's how many millions of counties that must be. 8,800 jobs minus 36 I get 8,764 Pinocchio noses. This is not truth being told. As a Planning district I know that what you all are basing things on are growing the county in truth trying to make things brining in business but businesses that will not destroy anything. I know many of you are people of right action and I'm defining right action as those people who try to do no harm to anybody and benefit at least some people. The problem is even if you look at economic health, they are economic costs related.

Bickford: Ma'am, your time is up.

Simonini: Thank you.

Gormus: We are at Swami Dayandanda.

Swami Dayandanda: While the computer is being set up, I'm Swami Dayandanda and I have written to each one of you a letter and a packet which I believe arrived to your desk today.

Smith: As for transparency I would like to say that we met out in the parking lot before the meeting started today so if anybody has any questions, I would be glad to answer them. Thank you very much.

Dayandanda: Thank you Mrs. Samuel Smith for granting me the appointment today. That was very wonderful. So my name is Swami Dayandanda. I have lived in this county for over 34 years. Now I'm living in District 5 with my 93 year old mom. I was so very proud that she was featured in the last Buckingham Beacon. So I'm here to speak up for my mom and also the vulnerable population like children and pregnant mothers. I also want to speak up, or I thought I would speak up for Union Hill friends because we have gotten to know each other very well in the last two years. But I see they do not need my help. They are not vulnerable group. They are so strong in God's spirit I believe that they will lead us to stop this pipeline and compressor station. My mom and I will stand with you. So, we need the Planning Commissioner's help. Let me get to some of the information that I have. A study has shown that 60-75% of the estimated damages mostly health problems from all natural gas activities result from compressor station activities. Now, why don't we hear about them? Why don't we know about it? Why did Ms. Picard from Dominion said she never heard of them? Do you know the reason I think? It is all the problems that happen near compressor station, people go and sue them and they get settlement, financial settlement and do you know what that means? There is no disclosure clause. We cannot talk about them. This is why we don't hear about them. That is what I

believe. Also I recently learned that 7,700 horsepower compressor station will emit air pollution reaching up to 6 miles. This study was done by Kenda Morgan. The air pollution from Dominions compressor station will reach even further than 6 miles because this compressor station is 7 times more powerful than the one in the study. It's also been shown that 90% of the people who live within 2-3 miles from compressor station experience health damage. The circle there in the middle, that's 2 miles from the compressor station. In Buckingham that would be maybe 500 or more people mostly our friends at Union Hill. But the potential for health risks for hundreds and hundreds of more people is great because of this power of compressor station is much greater. Please raise your hands if you live or work within 6 miles radius of the compressor station or you know the people that do?

Bickford: Your time is up.

Dayandanda: Ok. So, let me wrap up. These are friends and relatives. Your children, grandchildren, your parents. Please choose the health of our people over tax revenue. Please deny the permit or at least find out more. Would you require a health impact assessment study both parties will find out more and then we can make a better decision. Thank you sir.

Quinn Robinson: Thank you. My name is Quinn Robinson. As I said before I'm in Andersonville, District 4. A couple of things. I think the Commission is going to have to make an effort to correct some of the problems that occurred today with the early admission to the building to Dominion personnel. There is a statement in the packet that the complete application was in the August 22nd packet of last month and yet they were allowed 38 minutes to make a presentation. Let them buy ads in the Farmville Herald. They contributed nothing but more propaganda. This is a public hearing. It's the public. The people who are trying to defend themselves against this. I also want to point out. This is just unjustified. The whole thing about Dominion coming into a rural area and imposing this on us with the threat of eminent domain. Virginia has laws against payday lending, when people are vulnerable and can't defend themselves the state steps in and tries to regulate and eliminate this. It's predatory. The same thing about the elderly which I am one. There are special laws, special protection, special programs, we even have one in the county that works very well. TRIAD with the Sheriff's office. It's important. But yet Dominion can come in just ignore the laws and do the same things to the most vulnerable population in this area. It's ridiculous. How does this connect? They should...exactly...perform outside the law. We used to call them outlaws and they should not have the right to come in here and do this. It's simply wrong. They made a big thing about the community advisory group. It was a sham all the way and we know it. It equated to...they came out and said they would paint buildings green or something. It's equivalent to when you have a disaster and they start rearranging the deck chairs on the Titanic, Dominion's response is to buy more deck chairs. It's nonsense. It's not needed and we've got to stop it and it's in your hands. We know that the courthouse was burned over 140 years ago and we don't know who did it but if Buckingham's future is going to exist, you don't want to be the ones that light it up approving this permit request. Thank you.

Ben Cunningham: I have some documents for you all to look at and pass through. These are showing 2 mile health impact zones. You guys can hand them out. They are different each one. This compressor station may be the largest in the state to my knowledge. Before we start that I have a presentation to open. While she's opening that, my name is Ben Cunningham. I live in Nelson County just across the river in Afton. So as you guys heard earlier Dominion talked about their minor source versus the major source distinction. That being 100 tons per year emitted criteria pollutant or above that or under that. Mr. Maxey, I remember you asked about it a little bit. A few of us mentioned earlier we are a very, very close to exceeding that minor source permit threshold. As you can see here on my slide, the amounts of carbon monoxide that their updated application has state to the state is 95.2 tons per year. So what they don't talk about in their current permit application basically says nothing about how they will reevaluate environmental health impacts should the compressor station grow horsepower output requirements again. This compressor station's horsepower grew because their groups and efforts had shifted the pipelines route and Dominion decided to lengthen it by over 30 miles adding almost 20,000 horsepower there, excuse me more like around 13. So what if that happens again. Another thing as far as I can tell this could be the largest compressor station in the State of Virginia from my map and from my knowledge. Bare that in mind, please. So a lot of people talked about adverse health effects. I'm not going to get really into them but I am going to say that David Brown, a public health toxicologist for Southwest Pennsylvania Environmental Health Project did that study on the compressor station 2 mile area health effects that was a 12,000 horsepower station. This compressor station maximum output could be 57,000 horsepower, they are telling us 53, either way that's over 4 times the size. Um, people in their area are being told they are alright because air standards aren't being violated but when someone's child wakes up with a nose bleed in the middle of the night they will know something is going wrong. These federal standards are not designed to protect people from frequent close range pollution emission. Their aim is to improve overall regional air quality. So please keep that in mind. This is the 2 mile health impact zone. To my knowledge from the Census Bureau, over 471 people live within that zone. So you guys do the math on how many people that could experience...there was...we heard earlier that 90% of the people in this zone experience adverse health effects, so 90% of 471. Now let's get down into the nitty gritty. I have a video showing what a compressor station looks like. This worked a moment ago. A blowdown if I can get to that, a blowdown is a complete venting of the natural gas within a compressor station or pipeline into the atmosphere to reduce the pressure and empty the system. They are extremely loud. If this doesn't work by the time my 3 minutes is up I will be emailing you...

Bickford: Your time is up.

Cunningham: It is up. Well, thank you very much and please decline this change to the A1 exemption permit and in what I've handed you, you will see tables, specifically C3 page 36 of the updated air permit document. Please check that out. Thank you very much.

Evan Johns: Good evening. My name is Evan Johns and I'm an attorney with Appalachian Mountain Advocates in Charlottesville and I'm here on behalf of the Virginia Chapter of the

Sierra Club, Chesapeake Climate Action Network, Friends of Buckingham and Yogaville Environmental Solutions. I'd like to thank the Commission for taking me out of time again someone that traveled here from a neighboring county but I'm not a Buckingham native so I appreciate that. I'm here to ask the Commission or really inform the Commission that they have one choice in this matter and that's to deny the Special Use Permit application and for one simple reason. It's legally ineligible for Special Use Permit for the zone in which it's proposed to be located in. District A-1 is what's called an inclusive zone. I'm sure you are familiar with that. That means that use of land has to be exclusively provided for in the zoning ordinance or else it's forbidden. It can be provided for in terms of the Special Use Permit as we have here. Strangely enough the application in this case does not say what the permitted use that Dominion is applying for this compressor station is. However as we heard a representative say earlier it appears to be the use of a public utility booster station. Now there is binding precedent from the Supreme Court of Virginia that says when a zoning ordinance used the word public utility that's not a blank check to build any kind of facility that involves pipes or even natural gas or anything like that. It only refers to those utility uses that are designed to implement, to further... that might be necessitated by the substance of land use as provided for. Our zoning ordinance preamble to district A-1 as well as the comprehensive plan make clear that that is for rural and agricultural uses here. Not for large interstate pipelines that are transferring gas not to individual consumers but as Dominion representatives said just a moment ago to other utilities. They specifically refer to their customers as utilities. How else do we know that Virginia doesn't... Dominion Virginia Power doesn't qualify for a special use permit? Under the Virginia Code they are not considered a public utility. The Virginia Utilities Act, that's Virginia Code 56-265.1 distinguishes between natural gas utilities and non-utility gas services. Actually the county's other zoning ordinances do the same thing. If you look at Buckingham County's Utility Tax Ordinance, it also distinguishes between those two types of entities. Interstate pipelines versus natural gas utilities. More important than that, the other reason we know that's the case is that the zoning ordinance already speaks to where natural gas compressor stations that are part of an interstate transmission pipeline need to be sited and that is in a heavy industrial zone. One of the special use permits permitted in that zone is a gas transmission facility. As Dominion has said, they repeatedly described their project as a transmission line and that term transmission has a specific meaning in the natural gas industry. It distinguishes it from distribution lines that serve our own houses, that serve even large factories or industrial users. Rather, transmission refers to large interstate pipelines. So we know that had the zoning ordinance meant a facility like Dominion's to be located with District A-1 it would have used a different term instead of using that term in the heavy industry zone. You know, another reason that we know that's the case is as Dominion itself admits in its application this would be an inappropriate use in a village center or a recreational area but if you look at those more restrictive zones in the zoning ordinance they allow as does District A-1 for a public utility booster station. So that's how we know that term isn't supposed to encompass these larger facilities that have more of a public nuisance potential as the zoning ordinance discusses. I believe hopefully that you all received my letter that I sent dated I believe it was September 19th and that was included in your packet. If any Commissioners have any question I'd be happy to answer them either now or later. Thank

you for your time, if there are no questions from the Commissioner's I appreciate the opportunity. Thank you.

Bickford: Thank you sir.

Gormus: Swami Samaranch, 108 Yogaville Way, Buckingham?

Audience: Repeated the name

Gormus: Sounds good to me.

Audience: She's not here.

Gormus: She's not here. Absent. Ok. Ruth Hall is on deck.

Cobb: We have Peter Bruns.

Gormus: He's up here. She's on deck.

Peter Bruns: I'm Peter Bruns. 242 Selma Road, Howardsville. One branch of my family tree goes back 5 generations in Buckingham. I'm 5th generation landowner here. Before I went back to college to get my BA and MS in environmental sciences I worked on oilfields for a couple of years in Texas and the Gulf of Mexico. So that's why I'm here tonight. I love Buckingham County and I know something about the opinion I'm going to provide. I hope you all will not allow this compressor to go forward. This is mostly about profits for corporations and investors. Not about the people. There is a country music song that brings that up but I'm not sure if it's appropriate to bring that up. The people who profited from the sale of the land where the compressor is supposed to go, the sale to ACP LLC have bought the land sometime before when they were in the know of what was going to possibly come through here. Then they sat on the land and until, Golly, they want this land that we own to put the compressor in and they sold it and took the money back to Dallas. A whole pipeline the APC and sending it up through Transco to Hampton Roads to go overseas most likely. It's all about profit over the people, the heritage, the farms and homes that have been in families for generations that cross the Appalachian Trail, Blue Ridge Parkway, going through the topography of Augusta County. 200 ft. sinkhole opens up over this 42" pipeline, what the hell? It's going to be within 100's of feet from schools and homes. Ms. Picard said it's a distribution system driven by 20 year...by customers with 20 year contracts. No one builds a pipeline for 20 years. The Colonial Pipeline that brings gasoline up here I think 45-or 7 years old. They patched it up and it's going again. It's bringing gasoline back up. She said it's going to be a bridge fuel. That's a nice phrase to throw in here. They don't build a pipeline like this for 20 years to be...for bridge fuels. She said it brings significant savings to customers when their gas is distributed to Dominion, Duke, Piedmont, Natural Gas. There is something called stranded costs. When this pipeline is abandoned or underutilized, they've got 4 different engines that can run 7000 horsepower the

whole time and the expenses of building it are taken back in time, it's not the pipeline owners that are going to pay for the debt incurred, it's the people who buy their gas at the residential level. The people that buy their electricity at the residential level. Don't give them the goldmine and give us the shaft.

Ruth Mary Hall: Thank you. My name is Ruth Mary Hall. I first visited Buckingham in 1991. I bought land here in 2002 that was so beautiful and I built my retirement dream home here in 2012. I'm also asking you to reject this permit. It would permanently change the natural beauty of this beautiful county. Other places with compressors have been permanently changed for the worse. There was a question about the Federal Energy Regulatory Commission. This is a copy. May I give it to you Chairman? This is copy of the legal request for US Congress to hold hearings on the Federal Regulatory Commission, shortened to FERC. Conflict of interest by 182 local, state, and national organizations 35 states including local ones here that represent over 2,000,000 members and FERCs conflicts of interest are multiple. It started out as a water utility regulator and later came to regulate the oil and gas industry. It is paid 100% by oil and gas corporations. FERC has allowed frack gas companies to segment their applications so that even when local people and groups are started regulatory...legal proceedings, FERC keeps letting them build these pipelines while they are being litigated against. So, FERC does not require the frack gas companies to make changes required after they have been found to harm people, resources, livestock, and land. So Atlantic Coast Pipeline partners are not a public utility bringing benefits to the consumer. No homes or businesses here in the County are going to benefit from this yet FERC will allow these frack gas companies to...that are seizing private land and to harm our national parks solely for profit. We urge you to protect our health and economic interest. Thank you very much.

Gormus: Annie Parr, Sharon Ponton. Annie Parr, you are up. Sharon Ponton, you are on deck. Mrs. Cobb, four on this page moved to the first page. She's already spoke.

Annie Parr: Hi, my name is Annie Parr. I am in the James River District. I like living here. I think Buckingham is pretty special. First I want to thank you for the opportunity to speak. I want to thank you for the job that you do. It's not always a pleasant one. It carries with it a lot of responsibility. In thinking of what to say and what was most important to say tonight. It came to me that you have already established what should take place and how this should be handled. You have worked hard for zoning ordinances that will create a character for Buckingham County. An intelligible character. How it should be developed and move forward and to have a limited liabilities company to interrupt our plan for their own plan is not what I think you as representatives of the citizens here in Buckingham County will allow. We have a special thing here and you've worked very hard and I know long nights getting this in place. It's in place. Let's use it. Let's use what we've got. We've planned for this county. There's one other thing I want to say, I think that I heard in some of the limited liabilities corporation's presentations that this pipeline will be utilized for 40 years. Well, I'm one to tell you, I live...property that I am associated with, joins on the Williams-Transco line. There are 4 pipelines in that corridor. This summer, within the last month, monthly and a half, they have

been working on one of those lines. The ditches were open, the pipes were cut out and I visited...I got real familiar with the subcontractors. I went almost every day to see what was going on. Some of these pipes were put in the ground for that pipeline in the 40's. That's how old they are. I was told one was put in in the 40's and one in the 50's and I don't remember thereafter. That's how old some of those pipelines were and they were working on them and there were bad spots in them. They had to completely cut sections of pipe out and replace. They are proposing to hook a new pipeline up with old pipelines with excessive compressor station.

Bickford: Ok.

Parr: I don't see that as a safe situation. I thank you for any consideration that you will give to denying this permit. It is not appropriate from the get got to the go.

Sharon Ponton: My name is Sharon Ponton and I actually live across the river in Nelson County. I work for the Blue Ridge Environmental Defense League. I'm here also to say that you legally cannot give the Atlantic Coast Pipeline this permit because they are not a public utility. As Ms. Picard said earlier, they serve utilities and they Atlantic Coast Pipeline is owned by a partnership of a public utilities but the Atlantic Coast Pipeline is a separate entity. It's a separate corporation and it is a natural gas transmission company. In the things that I included on, let's see, page 5 I think is the language of their own organizational documents about what their business is and it says that the business of acquiring, planning, designing, financing, constructing, operating, owning, improving, marketing, maintaining and expanding the facilities engaging in the transmission of natural gas. It does not say a thing about them being a public utilities. So I did some other research. A natural gas company as far as FERC is concerned is termed, natural gas company needs a person engaged in the transportation of natural gas in interstate commerce or the sale of interstate commerce of such gas for resale. This company was formed in Delaware not in Virginia. I went to the website of the State Corporation Commission. They are not a regulated utility in Virginia. And your carve out, your exception in your zoning law is for a public utility and the Atlantic Coast Pipeline is not one. There is also a court case that's coming up before the Supreme Court and while it is on the survey law, it also will deal with whether they are a public service company. So, that probably is going to be heard later this year or maybe in January of next year. But it is our opinion that Dominion has attempted to blur the lines between the Atlantic Coast Pipeline and the utilities that own it. So they have come to you to ask you to issue this permit as if they are a utility and they are not so we suggest that you deny this permit at least do more research and have your attorney's do more research. Thank you very much.

Heidi Dtivya Berthood: I'm Heidi Dtivya Berthood and I'm from the District 5 James River District. I'm here to talk about earthquakes. Who here remembers the 5.8 earthquake we had 5 years that we centered near Mineral VA, home of Dominion's North Anna nuclear power plants? This was felt from Ontario to Georgia. According to USGS reports, a notable quake with a magnitude of 4.0 or higher east of the Rockies is a rarity. However a recent study published in the Journal of Geophysical Research-Solid Earth is shedding light on the likely causes behind the

5.8 event and may indicate there are more to come. In reference to a 3.2 earthquake in Shadwell in 2001, a VA Tech website says this is an area in the Virginia Piedmont that has long been recognized as an area of increased seismic activity in the central Appalachians. So our terra firma is not as firma as we thought. We can recall that the 5.8 did a lot of damage in the nearby area. People are still recovering from the financial impacts of damage to their homes, buildings. Two concerns that we should have, Earthquakes would do serious damage to the high pressure, highly volatile compressor station and all pipeline infrastructure. Earthquakes would interrupt the Wi-Fi communications system the compressor station and pipeline would use. First, on the damage to the infrastructure. BREDL, who Sharon just spoke with, has compiled some alarming information sourced from PHMSA, the Pipeline and Hazardous Materials Safety Administration. PHMSA has created standards for construction and maintenance, classes 1-4, Class 1 contains a lower population density than class 4. Where there is a lower density population, class 1, that's us, the pipeline wall thickness is 75% less than a higher density population area in class 4. The distance between valves in class 1 is 20 miles, that's us, for class 4 it's 5 miles apart. Weld testing for Class 1, 10% are tested, class 4, 90-100% welds are tested. So we are to be sacrificial lambs for Dominion's stockholders. What happened to basic ethics? Do unto others as you would have them do unto you. Post construction, transmission line security patrols, the intervals between patrols would be 75% less for class 1 versus class 4. For transmission leakage surveys, class 1 and 2, the maximum intervals is every 15 months; class 4, 4 ½ months. Weaker standards make construction cheaper and the infrastructure more dangerous and all in a high earthquake zone. These regulations read like a war zone. Our lives are less important, and can be sacrificed for the greater good of the burgeoning pockets of the Dominion stockholders.

Bickford: Ma'am, your time is up.

Berthood: May I just finish here?

Bickford: No, your time is up.

Berthood: I just want to say something about the Wi-Fi that's really important. Wi-Fi means an unsecured and easily identified system that is the absolute worst system for monitoring and operations of a mega pipeline system.

Bickford: Ma'am.

Berthood: It is easily hackable, easy to manipulate and/or destroy by vandalism, terrorism and earthquakes. Fiber optic is virtually terrorism proof by the fact it is a deeply buried cable. You've got the idea. That information is in there in the handout. Thank you.

Gormus: Ernest Reed. There is a name I cannot pronounce. Pryaananda. You are on deck.

Ernest Reed: My name is Ernest Reed. I live in Nelson County. I am representing two different organizations. Wild Virginia and Friends of Nelson. I hope that gives me at least 5

minutes. I'd like to speak to a personal experience that I had on behalf of my membership, my friends and colleagues. I want to talk about the experience I had at the Thursday, November 5th Community Advisory Group meeting. When I was there I was privy to the information as was Dominion that prior to that meeting the distance of the Atlantic Coast Pipeline was going to be expanded by at least 30 miles. That means the level of compression was going to have to be increased somehow. So I went to the Dominion desk and I said well, tell me what you have showing here in terms of the size of the compressor station. Is it going to have to be bigger? They said yeah it is. I said well how much bigger? He said well, we're not exactly sure but it will have to be this, this and this. I said, well, isn't this important information for the people at this meeting to have. They said, well it probably is. I said is it possible to speak to the people here and give them that information? Will there be an opportunity for public to speak at this meeting? They said oh, yes. At the end of the meeting we'll give the people a chance to speak. Well, the people, two different Dominion people who told me but the same Dominion people who stopped the meeting and said, we are...and I said are we going to have a chance to speak? They said no, we stopped the meeting. So I didn't have a chance to give that information to them. What that means to me, it is definitely not in Dominion's interest to give that to the public to have all the information it needs to be able to comment responsibly on the project. If it were in their best interest, they would go to great lengths to make sure it was available. I would submit and I know you are just coming in contact with a great deal of this information that you have. A lot of great information here tonight. 120 days is not going to be sufficient for you to absorb what's taken us since May of 2014 to be able to assimilate ourselves. In that amount of time, citizens have ponied up money and raised money to do reports on the economic impacts to Buckingham County and also Augusta and Highland County. We've also done reports that document the fact that this pipeline is not necessary and that the existing infrastructure provides all the capacity to provide all the needs that Dominion proposes to have from this. There have also been reports that have been again commissioned by citizens to talk about steep slope studies, water monitoring, um the um karst geology in Augusta County and others. All of them real key information that we know is going to be ignored if we depend on Dominion to provide that type of information to the public so that we can really respond honorably and honestly to this. What I would like to submit is that this project has not yet been permitted by the Federal Energy Regulatory Commission and um in order for that to happen, um information is submitted by the applicant and by the public. The public provides the type of information, some of the type of information you've seen tonight but it's actually just the tip of the iceberg. The amount of information that is out there that has to deal with federal issues, environmental issues, water issues, geology issues, soils, species, and state regulatory responsibilities of the clean water act, all of these things is information that is only there for the record because the public has generated. It's really key. All that information will be in the environmental impact statement at the time FERC decides to take a look at that and either permit this project or not. So, for you to make a decision on this right now is really premature. Because you don't have access to that information and to a great extent, the public doesn't have access to that information. So, what would I do if I was sitting in one of your chairs tonight? Well, I would deny this permit until we have that information in front of us. If you have that information in front of you as well as the legal information about whether Atlantic Coast Pipeline LLC has a legal leg to stand on by

submitting this application, you would have sufficient information to make a decision on whether this should be permitted or not. So I would say deny if for now, wait until it's permitted and take a look at the environmental information that's out there. Now that you are all paying attention to such things, keep your eyes and ears open. Because if you pay attention to the information that's out there and the information that continues to come it's all really good news that supports the fact that this pipeline is dangerous, unnecessary and unwarranted. So, the other thing I wanted to mention in my last 14 seconds, is that it was very convenient that in Dominion's presentation tonight when they talked about all the toxics, the bullet point that talked about methane got skipped. That's one of the most important pieces of this entire puzzle. Thank you for your time and paying attention to this.

Priyaananda: Respected members of the Buckingham Planning Commission, brothers and sisters who are here with us tonight. Good evening, my name is Priyaananda and I've lived in Buckingham County for about 18 years. When I open the Buckingham County web page, and went to the planning and zoning site, three photographs scrolled across the screen. The first was the Wingina Bridge standing majestically over the rolling James River. The second, the James River with its pristine water and emerald green river banks. The third was the James River with people playfully floating and boating down the strong currents. Why these pictures instead of an industrial planned development? Because apparently the people of our county government understand what Buckingham County has to share with this world, is this pristine environment. People throughout the world are fighting to save the environment and their cultural traditions so they have something rich and beautiful to pass on to their children and grandchildren. For example, on September 21st a Native American leader named Dave Archibald II, Chairman of the Standing Rock Sioux, went to the United Nations and asked for their support against the Dakota Pipeline. He told the United Nations that the U.S. courts had failed to protect the Native people's sovereign right. He asked them to condemn the destruction of their sacred land. This is what he said, "The United States has its laws and pipeline companies know how to comply with all the laws but just because something is legal, doesn't make it right." So what we are trying to do is expose the wrong, the flaws within the pipeline permitting processes. He concluded by saying, "what is important to an indigenous person is to be able to share our culture in the way we believe. What indigenous people believe is that we are here to protect the relatives that we have and those relatives are the plant life, the animal life and the water. We don't think of them as resources", he said, "we think of them as actual beings and they are precious to us." In Buckingham County we see each other and all life as precious and sacred. So please invest in our education, in our schools, make better libraries, opportunities for the young to become apprentices at Pino's Italian Restaurant, at Mullins Auto body, at Midkiff Timber, and at the Hair Corral. Make better health care. The Central Virginia Health Clinic and the one that Dr. Williams works with, these are the treasurers.

Bickford: Times up.

Priyaananda: These educated doctors and nurses are really what we thank. I ask you to invest your County resources in our land and our people, not in compressor stations for pipelines. Thank you.

Bickford: We are about at the time. We had set 10:30 to cut this off, the public hearing, and then continue it on October 17th. I had a request a gentleman, Charles Utley, is he still here? Mr. Utley, do you represent a group or on your own behalf?

Utley: I'm speaking on behalf of justice.

Smith: Ok, yourself.

Bickford: You've got 3 minutes. This will be the last one. We will continue this on October 17 at 6:00.

Charles Utley: Good afternoon. I have to say it's a pleasure to be here and I came from Augusta, Georgia because I knew of your pipeline. I've understood some of you and you have a lot of information that you have received. I'm asking you...you have a good plan but you have some problems when you come to some of your individuals. That is you each have a problem that is super big. Because it's going to end up a disproportion amount going on in one community. You are going to have a problem because you are going to have some people who went to Vietnam and when they here that (he clapped his hands and blew out) they are going to jump and they are going to hit the floor because they are going to think it's an intrusion. How do I know? I'm one of them. I'm telling you this, as I go around the country and as I talk in a community, we are in the process now, somebody says will you buy my property? Don't go for that. I'm fighting a property thing now in High Park. Look on the website. Look up Environmental Justice. You will see High Park. High Park is there because somebody said let us have our way in your community and we'll relocate you. That's a fight going on as I speak. So all I'm telling you is be aware of these things but go ahead and take a look at what has been presented to you tonight. Because it is important. Because who are you voting for? Always ask people, who are you voting for? I just got a text and do you know what was on that text? My grandbaby. It's the next generation. Look at all of us. Our days are limited. We need to own up to it. Whatever you do now, it's going to affect the baby. It's going spank your grands. Not you and I. We are old and we're tough. But that little baby that's coming up, your great, great, great grandchildren will look at you. You are the one that made that decision. My great granddaddy did this to me. Put this pipeline in my yard. Now I have to live with it. No you don't. You just have to make the right decisions and do the right things. Not only for yourselves but for those children. I always speak on behalf of the children that can't speak for themselves and for those that are too old to make it to the meeting. Because when it's all said and done, those are the ones that laid the ground, those are the ones that fought the battles, and those are the ones that gave us the opportunity to do that which is right in the sight of God. Not in anybody's company. Not against you Dominion, you are doing your job. You are doing your thing. But at the end of the day, we are accountable for what we do to this earth. We are supposed to be keepers, not

destroyers. Therefore, I like these ladies that talked about the variation of being in a union. I mean taking care of one another. You are my brothers and I'm your brother but are we God's keepers. Yes, we are. I'm just warning you. Do for the next generation. Not for ours. I hope you make the right decision. Follow those leads that have been given to you and make that denial. You won't regret it. You won't regret it. I'd like you to know, the only thing you know about Augusta is the golf tournament. But you leave the gold tournament on Walton Way and go down to High Park. Look it up on the web. Thank you very much.

Bickford: We are going to recess the public hearing as indicated and reconvene at 6:00 p.m. on October 17th in the building here. If you are going to leave, please leave orderly and somewhat quiet, we still have a little business here to do so we can try to finish up so we can get home. Thank you.

From Audience: (Inaudible.)

Bickford: We're actually the Planning Commission but we appreciate it.

Most of audience leaving. Everybody talking.

Re: Reports/Correspondence-August Building Permits

Bickford: Ms. Cobb do you feel like you want do your reports and correspondence?

Cobb: Yeah I can shout over the crowd. For the month of August we had 24 building permits \$4,308.72. That is our August building report.

Re: Reports/Correspondence-Invitation to Tour Flood Control Structures

Cobb: Then the next item I have is an invitation to tour the watershed flood control structures. That was in your packet. If you do plan to attend that let me know. They are looking to serve lunch I believe and need to get a head count to make sure that everybody has a plate to eat. So let me know if you plan to attend that.

Maxey: What date was that?

Bickford: Is that a number on that?

Cobb: That is going to be on Tuesday, October 18th at 10:00 a.m. It's going to start at the BARN facility on Rt. 60 and then we will go to...

Bickford: To the sites.

Cobb: To some of the facilities so I was told to wear dirty shoes and be able to do some walking around.

Bickford: Is there a number of us? I mean is there a limit on the number you can take or can go?

Cobb: I don't think so because it's an informational thing. We're not talking business or you know voting on anything. So I think anyone who wants to attend can attend.

Smith: What's the latest we can let you know?

Cobb: What?

Bickford: What's the latest we can let you know?

Cobb: I would say at least a week prior to so it would be prior to our...

Smith: I'm sorry it says October 13th.

Cobb: Does it say that? Ok. I made a good guess.

Bickford: Ok we resolved that. October 13th.

Cobb: October 13th.

Gormus: Well she has to let them know by then.

Bickford: Right. Well for the lunches I'm sure.

Gormus: So we need to let her know before then.

Bickford: Well I guess...

Smith: We will do our level best.

Bickford: Right. Ok.

Gormus: Put me down.

Cobb: You're a yes Alice?

Gormus: Yeah.

Charlton: Put me down.

Cobb: And Royce.

Smith: It all depends on what we're eating.

Cobb: Do I need to make a call and find out?

Smith: As long as I'm not cooking it will be fine.

Cobb: Alright so far I have two Alice and Royce. If anybody else decides, get in touch with me and let me know. Moving on...

Re: Reports/Correspondence-Board and Commission Chair Seminar

Cobb: The Board and Commission Chair Seminar. So I've provided you with some information for fall 2016. And I think this date is also coming up but if you wanted to attend this you need to let me know right away so I can get you on that list. It mentions in here about chair, you know I think it's called Board and Commission Chair Seminar but it says you don't have to be a chairperson or vice-chairperson. It's for anybody on the Planning Commission to attend. So if you're interested in that let me know.

Bickford: Ok. Limitation on number of people there?

Cobb: No.

Bickford: Ok. Very good.

Smith: Because this is a class.

Bickford: That's what I thought. Alright.

Re: Zoning Administrator's Report-October Work Session Cancellation Discussion

Cobb: And then my Administrator's Report October Work Session we are not cancelling because we will be here to hear 30 more, or more public hearing comments. So that will be at 6:00 we'll have to...

Maxey: Can more people sign up for that?

Allen: No, no more people.

Smith: No it's closed.

Cobb: I would like for us to adjourn the meeting and we can ask the attorney that question.

Gormus: You can't continue something and then add to it.

Allen: That's been closed before we started the meeting.

Smith: It was closed at 7:00.

Gormus: You can't continue something...

Cobb: Can we adjourn this meeting. Hello.

Re: Commission Matters/Concerns

Smith: No I've got some concerns.

Cobb: Oh Commission Concerns. Ok.

Smith: This is about transparency. My telephone has been ringing off the wall. Some of the comments have not been ladylike or gentlemanly. And I've been cornered by some constituents. One insisted on a 6:00 appointment. If you put this in the paper you're going to have bruises.

Wright: It's still an open meeting gentlemen.

Smith: Ok then I'm not going to say anything that's out of line.

Wright: This is still a public meeting.

Smith: Ok. There are some of the comments have not been ladylike. Some of them have not been gentlemanly. I have some constituents have insisted on private one-on-one meetings and I have become a good listener making no comments in the positive or the negative. I got another invitation tonight to visit someone's home and see what Dominion ACP is going to take away from them. And just for transparency is the only reason I brought that up just like when our speaker stepped up to the mic. I hope nobody else is experiencing the same thing because obviously you all don't live in the James River District. Thank you.

Bowe: Somebody gotta be. Sammy you're doing a good job.

Bickford: Ok.

Re: Recess to Reconvene

Smith: Alright I'd like to make a motion to adjourn

Wright: No, no. Recess to reconvene.

Bickford: Yeah to recess.

Smith: Yeah to recess until October 17th.

Bickford: Until October 17th at 6:00 p.m.

Smith: Ok good deal.

Bickford: We need a second.

Charlton seconded.

Bickford: Royce got it. Thank you Royce.

Commissioner Smith moved, Commission Charlton seconded and was unanimously carried by the Commission to recess to reconvene on October 17, 2016 at 6:00 p.m.

There being no further business, Chairman Bickford declared the meeting recessed to reconvene on October 17, 2016 at 6:00 p.m.

ATTEST:

Rebecca S. Cobb
Zoning Administrator

John E. Bickford
Chairman

Buckingham County Planning Commission
October 24, 2016
Administration Building
7:00 PM
Public Hearing of Case 16-ZMA237

OWNER: France W Ellis c/o William Falls P.O. Box 203 Buckingham, VA 23921

APPLICANT: Par 5 Development Group, LLC 2860-B NC 5 Hwy, Aberdeen, NC 28315

PROPERTY INFORMATION – Tax Map Section 69, Lot 1 containing an approximate 8 acres , on N. James Madison Hwy (Rt. 15) and Penlan Rd (Rt. 671), in the Marshall Magisterial District.

ZONING DISTRICT – Agricultural District (A-1)

REQUEST –Zoning Map Amendment – Par 5 Development is asking the Planning Commission to recommend approval of the request for rezoning from Agriculture (A-1) to Business (B-1) for the purpose of constructing and operating a Dollar General retail store.

BACKGROUND/ZONING INFORMATION: The property is located in the north eastern portion of the County. The property is zoned Agriculture (A-1). The Comprehensive plan list the area as agricultural and forestall and shows the property between two designated growth areas. Retail store is a permitted use in the B-1 district.

If the Commission wishes to recommend approval for the rezoning then please consider the following conditions for attachment to the approval:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. The facility shall meet all safety requirements of all applicable building codes.
3. That commencement of the business shall begin within two years of the approval by the Board of Supervisors or this shall be null and void.
4. That all documentation submitted by the applicant in support of this rezoning request becomes a part of the conditions.
5. Ample parking for deliveries, employees and customers shall be supplied on premises and no roadway shoulders shall be used.
6. Landscaping shall be installed and maintained to screen visibility from adjacent properties to the north, west and south.
7. The applicant will pursue a commercial solid waste container and follow the County Solid Waste Ordinance.

8. During construction dust shall be controlled with water and calcium chloride.
9. Exterior lighting will be directed downward and inward to the extent feasible in order to prevent any glare on adjacent properties. Any lighting for surveillance will be at minimum foot-candles for visibility and shall be pointed in a down direction
10. The Virginia Department of Transportation shall approve access to the proposed facility and the applicant will provide all required improvements.
11. A traffic management plan shall be submitted as part of the overall site development plan. Review and approval by VDOT of the traffic management plan will ensure that temporary construction entrances and access roads are provided appropriately; that "wide load" deliveries are scheduled during off-peak times, and that access routes to and from the site are planned to minimize conflicts.
12. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
13. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the use, if it be the wishes of the Board of Supervisors.
14. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
15. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property at any time to check for compliance with the provisions of this permit.
16. That the applicant (s) understands the conditions and agrees to the conditions.

What are the wishes of the Planning Commission?

October 5, 2016

The attached adjoining landowners letter was mailed by standard mail by prepaid postage to the following list of landowners on October 5, 2016 to let them know about the public hearing to be held by the Planning Commission on October 24, 2016

Ella R. Snoddy
181 Volcano Ln
New Canton, VA 23123

Violet C. Catlett
4704 Penlan Rd
New Canton, VA 23123

Franklin D. Wood
4782 Penlan Rd
New Canton, VA 23123

Alexis C. Spencer-Burrus
27039 N. James Madison Hwy
New Canton, VA 23123

Clarence & Ola Gormus
26960 N. James Madison Hwy
New Canton, VA 23123

Sophia Banks
26934 N. James Madison Hwy
New Canton, VA 23123

Ronald & Valerie VanWitzenburg
26892 N. James Madison Hwy
New Canton, VA 23123

Harry & Sheila Mazingo, Jr.
26873 N. James Madison Hwy
New Canton, VA 23123

Kathleen Watson Herndon
26853 N. James Madison Hwy
New Canton, VA 23123

I Raffell do certify that the above information is correct. Date 10/5/16

Notary Public
Commonwealth of Virginia

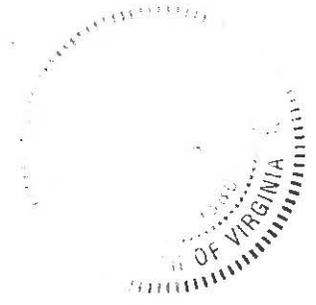
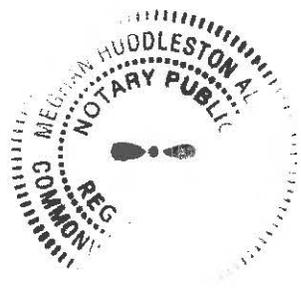
County of Buckingham

State of Virginia

Subscribed and sworn to me on 5th day of October, of the year 2016.

My Commission expires on 9/30/19.

Notary Public Signature Meghan Allen
Stamp: 7509380





Buckingham County

Planning Commission

Office of the County Administrator
13360 W. James Anderson Highway
Post Office Box 252
Buckingham, Virginia 23921-0252
Telephone 434-969-4242
Fax 434-969-1638

REBECCA S. COBB
Zoning Administrator/Planner

John E. Bickford
Chairman
District 1 Commissioner

Royce E. Charlton, III
District 2 Commissioner

R. Patrick Bowe
District 3 Commissioner

James D. Crews, Sr.
District 4 Commissioner

Sammy Smith
District 5 Commissioner

Chet Maxey
District 6 Commissioner

Alice Gormus
Vice-Chairman
District 7 Commissioner

DANNY R. ALLEN
Board Representative
District 7 Supervisor

Ella R. Snoddy
181 Volcano Ln
New Canton, VA 23123

October 6, 2016

To Whom It May Concern:

The purpose of this letter is to make you aware that the Buckingham County Planning Commission is holding a public hearing for case number 16-ZMA237. This is a rezoning request to rezone property from Agriculture to Business for the purpose of a Dollar General Store. The owner is Frances Falls. The applicant is Par 5 Development, LLC. This request is for tax parcel 69-1 at the corner of N. James Madison Hwy and Penlan Rd. You are being contacted because your property is located adjacent to the parcel on which the permit is requested.

Detailed information is available for your review in the Zoning Administrator's office in the Buckingham County Administration Office Building. The public hearing will be held at a regularly scheduled Planning Commission Meeting on October 24, 2016 (Monday). The meeting begins at 7:00 P.M. and will be held in the Buckingham County Administration Building Board Room. The public hearing process includes a public comment time where you may speak in favor or against this matter. If you have any questions regarding this case please call or come to the Zoning Office located in the County Administration Building.

Sincerely,


Rebecca S. Cobb
Zoning Administrator

Rebecca Cobb

From: Jackie Newman <jackie.newman@farmvilleherald.com>
Sent: Monday, October 03, 2016 11:15 AM
To: Rebecca Cobb
Cc: advertising@farmvilleherald.com
Subject: Re: public hearing ads

Thank You

Jackie Newman

Advertising Director
Farmville Newsmedia

The Farmville Herald | The Charlotte Gazette | The Kenbridge Victoria Dispatch | 434 Digital

434.392.4151 Phone
434.392.3366 Fax

On Mon, Oct 3, 2016 at 11:08 AM, Rebecca Cobb <rcobb@buckinghamcounty.virginia.gov> wrote:

Please print the attached ads in the October 5th and October 12 editions.

-one ad is the continuation of the compressor station hearing

-the other ad includes three hearings (dollar general, store rezoning, mini storage rezoning)

Thanks,

Rebecca S. Cobb

Zoning Administrator/Planner

Buckingham County Administration

13380 W. James Anderson Hwy

Buckingham, VA 23921

Ph: 434-969-4242 Fax: 434-969-1638

www.buckinghamcountyva.org

Buckingham County Planning Commission
Notice of Public Hearing
Monday, October 24, 2016
Buckingham County Administration Building
13380 W. James Anderson Hwy
Buckingham, Virginia

The Buckingham County Planning Commission will hold a public hearing on Monday, October 24, 2016 to hear public input regarding the following requests. The meeting will begin at 7:00 PM in the County Administration Building Board Room.

Case 16-ZMA237 – Owner: Frances Ellis c/o William Falls. Applicant: Par 5 Development Group, LLC, Property Information: Tax Map Section 69 Lot 1 containing approximately 8 acres. Location: N. James Madison Hwy (Rt. 15) and Penlan Rd (Rt. 671), in the Marshall Magisterial District. The property is currently zoned Agriculture (A-1). Request: Approve rezoning the property to Business (B-1) for the purpose of a Dollar General Store.

Case 16-ZMA238 – Owner/Applicant: Samuel G. Spangler, III Property Information: Tax Map Section 69 Lot 1 containing approximately 8 acres. Location: S. Constitution Rte (Rt. 20), in the Slate River Magisterial District. The property is currently zoned Agriculture (A-1). Request: Approve rezoning the property to Business (B-1) for the purpose of maintaining a farm supply store and marketing for lease/sale the remaining lots.

Case 16-ZMASUP239 – Owner/Applicant: Samuel G. Spangler, III Property Information: Tax Map Section 9 Lot 52 & 53 containing approximately 3 acres. Location: S. Constitution Rte (Rt. 20), in the Slate River Magisterial District. The property is currently zoned Agriculture (A-1). Request: Approve rezoning the property to Business (B-1) and approve a special use permit for the purpose of maintaining and expanding an existing mini storage facility.

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

Special accommodation will be provided upon five days notice to the Office of the County Administrator at 434-969-4242.

By Order of the Buckingham County Planning Commission
Rebecca S. Cobb, Zoning/Planning Administrator

The application was included in last month's
packet (Sept. 26, 2016)

The applicant has submitted no other
documentation

Buckingham County Planning Commission
October 24, 2016
Administration Building
7:00 PM
Public Hearing for Case 16-ZMA238

OWNER/APPLICANT: Samuel G. Spangler, III P.O. Box 310 Scottsville, VA 24590

PROPERTY INFORMATION – Tax Map Section 9, Lots 60, 60A, 61& 61A containing an approximate 8 acres total, on South Constitution Rte (Rt. 20), in the Slate River Magisterial District.

ZONING DISTRICT – Agricultural District (A-1)

REQUEST –Zoning Map Amendment – Mr. Spangler is asking the Planning Commission to recommend approval for the request for rezoning from Agriculture (A-1) to Business (B-1) for the purpose of maintaining an existing store and marketing several parcels for lease/sale.

BACKGROUND/ZONING INFORMATION: The property is located in the northern portion of the County. The property is zoned Agriculture (A-1). The Comprehensive plan list the area as a growth corridor.

If the Commission wishes to recommend approval please consider the following conditions for attachment to the approval:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. Any new structures shall meet all safety requirements of all applicable building codes.
3. That all documentation submitted by the applicant in support of this rezoning request becomes a part of the conditions.
4. Ample parking for deliveries, employees and customers shall be supplied on premises and no roadway shoulders shall be used.
5. The applicant will maintain a commercial solid waste container and follow the County Solid Waste Ordinance.
6. During construction of any facilities dust shall be controlled with water and calcium chloride.
7. Exterior lighting will be directed downward and inward to the extent feasible in order to prevent any glare on adjacent properties. Any lighting for surveillance will be at minimum foot-candles for visibility and shall be pointed in a down direction
8. The Virginia Department of Transportation shall approve access to any proposed facility and the applicant will provide all required improvements.

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10. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
11. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the use, if it be the wishes of the Board of Supervisors.
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What are the wishes of the Planning Commission?

October 5, 2016

The attached adjoining landowners letter was mailed by standard mail by prepaid postage to the following list of landowners on October 6, 2016 to let them know about the public hearing to be held by the Planning Commission on October 24, 2016

France Baber Life Estate,
Larry Baber
16167 S. Constitution Rte.
Scottsville, VA 24590

Clara Randolph
13355 Walke Pointe Way
Chesterfield, VA 23832

Ralph & Estelle Gregory
3217 White Rock Rd.
Scottsville, VA 24590

Eva Gaines
3195 White Rock Rd
Scottsville, VA 24590

Clyde & Penny Catlett
3159 White Rock Rd
Scottsville, VA 24590

Walter Miller
c/o The James River Inn
3057 White Rock Rd
Scottsville, VA 24590

Robert & Lular Parson
15950 S. Constitution Rte
Scottsville, VA 24590

Rebecca Tinsley
P.O. Box 431
Scottsville, VA 24590

Monica Lynn Parson
192 Brush Tavern Dr.
Lynchburg, VA 24502

Lazarus & Cassie Mosley
c/o Lazarus Mosley
100 Emancipation Dr. Bldg 137
Hampton, VA 23667

I Sebrina Cobb do certify that the above information is correct. Date 10/5/16

Notary Public
Commonwealth of Virginia

County of Bullingham

State of Virginia

Subscribed and sworn to me on 5th day of October, of the year 2016.

My Commission expires on 9/30/2019.

Notary Public Signature Meghan Allen
Stamp: 7509380





REBECCA S. COBB
Zoning Administrator/Planner

Buckingham County
Planning Commission
Office of the County Administrator
13360 W. James Anderson Highway
Post Office Box 252
Buckingham, Virginia 23921-0252
Telephone 434-969-4242
Fax 434-969-1638

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Chairman
District 1 Commissioner

Royce E. Charlton, III
District 2 Commissioner

R. Patrick Bowe
District 3 Commissioner

James D. Crews, Sr.
District 4 Commissioner

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Chet Maxey
District 6 Commissioner

Alice Gormus
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District 7 Commissioner

DANNY R. ALLEN
Board Representative
District 7 Supervisor

France Baber Life Estate,
Larry Baber
16167 S. Constitution Rte.
Scottsville, VA 24590

October 6, 2016

To Whom It May Concern:

The purpose of this letter is to make you aware that the Buckingham County Planning Commission is holding a public hearing for case number 16-ZMA238. This is a rezoning request to rezone property from Agriculture to Business for the purpose of a maintaining a farm supply store and marketing three lots for sale or lease. The owner and applicant is Samuel G. Spangler, III. This request is for tax parcels 9-60, 60A, 61 & 61A on S. Constitution Route and White Rock Rd. You are being contacted because your property is located adjacent to the parcel on which the permit is requested.

Detailed information is available for your review in the Zoning Administrator's office in the Buckingham County Administration Office Building. The public hearing will be held at a regularly scheduled Planning Commission Meeting on October 24, 2016 (Monday). The meeting begins at 7:00 P.M. and will be held in the Buckingham County Administration Building Board Room. The public hearing process includes a public comment time where you may speak in favor or against this matter. If you have any questions regarding this case please call or come to the Zoning Office located in the County Administration Building.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rebecca S. Cobb'.

Rebecca S. Cobb
Zoning Administrator

Rebecca Cobb

From: Jackie Newman <jackie.newman@farmvilleherald.com>
Sent: Monday, October 03, 2016 11:15 AM
To: Rebecca Cobb
Cc: advertising@farmvilleherald.com
Subject: Re: public hearing ads

Thank You

Jackie Newman

Advertising Director
Farmville Newsmedia

The Farmville Herald | The Charlotte Gazette | The Kenbridge Victoria Dispatch | 434 Digital

434.392.4151 Phone
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-the other ad includes three hearings (dollar general, store rezoning, mini storage rezoning)

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Rebecca S. Cobb

Zoning Administrator/Planner

Buckingham County Administration

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www.buckinghamcountyva.org

Buckingham County Planning Commission
Notice of Public Hearing
Monday, October 24, 2016
Buckingham County Administration Building
13380 W. James Anderson Hwy
Buckingham, Virginia

The Buckingham County Planning Commission will hold a public hearing on Monday, October 24, 2016 to hear public input regarding the following requests. The meeting will begin at 7:00 PM in the County Administration Building Board Room.

Case 16-ZMA237 – Owner: Frances Ellis c/o William Falls. Applicant: Par 5 Development Group, LLC, Property Information: Tax Map Section 69 Lot 1 containing approximately 8 acres. Location: N. James Madison Hwy (Rt. 15) and Penlan Rd (Rt. 671), in the Marshall Magisterial District. The property is currently zoned Agriculture (A-1). Request: Approve rezoning the property to Business (B-1) for the purpose of a Dollar General Store.

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Case 16-ZMASUP239 – Owner/Applicant: Samuel G. Spangler, III Property Information: Tax Map Section 9 Lot 52 & 53 containing approximately 3 acres. Location: S. Constitution Rte (Rt. 20), in the Slate River Magisterial District. The property is currently zoned Agriculture (A-1). Request: Approve rezoning the property to Business (B-1) and approve a special use permit for the purpose of maintaining and expanding an existing mini storage facility.

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Rebecca S. Cobb, Zoning/Planning Administrator

The application was included in last month's
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The applicant has submitted no other
documentation

Buckingham County Planning Commission
October 24, 2016
Administration Building
7:00 PM
Public Hearing for Case 16-ZMASUP239

OWNER/APPLICANT: Samuel G. Spangler, III P.O. Box 310 Scottsville, VA 24590

PROPERTY INFORMATION – Tax Map Section 9, Lots 52 & 53 containing an approximate 3 acres total, on South Constitution Rte (Rt. 20) and B-A-H Rd. (695), in the Slate River Magisterial District.

ZONING DISTRICT – Agricultural District (A-1)

REQUEST –Zoning Map Amendment & Special Use Permit– Mr. Spangler is asking the Planning Commission to recommend approval for rezoning from Agriculture (A-1) to Business (B-1) and for a Special Use Permit for expansion of an existing mini storage facility.

BACKGROUND/ZONING INFORMATION: The property is located in the northern portion of the County. The property is zoned Agriculture (A-1). The Comprehensive plan list the area as a growth corridor.

If the Commission wishes recommend approval then please consider the following conditions for attachment to the approval:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
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3. That all documentation submitted by the applicant in support of this rezoning request becomes a part of the conditions.
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Larry Baber
16167 S. Constitution Rte.
Scottsville, VA 24590

Monica Lynn Parson
192 Brush Tavern Dr.
Lynchburg, VA 24502

Joseph Bishop
35 BAH Rd
Scottsville, VA 24590

Phyllis Williams
67 BAH Rd
Scottsville, VA 24590

Ashley & Orlando Watkins
77 BAH Rd
Scottsville, VA 24590

Cheryl Michelle Lee
95 BAH Rd
Scottsville, VA 24590

Howard & Lorine Harris
181 Matthew Mill Rd
Ruckersville, VA 22968

Wallace & Cheryl Warner
143 BAH Rd
Scottsville, VA 24590

Sam & Kimberly Stanton
155 BAH Rd
Scottsville, VA 24590

Kimberly Renee Stanton
273 Whitewood Rd
Charlottesville, VA 22901

Betty Ann Stanton Cooper
80 Frenchs Store Rd
Cumberland, VA 23040

Earl Bryant
12945 S. Constitution Rte.
Scottsville, VA 24590

I Rebecca Cobb do certify that the above information is correct. Date 10/16/16

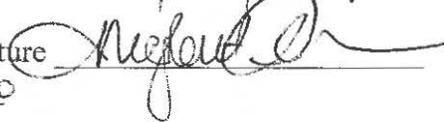
Notary Public
Commonwealth of Virginia

County of Buckingham
State of Virginia

Subscribed and sworn to me on 16th day of October, of the year 2016

My Commission expires on 9/30/2019

Notary Public Signature
Stamp: 7509380





REBECCA S. COBB
Zoning Administrator/Planner

Buckingham County Planning Commission

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Board Representative
District 7 Supervisor

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Larry Baber
16167 S. Constitution Rte.
Scottsville, VA 24590

October 6, 2016

To Whom It May Concern:

The purpose of this letter is to make you aware that the Buckingham County Planning Commission is holding a public hearing for case number 16-ZMASUP239. This is a rezoning request and Special Use Permit request for the purpose of an expanding an existing mini storage facility. The owner and applicant is Samuel G. Spangler, III. This request is for tax parcels 9-52, & 53 on S. Constitution Route and B-A-H Rd. You are being contacted because your property is located adjacent to the parcel on which the permit is requested.

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Zoning Administrator

Rebecca Cobb

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Thank You

Jackie Newman

Advertising Director
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434.392.3366 Fax

On Mon, Oct 3, 2016 at 11:08 AM, Rebecca Cobb <rcobb@buckinghamcounty.virginia.gov> wrote:

Please print the attached ads in the October 5th and October 12 editions.

-one ad is the continuation of the compressor station hearing

-the other ad includes three hearings (dollar general, store rezoning, mini storage rezoning)

Thanks.

Rebecca S. Cobb

Zoning Administrator/Planner

Buckingham County Administration

13380 W. James Anderson Hwy

Buckingham VA 22921

Ph 434-969-4242 Fax 434-969-1638

www.buckinghamcountyva.org

Buckingham County Planning Commission
Notice of Public Hearing
Monday, October 24, 2016
Buckingham County Administration Building
13380 W. James Anderson Hwy
Buckingham, Virginia

The Buckingham County Planning Commission will hold a public hearing on Monday, October 24, 2016 to hear public input regarding the following requests. The meeting will begin at 7:00 PM in the County Administration Building Board Room.

Case 16-ZMA237 – Owner: Frances Ellis c/o William Falls. Applicant: Par 5 Development Group, LLC, Property Information: Tax Map Section 69 Lot 1 containing approximately 8 acres. Location: N. James Madison Hwy (Rt. 15) and Penlan Rd (Rt. 671), in the Marshall Magisterial District. The property is currently zoned Agriculture (A-1). Request: Approve rezoning the property to Business (B-1) for the purpose of a Dollar General Store.

Case 16-ZMA238 – Owner/Applicant: Samuel G. Spangler, III Property Information: Tax Map Section 69 Lot 1 containing approximately 8 acres. Location: S. Constitution Rte (Rt. 20), in the Slate River Magisterial District. The property is currently zoned Agriculture (A-1). Request: Approve rezoning the property to Business (B-1) for the purpose of maintaining a farm supply store and marketing for lease/sale the remaining lots.

Case 16-ZMASUP239 – Owner/Applicant: Samuel G. Spangler, III Property Information: Tax Map Section 9 Lot 52 & 53 containing approximately 3 acres. Location: S. Constitution Rte (Rt. 20), in the Slate River Magisterial District. The property is currently zoned Agriculture (A-1). Request: Approve rezoning the property to Business (B-1) and approve a special use permit for the purpose of maintaining and expanding an existing mini storage facility.

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

Special accommodation will be provided upon five days notice to the Office of the County Administrator at 434-969-4242.

By Order of the Buckingham County Planning Commission
Rebecca S. Cobb, Zoning/Planning Administrator

The application was included in last month's
packet (Sept. 26, 2016)

The applicant has submitted no other
documentation

Buckingham County Planning Commission
October 24, 2016
Administration Building
7:00 PM
Introduction of Case 16-ZMA240

OWNER/APPLICANT: Jeffery Sheffer 34 Wise Ridge Rd. Dillwyn, VA 23936

PROPERTY INFORMATION – Tax Map Section 181, Lot 7A containing an approximate 3 acres, on Wise Ridge Rd (Rt.756), in the Curdsville Magisterial District.

ZONING DISTRICT – Agricultural District (A-1)

REQUEST –Zoning Map Amendment – Mr. Sheffer is asking the Planning Commission to recommend a Public Hearing date to hear the request for rezoning from Agriculture (A-1) to Business (B-1) for the purpose of expanding an existing store.

BACKGROUND/ZONING INFORMATION: The property is located in the southern portion of the County. The property is zoned Agriculture (A-1)..

If the Commission wishes to set a public hearing for the rezoning then please consider the following conditions for review and possible attachment to the approval:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. The facility expansion and changes shall meet all safety requirements of all applicable building codes.
3. That all documentation submitted by the applicant in support of this rezoning request becomes a part of the conditions.
4. Ample parking for deliveries, employees and customers shall be supplied on premises and no roadway shoulders shall be used.
5. The applicant will pursue a commercial solid waste container and follow the County Solid Waste Ordinance.
6. Any Exterior lighting will be directed downward and inward to the extent feasible in order to prevent any glare on adjacent properties.
7. The Virginia Department of Transportation shall approve access to the proposed facility and the applicant will provide all required improvements.
8. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
9. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the use, if it be the wishes of the Board of Supervisors.

10. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
11. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property at any time to check for compliance with the provisions of this permit.
12. That the applicant (s) understands the conditions and agrees to the conditions.

What are the wishes of the Planning Commission?

Set a hearing date and time?

November 21st?

APPLICATION FOR A ZONING MAP AMENDMENT

CASE NUMBER: 16-ZMA240
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: 9/19/2016

Zoning Map Amendment: A1 to B1

Purpose of Zoning Map Amendment: Looking to expand Seating and Product Line to the general Population. In addition to Financing Purposes

Zoning District: A1
Permitted Use List: Yes No Special Use List: Yes No

Tax Map Section 181 Parcel Lot 7A Subdivision

Street Name: 34 Wise Ridge Rd.
Directions from the County Administration Building to the Proposed Site: 15 South 1/4 mile Past Willis Mountain on the Right

Name of Applicant: Jeffery Sheffer
Mailing Address: 34 Wise Ridge Rd Dillwyn VA 23936

Daytime Phone: 434 983-1111 Cell Phone: 434 838-0051

Email: Wiseridge@centurylink.net Fax:

Name of Property Owner: Jeffery Sheffer
Mailing Address: 34 Wise Ridge Rd Dillwyn VA 23936

Daytime Phone: 434 983-1111 Cell Phone: 434 838-0051

Email: Wise Ridge @centurylink.net Fax:

Signature of Owner: [Signature] Date: 9-19-16

Signature of Applicant: [Signature] Date: 9-19-16

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: Roy Banks

Mailing Address: 2058 34th st SE Washington DC 20020

Physical Address: _____

Tax Map Section: 172 Parcel: 44 Lot: _____ Subdivision: _____

2. Name: Holy Trinity Baptist Church

Mailing Address: 8864 S James madison Hwy Dillwyn VA 23843

Physical Address: _____

Tax Map Section: 172 Parcel: 46 Lot: _____ Subdivision: _____

3. Name: Harry E Wise Jr

Mailing Address: 843 wise Ridge Rd Dillwyn VA 23936

Physical Address: _____

Tax Map Section: 181 Parcel: 7 Lot: _____ Subdivision: _____

4. Name: _____

Mailing Address: _____

Physical Address: _____

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

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM

This 17 day of September, year 2016,

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

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

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

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

NOTARY:
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

STATE OF VA.

Subscribed and sworn to me on the 17th day of Sept.

of the year 2016. My Commission expires on 6-30-20.

Notary Public Signature: [Signature]
Stamp:



INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM, VIRGINIA

On this 17 day of September, of the year 2016

I Jeffery Sheffer (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)

Jeffery Sheffer

NOTARY PUBLIC
COUNTY OF Buckingham STATE OF VA.

Subscribed and sworn to me on this 17th day of September

of the year 2016. My commission expires 6-30-20

Notary Public Signature: Barbara I. G. Kragh
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):

retail store and attached home

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

retail store and attached home
built in 1949

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: Jeffery Sheffer Date: 9-19-16

Printed Name: Jeffery Sheffer Title: member

APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: _____

Applicant: Jeffery Shaffer Wise Ridge Country Store LLC

Location: to 34 Wise Ridge Rd.

Proposed Use: Rezoning to Business

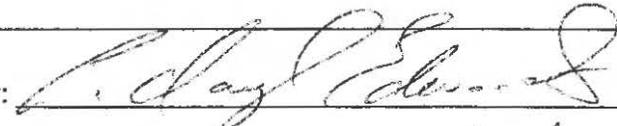
For VDOT use only:

_____ A Traffic Impact 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:

Signature of VDOT Resident Engineer: 

Printed Name: Charles D. Edwards Date: 1/14/16

**WISERIDGE COUNTRY STORE
34 WISE RIDGE ROAD
DILLWYN, VA. 23936**

September 19, 2016

Wise Ridge Country Store is located at 34 Wise Ridge Road, Dillwyn, Virginia in the County of Buckingham. The existing building was build in 1949 as a store with a home attached in the rear of the building. There have been three owners; all have lived in the building and ran a store that serviced the local community. The Store was closed for almost 25 years until I reopened it on September 15, 2007 under a Special Use Permit.

In the past nine years I have focused on growing my business by stocking the store with grocery items that my neighbors might purchase without making an unnecessary trip into town when they ran out of things like bread or milk. I employ two or more people to aid me in making sandwiches and other meal items for local workers, farmers and their families. With the addition of some commercial equipment the Store has become Buckingham's only small Bakery. People come from all over Buckingham and the outlying areas to purchase cookies, pies and homemade bread.

The atmosphere at Wise Ridge is one of community, we encourage people to visit and "break bread" together. Free WI/FI is offered to anyone that needs it, since many of our neighbors do not have access to high speed internet service without driving nearly ten miles.

The store sits on three acres and we have a large picnic table under a beautiful oak tree for anyone who need to relax or just eat picnic style. We often host small groups like the VFW who need a room to meet in.

We are independent of County water, sewer and solid waste. We have weekly trash removal and annual water testing. To show our appreciation of local law enforcement and our volunteer fire and rescue workers we offer them free drinks anytime.

The reason I am asking to rezone my property as Commercial is that I plan to expand my service to the community in the next few years and I need to be able to approach bank financing as a commercial enterprise. Expansion possibilities would see more seating and an expanded product line for our customers. In order to achieve this goal I will have to upgrade the building to meet local board of health regulations as well as USDA standards.

T A X R E C E I P T

Ticket #:00000290001 00

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

Date : 9/20/2016
Register: TC4/TC1
Trans. #: 41579
Dept # : REZONE
Acct# :

REZONING
REZONE FEE
WISE RIDGE COUNTRY STORE

Previous
Balance \$ 550.00

Principal Being Paid \$ 550.00
Penalty \$.00
Interest \$.00

WISE RIDGE COUNTRY STORE LLC

Amount Paid \$ 550.00

*Balance Due \$.00

Pd by WISE RIDGE COUNTRY STORE LLC Check 550.00 # BENCHMARK5927
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 9/2016



REBECCA S. COBB
Zoning Administrator/Planner

Buckingham County
Planning Commission
Office of the County Administrator
13360 W. James Anderson Highway
Post Office Box 252
Buckingham, Virginia 23921-0252
Telephone 434-969-4242
Fax 434-969-1638

John E. Bickford
Chairman
District 1 Commissioner

Royce E. Charlton, III
District 2 Commissioner

R. Patrick Bowe
District 3 Commissioner

James D. Crews, Sr.
District 4 Commissioner

Sammy Smith
District 5 Commissioner

Chet Maxey
District 6 Commissioner

Alice Gormus
Vice-Chairman
District 7 Commissioner

DANNY R. ALLEN
Board Representative
District 7 Supervisor

Jeffery Sheffer
34 Wise Ridge Rd.
Dillwyn, VA 23936

October 12, 2016

Dear Mr. Sheffer:

Your request for a Zoning Map Amendment for the purpose of expanding a convenience store with seating has been placed on the Planning Commission agenda. The introductory meeting with the Planning Commission is scheduled for October 24, 2016 (Monday) at 7:00 PM in the County Administration Building. At this meeting the Planning Commission may set a public hearing.

The following are conditions that may be attached to your rezoning if approved:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. The facility expansion and changes shall meet all safety requirements of all applicable building codes.
3. That all documentation submitted by the applicant in support of this rezoning request becomes a part of the conditions.
4. Ample parking for deliveries, employees and customers shall be supplied on premises and no roadway shoulders shall be used.
5. The applicant will pursue a commercial solid waste container and follow the County Solid Waste Ordinance.
6. Any Exterior lighting will be directed downward and inward to the extent feasible in order to prevent any glare on adjacent properties.
7. The Virginia Department of Transportation shall approve access to the proposed facility and the applicant will provide all required improvements.
8. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable

9. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the use, if it be the wishes of the Board of Supervisors.
10. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
11. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property at any time to check for compliance with the provisions of this permit.
12. That the applicant (s) understands the conditions and agrees to the conditions.

If you disagree with this recommendation of conditions you may state such at the meeting. You or a representative is encouraged to attend the meeting to answer any questions that may arise concerning this request.

Sensory accommodations are available upon a five (5) working day notice to the Office of the County Administrator, PO Box 252, Buckingham Virginia 23921 or by calling (434) 969-4242. If you have any questions, please call 434-969-4242.

Sincerely,



Rebecca S. Cobb
Zoning Administrator/Planner

September 2016

Improvements by Land District (Magisterial)

	Singlewide	Doublewide	Modular	Stick Built	Residential Add's	Resident Remode	Ag Bld	Non Ag Sheds	Commercial
Francisco*				James River	Marshall	Maysville	Curdsville	Maysville	
					James River		marshall	James River	

Totals	Singlewide	Doublewide	Modular	Stick Built	Residential Add's	Resident Remodel	Ag Bld	Non Ag Sheds	Commercial
	1	0	0	1	2	1	2	2	0

Total permits issued 24
 Total # of Residential 5
 Total # of New Dwellings 1

Total New Dwellings by Land District
 Curdsville 0
 Francisco 0
 James River 1
 Marshall 0
 Maysville 0
 Slate River 0