

**Buckingham County
Planning Commission
Monthly Meeting
Packet**



August 22, 2016

Buckingham County Planning Commission
Agenda
Monday, August 22, 2016
County Administration Building
7:00 P.M.

1. Call to Order by Planning Commission Chairman
 - Invocation
 - Pledge of Allegiance
 - Establishment of Quorum

2. Adoption of Agenda

3. Approval of Minutes
 - A. July 25, 2016 regular meeting*

4. Public Comment

5. New Business
 - A. Introduction – 16SUP236 ACP Compressor Station*

6. Reports / Correspondence
 - A. July Building Permits*

7. Zoning Administrator's Report

8. Commission Matters / Concerns

9. Adjournment

**Buckingham County
Planning Commission
Regular Meeting
July 25, 2016**

At a regular meeting of the Buckingham County Planning Commission held on Monday, July 25, 2016 at 7:00 p.m. in the Peter Francisco meeting room, located within the Buckingham County Administration Complex, the following members were present: Alice T. Gormus, Vice-Chair; Royce Charlton, III; Patrick Bowe; James D. Crews; Sammy Smith; and Chet Maxey. Also present were Rebeca S. Cobb, Zoning Administrator, and E.M. Wright, Jr., County Attorney. Danny R. Allen, Board of Supervisors' representative arrived late. The following member was absent: John E. Bickford, Chairman.

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

Vice-Chair Gormus called the meeting to order and Commissioner Smith gave the invocation. Commissioner Maxey led the Pledge of Allegiance and it was said by all who were in attendance.

Re: Quorum Present

There was a quorum - six of eight members were present. The meeting could continue.

Re: Adoption of Agenda

Gormus: Ms. Cobb do we have any changes to the agenda?

Cobb: No. No changes to the agenda.

Gormus: Thank you. That moves us on to the approval of minutes. We have minutes for the regular meeting...

Cobb: We have to adopt the agenda.

Gormus: Oh I'm sorry.

Smith: So moved.

Charlton seconded.

Gormus: Thank you. We'll vote.

Commissioner Smith moved, Commissioner Charlton seconded and was unanimously carried by the Commission to approve the agenda.

Gormus: We'll move on to the adoption of the minutes.

Re: Approval of Minutes

Gormus: And we have minutes for June 27th.

Smith: So moved.

Allen: Second.

Gormus: Ok and we'll vote.

Commissioner Smith moved, Supervisor Allen seconded and was unanimously carried by the Commission to approve the minutes of June 27, 2016 regular meeting as presented.

Gormus: Ok.

Re: Public Comment

Gormus: That moves us on to Public Comment. The Public Comment time on anything except open matters.

Robinson: Good evening. My name is Quinn Robinson, District 4. I live out in Andersonville. I noticed that one of the things on your agenda is a Special Use Permit by Dominion for the compressor station. And it would be important to have copies to this in advance and because I anticipate that it's going to be a rather lengthy document and complicated that you could consider moving it back until the September meeting giving people time to read it and review it. And I make this recommendation because when the comprehensive report was done it was more or less conceded that the Planning Commission did not have the time or the expertise to take on that document by themselves and had to bring back in the Commonwealth Regional Commission. And that is another set of problems. Anyway if you could, I hope that the entire presentation for the permit will be available either in print or both in print and online. It's important we know what's being done. Thank you very much.

Gormus: Thank you sir. Any other comments? Seeing none I will close that section. And that moves us on to our Reports and Correspondence.

Re: Reports/Correspondence-June Building Permits

Cobb: So the June building permits there were 17 for a total of \$3,804.89. And I boke those out for you as far as dwellings permits. And then next month we will probably do a kinda half year report looking at the progress of those. So that's all I have on building permits report. So I'll move on to the...

Smith: Excuse me. The I & J Home Builders permit #16747...

Cobb: Yes.

Smith: Where is that?

Cobb: I don't think that it's in his subdivision. I think he's actually building for someone on their land if I recall. But I can...

Smith: That was my question. Is it in that subdivision?

Cobb: I don't think so and that's just going by memory. I can find out for sure for you if you'd like.

Smith: Could you do that and give me a call so I can ride by?

Cobb: Sure.

Smith: Thank you. That was my only question.

Cobb: Ok.

Re: Reports/Correspondence-Dominion Compressor Station Tour

Cobb: And then item B the Dominion Compressor Station Tour, Dominion is preparing their Special Use Permit. They hope to have the introduction of that at next month's meeting. But in the meantime they wanted you all to be able to tour a compressor station hopefully beforehand, before the next meeting. So they've set a date of August 15th to go see the Leesburg Station. I have been there. They've set it for like from 11:00 – 1:30 which would give enough time to kinda leave here about 8 in the morning, drive up, see it, they'll provide lunch, give you the tour, and then you'd be able to drive back by close of business type of thing. So only two Planning Commissioners can go at a time. If others have questions you can pass them along or I encourage you all to talk when you get back or they can provide some other tours at later dates. But this is just the first date they could get prior to having the introduction and have everybody a little bit familiar with a compressor station. So are there two Planning Commissioners who are interested? I thought that you were. (Pat Bowe and Royce Charlton) Ok. Alright so I can sign out one of the County vehicles and you all can drive that up for the tour. I'm also going to be

talking to the Board members and see if two Board members want to go along as well so it would be four of you going. And if everybody else is comfortable or would you like me to talk to Dominion about scheduling a second tour let me know as soon as possible to do that. Ok but other than that I'll give them you all's names and we'll be in touch with you to arrange all of that. And then that is it unless there's any questions for me.

Gormus: Any other questions?

Crews: I wonder how much walking is involved in it.

Cobb: It's not much. It's...there are two buildings and one is basically like an office building like this and you kinda walk, would be kinda like walking across the parking lot to another building. There are some you know stairs in the other building to walk around the actual compressors but it's not a lot of walking no.

Crews: I wouldn't mind going but I'm not up to a whole lot of heavy walking.

Cobb: Right.

Smith: I'm not either.

Gormus: If you find out it's wheelchair accessible I have a wheelchair that he can use.

Cobb: Right. No they've got...

Wright: I suspect if you were to ask they might provide a golf cart or something to move you around.

Bowe: Get one for me while you're at it.

Wright: I think if maybe you touch base with them they might be able to. You probably could get that determination before you had to go.

Cobb: Right yeah.

Maxey: I'd like to go. I'd like to go at another time.

Smith: I'd like to go at another time but it doesn't fit my current schedule.

Cobb: Ok. I can... I know that they were throwing out some other dates. They are after the August meeting. I want to say like August 31st was the date they threw out as a possible.

Smith: That's a possible for me. Should be done by then.

Cobb: Ok.

Crews: Tentatively I'd...

Cobb: You could do it then as well? The August 31st?

Crews: No I mean the 15th.

Cobb: The 15th ok.

Crews: Yeah and I'll let you know if it doesn't work out as soon as I possibly can.

Cobb: Ok.

Gormus: Any other matters?

Bowe: Is it the same place as the nuclear power plant in Louisa? Or is it a different location?

Cobb: No this is in Leesburg. It's...

Bowe: Leesburg.

Cobb: Yeah it's a little neighborhood and then you turn the corner and there it is.

Crews: Have you been there Rebecca?

Cobb: Yes I've there.

Gormus: Any of the Commissioners have any comments?

Crews: I thought maybe we'd find all those people up that were getting nosebleeds and all.

Re: Commission Matters/Concerns

Smith: I do have one concern. What is happening at our neighbors at...actually Dabney's neighbor's at Metal Movers?

Cobb: I don't know. What have you...I haven't been in that area for a while.

Smith: It appears that there are trucks coming in and out. It appears that there's 4 or 5 people working there fulltime. I mean I ride through it 10:00 in the morning going east, come back at

4:30 or 5:00 riding west and multiple folks. It appears to be cleaned up in the front slightly. The claw was working the other day. I didn't see what was going in.

Cobb: Ok I can take a look at it.

Smith: And they're buying lunch at Duck's so they must be there long enough to eat.

Cobb: Work up an appetite.

Smith: No other concerns.

Re: Adjournment

Gormus: Move for adjournment.

Smith: Move for adjournment made.

Charlton seconded.

Gormus: And we'll vote.

Commissioner Smith moved, Commission Charlton seconded and was unanimously carried by the Commission to adjourn the meeting.

There being no further business, Vice-Chair Gormus declared the meeting adjourned.

ATTEST:

Rebecca S. Cobb
Zoning Administrator

John E. Bickford
Chairman

Buckingham County Planning Commission
August 22, 2016
Administration Building
7:00 PM
Introduction of 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) are asking the Planning Commission to recommend a Public Hearing date to hear the request for a Special Use Permit (SUP) for the purpose of installing and operating a natural gas compressor station.

BACKGROUND/ZONING INFORMATION: The property is located in the western portion of the County. The property is zoned Agriculture (A-1) and the Comprehensive plan list the area as agricultural and forestal. The Agriculture District (A-1) requires that utility generating, boosting, relaying etc. stations must obtain a SUP.

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

- 1) The compression of natural gas will occur through natural gas fueled turbines with no greater than 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 and 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 (NO_x) 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 a reasonable period of time fully inform the Zoning Administrator of the 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.

What are the wishes of the Planning Commission?

Set a hearing date and time?
September 26th?

CASE: 16SUP236
ACP COMPRESSOR STATION

Application attachments bound separately are as follows:

- Boundary Survey for Atlantic Coast Pipeline, LLC
Variety Shade Landowners of VA. Inc. Property
By: I3 Engineering and Consulting, LLC
Dated: 5/19/16 with no revisions (one page)

- Preliminary Site Drawings (included separate for PC members but attached digitally)
By: Timmons Group and Basic Systems, Inc.
Dated 7/6/2016 with Rev. a (seven pages)
 - Cover Sheet
 - Property Boundary Map
 - Existing Conditions
 - Erosion & Sediment Plan Phase 1
 - Erosion & Sediment Plan Phase 2
 - Site Layout Plan
 - Grading Plan & Drainage Plan

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

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

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

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

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

APPLICATION FOR A SPECIAL USE PERMIT

CASE NUMBER: _____
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: 7/6/2016

Special Use Permit Request: _____

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

Zoning District: A-1 Number of Acres: 68.49

Tax Map Section _____ Parcel 91-60 Lot _____ Subdivision _____

Street Address: S. James River Highway 24599

Directions from the County Administration Building to the Proposed Site: _____

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

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

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

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

Email: scott.r.summers@dom.com Fax: _____

Name of Property Owner: Atlantic Coast Pipeline, LLC

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

Daytime Phone: _____ Cell Phone: _____

Email: _____ Fax: _____

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

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

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

ADJACENT PROPERTY OWNER'S LIST

(Required)

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

1. Name: Ben Morris, Jr.

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

Physical Address: _____

Tax Map Section: _____ Parcel: 91-61 Lot: _____ Subdivision: _____

2. Name: Ben Morris, Jr.

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

Physical Address: _____

Tax Map Section: _____ Parcel: 91-56 Lot: _____ Subdivision: _____

3. Name: Ben Morris, Jr.

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

Physical Address: _____

Tax Map Section: _____ Parcel: 91-55 Lot: _____ Subdivision: _____

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

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

Physical Address: _____

Tax Map Section: _____ Parcel: 91-57 Lot: _____ Subdivision: _____

6. Name: CWRB Associates, LLC.

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

Physical Address: _____

Tax Map Section: _____ Parcel: 91-59 Lot: _____ Subdivision: _____

7. Name: Royal P. Haskins Estate

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

Physical Address: _____

Tax Map Section: _____ Parcel: 91-99 Lot: _____ Subdivision: _____

8. Name: Plum Creek Timberlands, LP

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

Physical Address: _____

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

9. Name: Burnell S. Laury

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

Physical Address: _____

Tax Map Section: _____ Parcel: 106-37 Lot: _____ Subdivision: _____

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

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

Physical Address: _____

Tax Map Section: _____ Parcel: 106-36 Lot: _____ Subdivision: _____

11. Name: Jerome and Merniece B. Mayo

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

Physical Address: _____

Tax Map Section: _____ Parcel: 106-38 Lot: _____ Subdivision: _____

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM

This 6TH day of JULY, year 2016

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

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

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

Kevin A. Pennock

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

NOTARY:
COMMONWEALTH OF VIRGINIA

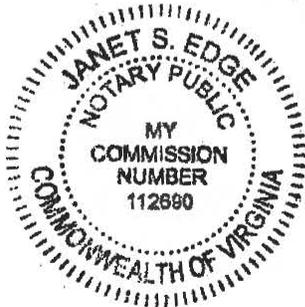
COUNTY OF Chesterfield

STATE OF Virginia

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

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

Notary Public Signature: Janet S. Edge
Stamp:



INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM, VIRGINIA

On this 6th day of July, of the year 2016

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

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

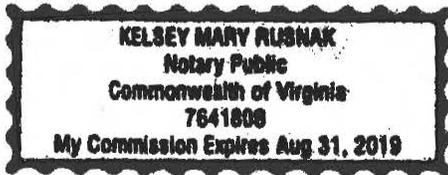
Carole A. McCoy

NOTARY PUBLIC
COUNTY OF Richmond STATE OF VA

Subscribed and sworn to me on this 6 day of July

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

Notary Public Signature: Kelsey Mary Rusnak
Stamp:



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

Case Number / File Name: _____

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

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

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

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

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

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

If yes, please explain any impact:

Owner/Applicant Signature: _____ Date: _____

Printed Name: _____ Title: _____

APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: _____

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

Location: S. James River Highway 24599

Proposed Use: Natural Gas Compressor Station and associated appurtenances

For VDOT use only:

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

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

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

Does the existing entrance meet VDOT requirements for the proposed use?

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

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

Signature of VDOT Resident Engineer: 

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

SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM

On this _____ day of _____, in the year of _____,

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

Hereby make, constitute, and appoint _____
(printed name)

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

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

NOTARY PUBLIC

County of _____ State of _____

Subscribed and sworn before me on the _____ day of _____

in the year _____. My commission expires _____.

Signature of Notary Public: _____

Stamp:

WRITTEN NARRATIVE

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

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

NARRATIVE
ATTACHED

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

BUCKINGHAM COMPRESSOR STATION – ATLANTIC COAST PIPELINE

INTRODUCTION

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

PROJECT OVERVIEW

What is the purpose of a Compressor Station?

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

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

SITE SELECTION

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

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

SITE DESCRIPTION

Project Components

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

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

Employees & Site Access

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

ACP Colleagues Reporting Work Location - Buckingham Compressor Station

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

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

Transportation

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

Utilities

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

Community Facilities and Services

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

Emergency Response

Operational Safety

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

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

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

Emergency Response Personnel Coordination

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

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

Public Awareness

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

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

Station Security

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

Constant Monitoring

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

ECONOMIC IMPACT

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

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

ENVIRONMENTAL IMPACT

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

Aesthetics

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

Air Quality

Regulations

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

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

Maximum Air Permit Limits

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

Emission Controls

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

Best in Class

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

Noise

Regulations

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

Sound Study

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

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

Noise Control

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

Safety

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

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

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

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

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

SPECIAL USE PERMIT - ZONING
ACP COMPRESSOR STATION

Previous
Balance \$ 200.00

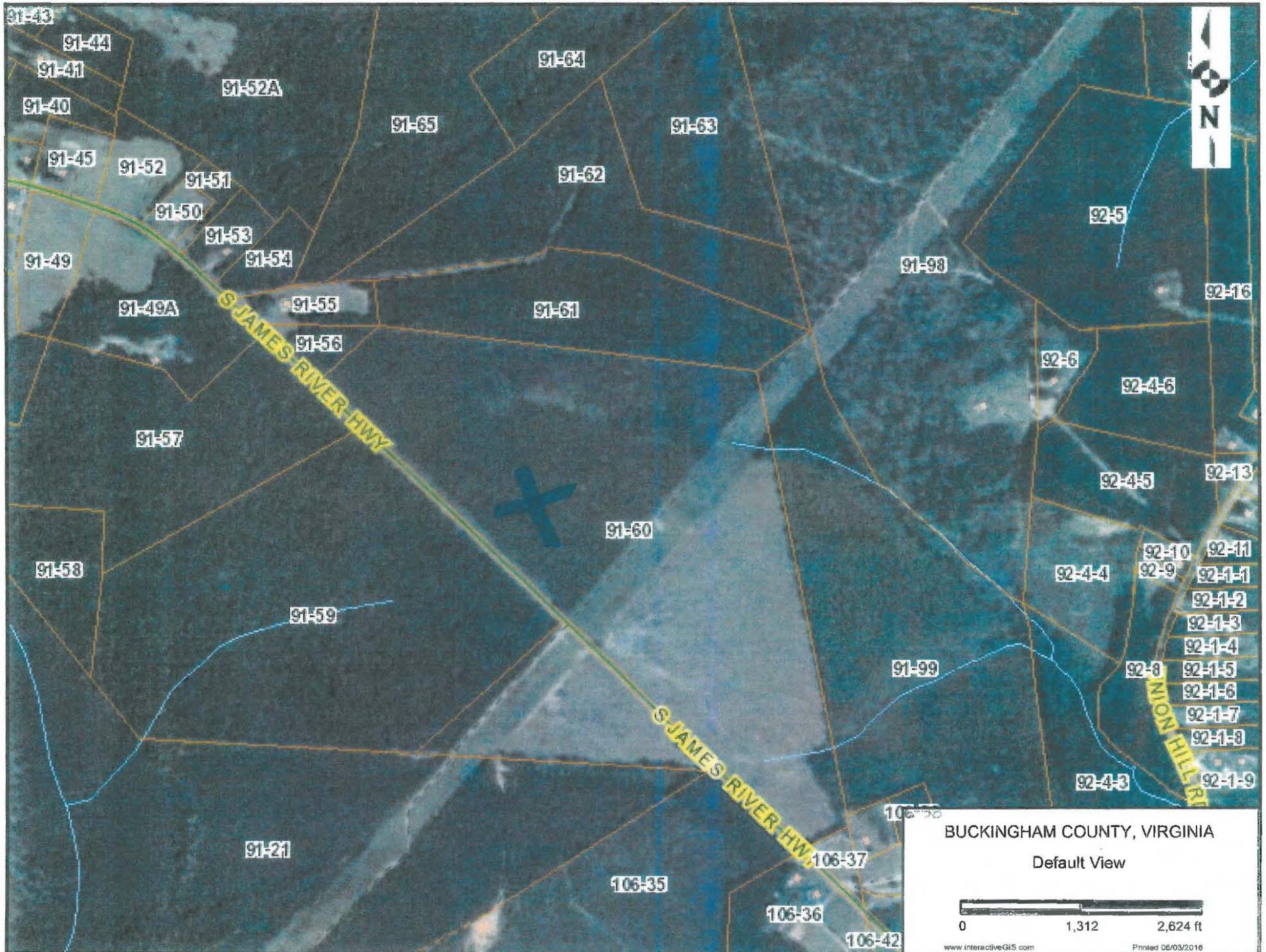
Principal Being Paid \$ 200.00
Penalty \$.00
Interest \$.00

TIMMONS GROUP

Amount Paid \$ 200.00

*Balance Due \$.00

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



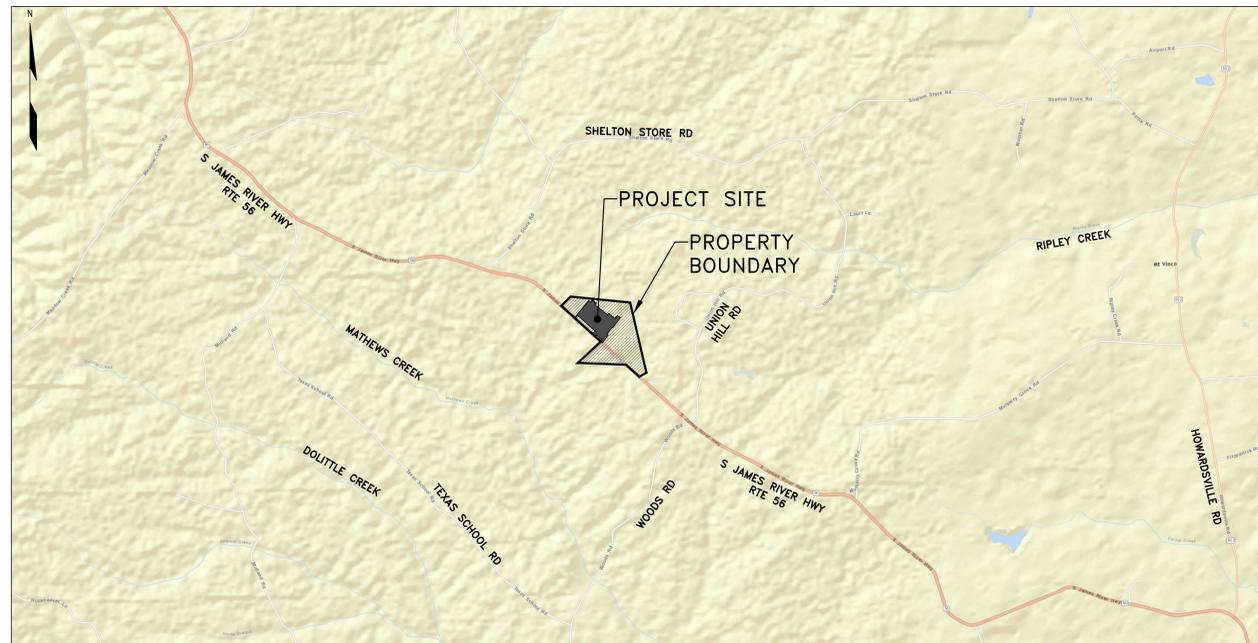
BUCKINGHAM COUNTY, VIRGINIA

Default View



BUCKINGHAM COMPRESSOR STATION
SOUTH JAMES RIVER HWY (ROUTE 56)
BUCKINGHAM COUNTY, VA

SPECIAL USE PERMIT SUBMITTAL
JULY 6, 2016



VICINITY MAP
1" = 2000'

Drawing List Table	
Drawing Number	Drawing Title
C100	COVER SHEET
C200	PROPERTY BOUNDARY MAP
C301	EXISTING CONDITIONS
C401	EROSION & SEDIMENT PLAN PHASE 1
C402	EROSION & SEDIMENT PLAN PHASE 2
C500	SITE LAYOUT PLAN
C600	GRADING PLAN & DRAINAGE PLAN

PROPERTY OWNER
ATLANTIC COAST PIPELINE, LLC.
CONTACT: SCOTT SUMMERS
120 TREDEGAR ST
RICHMOND VA, 23219

ENGINEER
TIMMONS GROUP
1001 BOULDERS PARKWAY, SUITE 300
RICHMOND VA, 23225
(804) 200-6500

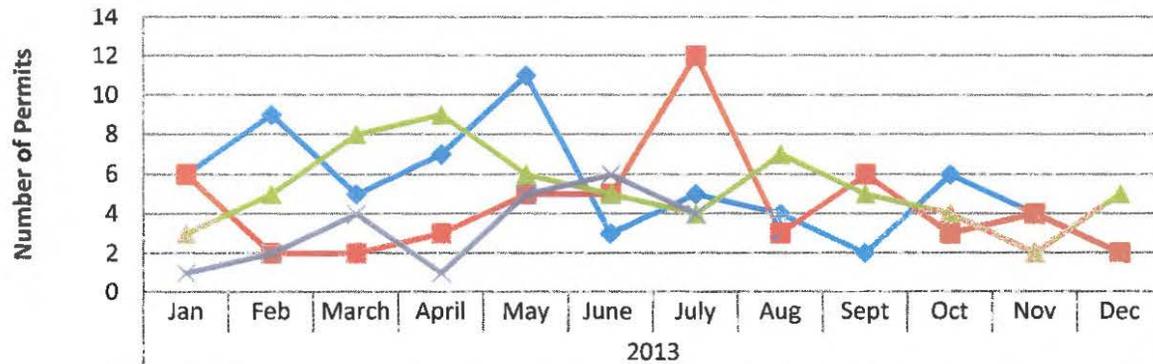
ENGINEER
BASIC SYSTEMS, INC.
9255 CADIZ ROAD
CAMBRIDGE, OHIO 43725
(740) 432-3001

PRELIMINARY
7/6/2016



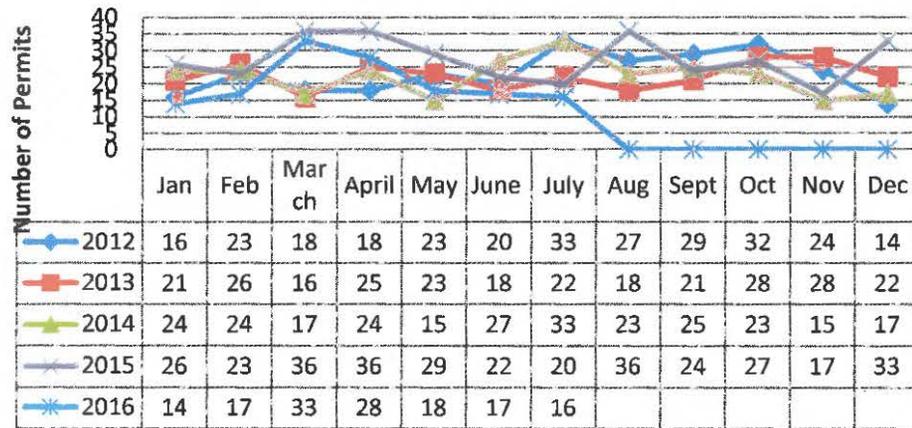
GENERAL NOTES AND COMMENTS: V.T.D = VENDOR TO DETERMINE				SYN. DATE BY				REVISION INFORMATION				PROJECT/TASK APP. SEAL				ORIGINAL CONSTRUCTION INFORMATION				Atlantic Coast Pipeline, LLC. 925 White Oaks Blvd., Bridgeport, West Virginia 26330 / Phone: (681) 842-3681 FOR: BUCKINGHAM COMPRESSOR STATION TITLE: COVER SHEET TOWN: WOODS CORNER COUNTY: BUCKINGHAM, VA GROUP: PD DWG. NO: C100 REV: a DR./FILE: I:\1800s\1866\Drawings SCALE: AS SHOWN			

Monthly New Dwelling Count



	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2013	6	9	5	7	11	3	5	4	2	6	4	2
2014	6	2	2	3	5	5	12	3	6	3	4	2
2015	3	5	8	9	6	5	4	7	5	4	2	5
2016	1	2	4	1	5	6	4					

Total Building Permits



	Jan	Feb	Mar ch	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2012	16	23	18	18	23	20	33	27	29	32	24	14
2013	21	26	16	25	23	18	22	18	21	28	28	22
2014	24	24	17	24	15	27	33	23	25	23	15	17
2015	26	23	36	36	29	22	20	36	24	27	17	33
2016	14	17	33	28	18	17	16					

Total Building Permits by Year

