

**Buckingham County
Planning Commission
Monthly Meeting
Packet**



September 26, 2016

Buckingham County Planning Commission
Agenda
Monday, September 26, 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. August 22, 2016 regular meeting*

4. Public Comment

5. Old Business
 - A. Public Hearing – 16SUP236 ACP Compressor Station*

6. New Business
 - A. Introduction – 16ZMA237 Par 5 Development, Retail Store*
 - B. Introduction – 16ZMA238 Spangler, Business Development*
 - C. Introduction – 16ZMASUP239 Spangler, mini storage*

7. Reports / Correspondence
 - A. August Building Permits*
 - B. Invitation to tour flood control structures*
 - C. Board and Commission Chair Seminar*

8. Zoning Administrator's Report
 - A. October Work Session cancellation discussion

9. Commission Matters / Concerns

10. Adjournment

**Buckingham County
Planning Commission
Regular Meeting
August 22, 2016**

At a regular meeting of the Buckingham County Planning Commission held on Monday, August 22, 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 Rebeca S. Cobb, Zoning Administrator, and E.M. Wright, Jr., County Attorney.

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

Chairman Bickford called the meeting to order and Vice-Chair Gormus gave the invocation. Commissioner Maxey 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, are there any changes?

Cobb: No sir.

Bickford: Seeing none do I have a motion to approve?

Allen: So moved.

Gormus: And seconded.

Supervisor Allen moved, Vice-Chair Gormus seconded and was unanimously carried by the Commission to approve the agenda.

Re: Approval of Minutes

Bickford: Ok. We have minutes to approve... Ok we have minutes for July 25, 2016 to regular meeting.

Smith: Move to accept.

Gormus: And seconded.

Bickford: Alright we have a move to accept and second. Any discussion? Seeing none we'll vote.

Commissioner Smith moved, Vice-Chair Gormus and was unanimously carried by the Commission to approve the minutes of July 25, 2016 regular meeting as presented.

Re: Public Comment

Bickford: Alright that brings us to our general Public Comment period. Anyone that would like to speak on any matter in the County please come forward to the podium, state your full name and address. You have 3 minutes if you're representing yourself. You have 5 minutes if you're representing a group. And I'll now open up the floor.

Louis Zeller: Hi. Good afternoon Chairman Bickford and members of the Planning Commission. My name is Lou Zeller and I'm the Executive Director for the Blue Ridge Environmental Defense League which has been incorporated in Virginia since 1992. My office is in North Carolina and I came here today to talk to you briefly about some of the problems that we have identified in the proposed Buckingham compressor station. I know you are going to hear more about that today. But I have read the application and I reviewed some of the air permit documents and we have determined that there are specific and fatal flaws in this application which should prevent it from attaining a special use permit in Buckingham County. Some of my colleagues are here today to address some of those issues. But I would just like to point out that the noise from such a compressor has been identified as a problem in many locations around the United States where natural gas pipeline compressor stations are in operation. For example, in Pennsylvania community of a home... with a home with the compressor station 3,000 feet away, over half a mile, reported this. He said you lay in bed. You can hear this this thing running. It sounds like a truck in the driveway 30 feet away. In another community the natural gas compressor station was brought online. Plant neighbors started complaining about the noise a common problem. Ambient noise levels in this rural area where the complaints arose were measured between 43 and 46 decibels at night. I noticed in the application that there are stipulations which would perhaps hold the noise level at the fence line to the 55-60 decibels range. Those are not good enough. I appreciate the opportunity to come here and talk. We will be having during the next few weeks additional information and reports to bring not only to this commission but also to the people of Buckingham County. So on behalf of our members in Buckingham County and Virginia I say thank you for this opportunity to address the Commission.

Bickford: Thank you sir.

Michael James-Deramo: Hi my name is Michael James-Deramo. I am also representing Blue Ridge Environmental Defense League. I am here to talk about the air pollution concerns from this project. This project would emit 465,000 lbs. of pollution into the air that includes nitrogen oxide, which can cause asthma and respiratory tract infections, 190,000 lbs. of carbon monoxide, 14,000 lbs. of sulfur dioxide, 65,000 lbs. of volatile organic compounds, such as benzene which can lead to leukemia, 87,000 lbs. of particulate matter which can lead to asthma, heart attack, and diabetes, 9,000 lbs. of other hazardous air pollutants. Furthermore that is whenever it's running at max efficiency. During times of colder weather, in particular below freezing, this can get a lot worse making as much as 13 times the amount of nitrogen oxide when below freezing. Furthermore it would emit 647 million pounds of greenhouse gas. To put that into context that is the same as 62,000 cars which would be 3 per person for every person within Buckingham County. It would emit up to 5,000 lbs. of formaldehyde which can cause nausea, headaches and aggregated asthma. I just want to close with a quote from a woman who lived near a compressor station in Pennsylvania. She said "She no longer knows what it feels like to not have a sore throat because of the formaldehyde in the air." So I want to thank you for letting me address and help make recommendations.

Bickford: Thank you.

Chad Ober: I'm representing a group, Friends of Buckingham. My name is Chad Ober. I live in Slate River District. Good evening. For nearly two years now I've been deeply concerned with and involved in researching the impact of the proposed compressor station. My concerns as the scientific evidence mounts and I learn more about the impacts at other locations that have compressor stations those that were just sited it's only increased. It's a huge problem that only a minor source permit is being applied for rather than a major one despite an increase in size starting with 218 and now we're up to 578+ horse powers. This is an increase of 25%. It will pollute to a very high degree causing health problems that you've just heard about, 24/7 noise, light and haze for miles around. The lasting capturing emission controls are not being applied despite this increase. It is one of the largest pressure stations ever to be built at an intersection with two huge pipelines that would flow in four directions carrying highly volatile fracked gas. In addition to this, the compressor station is there will be a regulating and metering station and underground storage tank and 198 foot microwave tower. Each one of these infrastructures by themselves would be a huge consideration for the County. This would be a reasonable consideration that most reasonable people would consider to be highly cautious of and very scrutinizing. There is considerable scientific fact evidence on the health impact of compressor stations. 60-75% damages come from emissions. They are mostly health problems from all gas activities and the most come from compressor stations. Property sales are already being affected. When people discover there is a proposed compressor station nearby they decide not to buy. I can really...I can personally verify to this because I've had calls and people when they hear, oh no I don't want to buy this house. It's near the compressor station site. So this is real. For

people whose largest lifetime investment and asset is their home and land there's no protection. These are huge sacrifices and much degradation of the environment and undermining of the lives of the people who live here. The real nature of our lives will be forever changed. To be clear I am opposed altogether to the compressor station. I don't think we should have one. But I ask that you require at the very least a health impact study to be conducted by an independent source, the latest in emission capturing technology on emissions and noise control and light pollution and a much closer consideration of the historic and cultural impact on the property and the adjoining properties. There's much at stake for us. Please do not put your stamp of approval. Please don't unless without careful scrutinizing and consideration of the devastating impacts on your fellow citizens. Thank you.

Bickford: Thank you.

Rev. Paul Wilson: Thank you members of the Planning Commission. My name is Paul Wilson. I'm the pastor at the Union Hill, Union Grove Baptist Churches here in Buckingham. I've served here in Buckingham for 18 years. I live in Amelia County. Our two churches are most directly impacted by the proposed compressor station as well as the pending pipeline. I would like for you to just imagine for a few moments that you're Eskimos. And I want to sell you a deepfreeze. Dominion Power is about to sell you something that you don't need. This is something that has come...I'm trying to give you the human part of what's going on. They're about to sell you something, to make some promises to you. They have a paid staff. That's their job to present something to you, to make you feel that you need this. This is going to destroy our community. They can move the pipeline for salamanders and other animals but there's no consideration of human need. They're trying to tell you of how much the air can take, how much water can be...how much can go into the water but there are people who live here. Our two churches, and we have about 250 members between those two churches, we are in walking distance as the crow flies about a half mile from the proposed compressor station. I think that you really need to take a good look at the cons because I believe that Dominion Power and its affiliates are about to give you a con to convince you of something that is just passing through. I'll just say that our two churches are going to be impacted to 250 members. I also represent part of another 26 or 27 churches here in Buckingham County, African-American churches that are on record are against the pipeline and the proposed compressor station. I'm just so concerned that you're going to be taken in. And I really ask that you really look at everything. I wish we had a good paid staff. I wish that we had 5 billion dollars to spend. I wish we had that kind of power and that kind of influence. There's the human element and there's a Godly element that you really need to consider. I think my time is just about up but I'm really upset. I've spent a lot of time in Buckingham dealing with this. I have looked at the other side as well. So that's where I stand. Thank you for hearing me and I hope that you might have to hear from me again. God bless you.

Bickford: Thank you.

Sharon Ponton: My name is Sharon Ponton. I live in Nelson County and I am a staff member with the Blue Ridge Environmental Defense League. I...What I did was look at your A-1 zoning ordinance in your Comprehensive Plan. And my concern is that I'm going to read to you just a couple of sentences out of your...the purpose of you're A-1 zone. And it says it is expected that certain rural areas of the district may develop with residential land uses of a low density. It is the intent however to discourage the random scattering of residential, commercial or industrial uses in the district. And on page 198 of your Comprehensive Plan it talks about insuring the development zone and environmentally sensitive planned and green manner that serves to preserve environmentally sensitive features. And I also printed off and I'm not going to bring it up to you because I know you guys have all seen your own Comprehensive Plan. But it talks about industrial uses in your Comprehensive Plan and where the pipe...and where the compressor station is sited is not near any of those industrial uses. And setting this in the middle of a residential area, and the churches that are there, I don't think that anybody who lives in that general vicinity would ever had thought that they would have to deal with a compressor station, industrial use in their neighborhood, in their community. And I would ask that you all consider the risks that that put all of those people in, in that they are going to have to deal with additional health issues. That they're going to have to deal with addition fire chance...issues. Those kinds of things. So I would ask that you consider those. And I would ask if I could approach and give each of you one of the fact sheets about the compressor station.

Bickford: Yes. That would be fine. You can just...tell you what. Just hand them to me and I'll pass or Ms. Cobb there, either one. Ok.

Marie Flowers: Good evening. My name is Marie Flowers. I'm in the 3rd district. And I'm just want...I know Mr. Allen works for Dominion. Do any of you have Dominion stock or Duke Energy stock that would color your decision as to any decision that you make? And my comment is I've read that Dominion and its associates want to put 5 billion dollars into this pipeline and compressor station. And it seems to me that this 5 billion dollars could probably be better spent in new technology. I keep seeing when the computer knew this, knew that. It just seems to me that this money could be spent in a better way and Dominion could probably make just as much money. Thank you.

Bickford: Thank you Ms. Flowers.

Heidi Berthoud: Good evening. My name is Heidi Dluvyva Berthoud and I am in the 5th district. And I am the secretary of Friends of Buckingham. We've been working very hard to educate ourselves and the community about this. One of the things we've been doing is going door to door in the compressor station district in the 2 mile incineration zone because that's what it is. And I can tell you that those people are scared. I live 5 miles down from the compressor station ground zero and I'm scared too. I hope you're scared. Because when you feel it in your guts and you look people in the eye and see what they're going to have to live with...whether you think it's a done deal which seems to be the operative word here in Buckingham County unlike other counties that are up and defending their life, their community, their families, their

livelihood Buckingham County just seems to be rolling over and letting this thing come through. But that is really not the case if you get out there and talk to the people, they don't want it. And I just keep hearing the Board of Supervisors saying it's a done deal. But if you say no, whether you think you know the Federal Energy Regulatory Commission is going to roll over you or not it doesn't matter. Dominion thinks that you're complicit because you've said yes, go ahead come on in. Just roll out the red carpet for these people who to me seems like they're hearts have been extracted and nothing much is left there except a desire for money. And I know this county needs income but I think that there's more ethical and more ways of making the money that are of integrity and this is not of integrity. This does not help us. This will poison our community, our health, change our community forever. And I sincerely wish that you speak from your hearts and not just from your pocketbook. And you know for a while, since I have some more time, for a while it puzzled me as to why Dominion would do something like this that really didn't look like it would serve the stock holders. And then I realized that they pass all the cost of this on to the rate payers because there's no cost to them. And then on top of that they get a guarantee of 14% rate of return on their money. Do you get 14% rate of return on your money? I don't think any of us do. So I think I'm out of time. Thanks for listening.

Bickford: Thank you.

Quinn Robinson: Good evening. My name is Quinn Robinson. I live in the Andersonville area, district 4. A couple of comments to make this evening. The first is, and a lot of this is due process of procedure, but the clock here in this room has been off by about 6 or 7 minutes for the last 3 months. And it's not a big deal unless the next meeting starts and they've picked up all of the papers and decided there will be no more speakers. If the doors shut and people are left out that would be tragic. The other thing is I want to talk about the dance of the documents. Apparently the County has had in its possession papers relating to this special use permit for some time. Knowing the level of controversy concern about this it would seem to me that it would be easily available on the County's website. Apparently that happened today. And that's unfortunate. And the other thing is that the cost of getting the copy, a paper copy, is 50 cents a page. That's a little excessive but I think the County's well aware, and Dominion probably knows, that the majority of people do not have access to computers or do not know how to use them. We have a very high rate of illiteracy in this County so you shut the door on anybody wanting to know more about the details of this. And at 50 cents a page you tell me how that's distinguished from the poll tax and all the other miseries we've put in our past. Anyway, I have been following this for 2 years. Dominion wants part of my land and they're going to have to fight me to the end to get it. I'm not in good health and I don't enjoy this at all. This is supposed to be a place to live and retire on my family farm and it's turned out to be a nightmare thanks to Dominion. They are deceitful. They are dishonest and they're not to be trusted. I just noticed in the documents submitted to the Department of Environmental Quality that our compressor station which started off at a modest 24,000 or something, I can't remember the exact levels but it keeps growing. And once they get their foot in the door they seem to be able to finesse anything they want out of it and there's no regulation in the Commonwealth of Virginia to control this. And the current citation as of July is now about 57,800 horse power. So it's gotten

bigger magically. How about that. Are we going to end up with a nuclear reactor here? It's just nonsense. They are too dishonest to trust. They're too big to trust and it's time to say no. And they way that they've carved out the neighborhoods, around the church that Pastor Wilson just mentioned, churches, the poor area where not a high level of education this County and that's where they went. And they've determined by ethnic cleansing in terms of driving out people and the things that they value and things that are meaning to them fits very nicely and I'm sure it's in Dominion's portfolio. Thank you.

Bickford: Thank you.

Irene Leech: Good evening. I'm Irene Ellis Leech and I am one of the owners of Mount Rush Farms. And for the 20 years since my dad's death my husband Randy and I have been involved in running that farm and planning to come here to retire. But at this point the pipeline will bi-sec our farm right through the middle of our operations, put all of our operating buildings within the blast zone and will be a very short distance from the compressor station. So I'm not sure I'm coming back. I beg you as you work through this process look at the information. Don't just accept what the company gives you. Look for other sources. The people of Buckingham are counting on you and this is the only way that the County can put some limitations on things, can put some requirements in terms of things that we want to be sure that they get done. I have learned through the things that I've been involved with. I've been involved in the energy issue at the state and national level for a number of years now and we really don't have safety inspectors at the federal level who come on a regular basis. We really can't count on things happening because there's not enough dollars to fund it. And even the environmental things, the State of Virginia doesn't have the money to make sure that we don't have sediment erosion and problems with our water as these kinds of things go in. And so for the people whose land is being taken for almost nothing and by the way when I compare the easements offered here with Montgomery County, I mean excuse me, in Buckingham County with the ones in Montgomery County which is where I live and work right now, and will also be there about the same distance from the compressor station so I get it where ever I'm living right now, but the money that is being offered in Montgomery County is significantly higher. Buckingham is just being used as a sacrifice zone. And I really and truly hope that you'll look for some outside information. Thank you.

Annie Parr: Good afternoon, good evening. My name is Annie Wright Parr and I'm here to ask you as representatives of the citizens of Buckingham County to look at this as serious as it is a serious issue. Dominion wants to transport this gas. It's not a distribution line for this County. We are not going to receive the benefit for it. They're going to be making the money and it's going to be going other places. But we are going to be paying the price. I'm within two miles of the compressor station. It's a family farm that's been there for generations. I too am retired and wanted to enjoy my retirement. But this has taken a great deal of my time which I'm happy to give if I can help stop this project. But it's not what we really want to spend our time doing is for a big company to come in here with lots of money and take advantage of people that don't have lots of money. They can take your land. And as far as I'm concerned none of that's

anybody and everybody in the whole State of Virginia not only in my area or this county, but eminent domain for private gain, which that's what this is, is just not appropriate. And I'm asking you, I'm really begging you to please consider this with all of your heart and intelligence and to make the appropriate decision for Buckingham County. Support your citizens. Don't support Dominion. I'm sad but I'm not only sad I'm mad because they want to come here and take advantage of these people myself included. And you're included whether you realize it or not. So as a citizen of the County I'm asking you as our representatives to please educate yourself on the total picture of this project. And I think you may find some shocking information. And I thank you for your time.

(Some applause)

Bickford: Anyone else would like to speak? Alright we'll now close the public comment period and move to the New Business. Ms. Cobb that is the introduction of the special use permit for the compressor station.

Re: New Business-Introduction-16SUP236 ACP 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 Highway, which is Rt. 56, in the James River Magisterial District. The current zoning is A-1 and they are asking for a special use permit for the purpose of installing and operating a natural gas compressor station. The applicant is here and they do have a presentation, some information for you tonight as well as once they are done I will go through the proposed conditions so that if you all have any changes that you would like to see with those or any additions or discussions for that then we will have that after their presentation. So I'll just ask Dominion to come on up.

Toms: Good evening Chairman Bickford and the Planning Commission members. I'm Emmett Toms with Dominion and I've been working with the County many years and if you recall we already have a facility here called Bear Garden. And we built a 16 mile gas line already in the County and turned it over to Columbia. So we've been in the pipeline business for about 110 years with our company. And the presentation here tonight is to really give you a little background on the project. Just listening to a few of the comments this gas line is about 90% owned by utilities. It will be used to generate electricity. So even though you are here in Buckingham these residents do use electricity and that's predominately what we're doing down here in your county now with our generator station. So most of this gas will be transported to generating stations where coal powered plants are being shut down and being converted to natural gas. So that's the essence. We have a little background. I have Scott Summers here with us tonight. He is our project manager and he will give you a little overview of that. And we have a team here that if we have any other questions for subject matter experts they'll be glad to address those for you as well. Thank you for your time.

Bickford: Thank you sir.

Summers: Good evening members. My name is Scott Summers with Dominion Transmission. I'll be the project manager for the Buckingham compressor station. As you can see our partnership is included of Dominion, Duke Energy, Piedmont Natural Gas and AGL Resources for the ACP project. (Reads the power point.)

Atlantic Coast Pipeline

Buckingham Compressor Station



Buckingham County
Planning Commission



August 22, 2016



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Pipeline

Why Natural Gas?

- In order to reduce carbon emissions, many utilities are turning to abundant and affordable natural gas.
- As utilities and industries are using more natural gas, additional infrastructure is needed to meet the demand.

The Clean Power Plan aims to reduce carbon emissions from power plants by 32% over the next 25 years.



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Project Need

- The Atlantic Coast Pipeline would improve the supply of natural gas to:
 - **Electric utilities** in VA and NC looking to meet new U. S. EPA clean air regulations.



- **Local gas utilities** searching for new, less expensive supplies for residential and commercial customers.
- **Industries** interested in building or expanding their operations.

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Project Details

Length: Approximately 600 miles

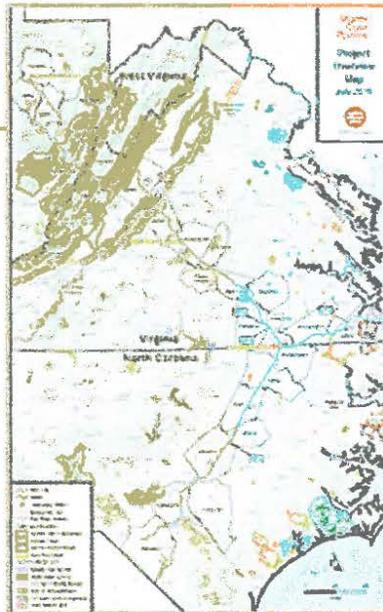
Pipe: West Virginia: 42-inch diameter
Virginia: 42-inch diameter
North Carolina: 36-inch diameter
Secondary line: 20-inch diameter

Capacity: 1.5 billion cubic feet/day

Three compressor station locations:

1. Lewis County, West Virginia
2. Buckingham County, Virginia
3. Northampton County, North Carolina

Route: Dominion is collecting data through surveys and consultations with landowners and other stakeholders to determine the best route with the least impact to the environment, and to historic and cultural resources.



4

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Buckingham Compressor Station Location

- The proposed Buckingham Compressor Station is planned to situate on 68 acres along Route 56 adjacent to the Williams/Transco pipeline right of way.
- **The project location complies with the County Comprehensive Plan and is desirable because of:**
 - Low traffic volume on Rt. 56
 - Low population density
 - Site offers potential for additional E911 coverage
 - No impact on historical sites or natural resources
 - Well outside of designated Village Centers and Growth Corridors, as delineated in the comprehensive plan
 - Proposed compressor station is in close proximity to (4) existing Transco pipelines

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Purpose of a Compressor Station

- From Buckingham County Zoning Ordinance: "Public utility generating plants, booster and relay stations" are delineated as uses for which a SUP permit may be pursued in the A-1 zoning district.
- Compressor stations compress natural gas, increasing the pressure (or boosting) and providing the energy needed to move the gas through the pipeline.
- The proposed compressor station will have a measuring and regulating (M&R) connection to Williams-Transco
- The proposed compressor station and M&R will comply with all federal, state, and local regulations and requirements

Station Equipment and Structures

- (4) natural gas turbines totaling 53,515 hp ISO
- (2) Compressor Buildings (2 units in each building)
- Office and Auxiliary Building
- Gas Coolers
- Filter/Separators
- Station Blow-Down Silencers
- Backup Generator
- Instrument Air Compressors
- Measuring and Regulating Station with connection to Williams/Transco
- Advanced Security Systems with facility and entrance cameras
- Facility enclosed with security fence and secured gates

Project Priority: Safety

- ❑ Rigorous federal and state testing protocols
- ❑ Pipeline welds are X-rayed
- ❑ Continuous system monitoring with sensors, alarms and shutdowns



- ❑ Government-mandated operator qualification standards
- ❑ Community awareness programs
- ❑ Coordination with local emergency responders
- ❑ 24/7 monitoring from Dominion gas control center

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Project Environmental Controls

- Approved Erosion and Sedimentation Plan will be installed and maintained during construction
- Approved Storm Water Plan to be installed for permanent facility
- Spill Prevention and Control Plan for construction and operation
- "Best in Class" Environmental Features
- Select Catalytic Reduction (SCR) System designed and installed on unit exhaust to further reduce Nitrogen oxide emissions
- Oxidation Catalysts installed to reduce carbon monoxide emissions
- Methane release reduction including vent gas recovery compressor to significantly reduce methane release
- Floor drain collection system in Compressor and Auxiliary buildings and pumped to tank for removal
- Self diked tanks and additional concrete containment around tankage

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Air Emissions: Comparison

Pollutant	Buckingham Compressor Station*	Buckingham County**
Sulfur Dioxide (SO ₂)	7.3	38.1
Carbon Monoxide (CO)	95.2	5577.8
Nitrogen Oxides (NO _x)	50.2	826.4
Particulate Matter: Inhalable (PM ₁₀)	43.9	1372.7
Particulate Matter: Fine (PM _{2.5})	43.9	374.9
Volatile Organic Compounds (VOC)	32.7	14551.2
Hazardous Air Pollutants (HAPs)	4.8	n/a

*Submitted with the ACP air permit application to the Virginia Department of Environmental Quality (DEQ). DEQ will use these values to set permit limits. Projections are based on all units running constantly (8,760 hours per year) and at the maximum unit operating load. Actual annual operating hours and load will be less.

**EPA 2012 National Emissions Inventory

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Addressing Noise Concerns

- FERC requires sound levels to be below 55 dBA at noise sensitive areas (NSA's)
- Pre-design sound study performed at all nearest noise receptors (residential dwellings) to ensure compliance
- Building noise attenuation and equipment designed to comply with noise requirements
- Station blow-down silencers added to minimize venting noise
- Post-construction noise study to be performed following station completion to ensure noise compliance

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Proposed Buckingham Compressor Station



Conceptual Image - Buckingham Compressor Station



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Pipeline

Community Advisory Group



Organizations Represented

Buckingham County Emergency Services

IDA

Virginia Department of Forestry

Yogaville

Friends of Buckingham

Sierra Club

Buckingham County Planning Dept.

Chamber of Commerce

Kyanite Mining

VA Growth Alliance

Soil and Water Conservation District

Union Hill Community

Union Hill Church

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Touring a Similar Facility



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Community Advisory Group Results

- Dominion conducted (3) Community Advisory Group (CAG) meetings which consisted of representatives and residents from Buckingham County
- Dominion presented information about the compressor station and addressed questions, comments and concerns from the CAG group
- Some members visited Dominion's Chambersburg Compressor Station to see first hand what a compressor station looks and sounds like
- Actions to address main concerns of CAG members:
 - Designing downward pointing lights to reduce light escape
 - Moving station structures as far as possible from route 56 and from the Transco ROW to reduce facility visibility
 - Leaving existing trees in front of station to screen facility
 - Move microwave tower to rear corner to reduce visibility
 - Microwave tower height of 195' or less to not have FAA required light
 - Color scheme of buildings to resemble barn and blend with rural surrounding

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QUESTIONS?

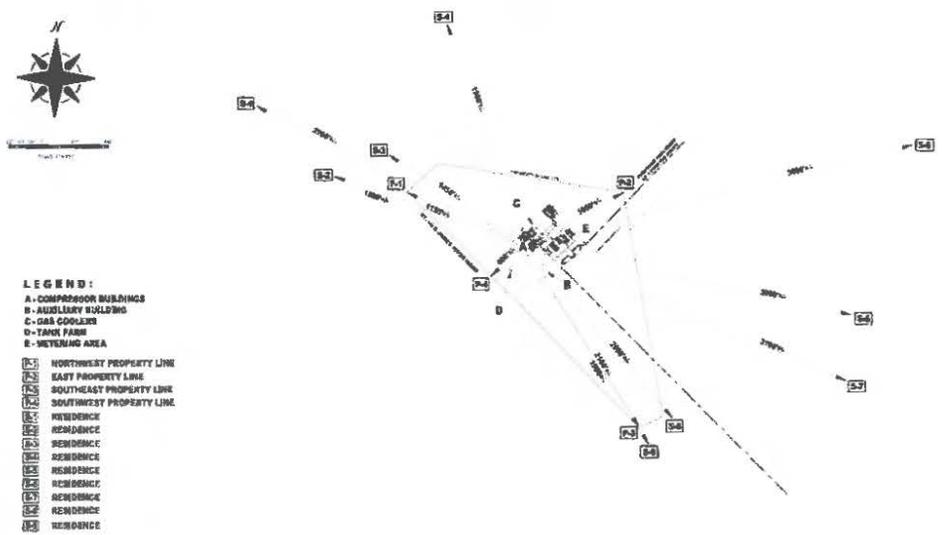
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APPENDIX

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Sound Study Locations



Sound Study Results

Sound Study Results for CS2 (Excerpted from RR9: Table 92.4-17) (Residences visible on diagram on last page of sound study)

Closest NSAs (Residences)	Distance & Direction to CS2	Existing Ambient Sound Level Prior to Station Construction (dBA)			Predicted L _{dn} from the Four Gas Turbine Compressor Units and M&R Station (dBA)	Predicted Total L _{dn} (Compressor Units and M&R Sta. + Existing Ambient) L _{dn} (dBA)	Predicted Noise Increase from Existing Ambient L _{dn} (dBA)
		Measured L _{eq(d)}	Measured L _{eq(n)}	Calculated L _{dn}			
S1. Residence	2,700 ft WNW	47.5	29.7	45.9	37.4	46.4	0.5
S2. Residence	1,800 ft WNW	47.9	25.3	46.0	42.4	47.6	1.6
S3. Residence	1,450 ft WNW	46.4	25.3	44.6	44.4	47.5	2.9
S4. Residence	1,900 ft NNW	43.9	31.8	43.2	42.4	45.8	2.6
S5. Residence	3,000 ft ENE	39.8	32.9	41.2	35.4	42.2	1.0
S6. Residence	3,000 ft ESE	46.2	35.9	46.1	38.4	46.8	0.7
S7. Residence	3,100 ft ESE	39.7	35.4	42.7	37.4	43.9	1.2
S8. Residence	2,000 ft SE	43.0	33.9	43.4	42.4	45.9	2.5
S9. Residence	2,100 ft SE	43.0	33.9	43.4	41.4	45.5	2.1

NSAs = noise sensitive areas, dBA = A-weighted sound level, Leq (d) = daytime equivalent sound level, Leq (n) = nighttime equivalent sound level, Ldn = day-night sound level, WNW = west-northwest, ENE = east-northeast, SE = southeast, SW = southwest, SSW = south-southwest, and ESE = east-southeast.



Summers: (Additional information not on slides.)

Slide #4: The Atlantic Coast Pipeline consists of about 600 miles of pipeline. It runs from north central West Virginia all the way into North Carolina with a spur also into Virginia. Secondary line which runs to Virginia Beach is 20”.

Slide #5: We plan to have a microwave tower and we are in discussions with 911 in the Buckingham County for a dish on our tower to have coverage in that area of the County.

Slide #6: As gas moves through the pipeline it becomes stagnant because of terrain and frictional losses inside the pipes. So the purpose of the station is to help boost that pressure to help it move to delivery.

Slide #7: ISO which stands for International Standards Organization. There is some confusion with our air permit. The air permit is actually filed for 57,000 hp and that’s because it’s based on the best case scenario of sea level, zero degrees temperature, 4 inches water column intake loss and also 4 inches on the exhaust. So it’s a best case scenario and that’s why we permitted at 57,000 hp. Station blow-down silencers which are not required but we have those to help silence the venting of any gas.

Slide #8: Safety is our #1 priority. We have rigorous federal and state testing protocols during construction and operation. The pipeline’s welds are 100% e-rayed. We’ll have continuous system monitoring and sensors, alarms and shutdowns on the unit and the station. Community awareness where we will meet with the community along the pipeline corridor and surrounding the station to discuss our facility. We coordinate annually with local emergency responders. We have meetings. We provide them food. We have training sessions with the local responders. We also have 24/7 monitoring of our gas control in Bridgeport, West Virginia.

Slide #9: We also have a “Best in Class” environmental features and these features are not necessarily required but we decided to do this because we wanted to be “Best in Class”. We’ve also taken steps to reduce methane release including vent gas recovery compressor to capture any gas that may be released atmosphere and pump it back into the headers and not be released. Self diked tanks and additional concrete containment around our tankages for any type of spillage containment.

Slide #10: Air emissions. This is a chart that gives you an indication of our compressor station emissions versus the current Buckingham County emissions.

Slide #11: FERC requires sound levels to be below 55dBA at noise sensitive areas which includes residents, churches and so forth. We have already done our pre-sound study and we’ve used that sound study to design our equipment to maintain that 55 at the nearest noise receptor. We have insulation in the buildings. We have fans that are attenuated. All of our building equipment is sound attenuated. We’ve also included the station blow-down silencers to

minimize venting noise and that's an extra cost to Dominion. That is not a requirement. When the construction's done we'll go in and do a post-construction noise study that's performed following a station completion to ensure that we are 55dBA at the nearest receptors to be in compliance.

Slide #12: The picture you see in front of you is a current rendering, a 3-D concept of what the Compressor Station will look like. As you can see we've tried to leave as much screening and trees in front of the station to help screen the station from Rt. 56. You can see the Transco right-of-way on the right hand side, the wide path crossing Rt. 56. You'll also see a microwave tower in the back left. That will also be designed to incorporate the emergency response microwave.

Slide #13: During the process we met with the Community Advisory Group which consisted of all these different groups in the community. You can read those representatives.

Slide #14: We also had some of the members tour a compressor station of ours in Chambersburg, Pennsylvania. And I think they were impressed with what they saw and how the station operated.

Slide #15: We can only move the facility so far back because there's wetlands on the backside so that kinda limits us on how far we can move it. There was some concerns from the community about the light on top of the tower so if we remain below 195 we will not have a light on the tower.

Slide #16: And with that I'll ask if there are any questions. We've brought a team of Dominion folks that are subject matter experts that we can answer any questions.

Slide #17: There is an appendix which shows you the sound study locations that our noise consultant did. He labeled the nearest residence and the distances. And you can see in the following chart what the increase of the noise levels would be in those situations on the very right hand side. And the second from the right column is the listing of the total dBA at the nearest noise receptor. Any questions?

Maxey: Yeah I have one. What's the difference in our existing pipelines and this one you're talking about putting in, the pipeline itself?

Summers: There's 4 Transco existing pipelines in the right-of-way, William Transco that we're going to connect to so that has nothing to do with the new pipeline we're laying. We are going to connect to those 4 Transco pipelines. They're already there.

Maxey: Is there more pressure in the new one or?

Summers: We will have more pressure in the new one yeah.

Maxey: And what's your difference...The Blue Ridge Environment Defense League has different numbers as far as pollutants. Are these pollutants are not similar? Are they yearly or...?

Summers: They should be...The ones in the chart should be the current listing of our air permit application.

Maxey: Ok.

Bickford: You say you're going to have 2 buildings with 2 of the motors in each building separate.

Summers: Yeah.

Bickford: At any one time at like full load will you have all 4 running?

Summers: We did look at one big building but again it would be one big building. We thought we'd break it up into 2 buildings it might give us a lower profile and smaller visibility from the road. So...

Bickford: But will...are the 4 going to be running all the time, full-time?

Summers: I can't say 4 will be running all the time. There is little bit of redundancy built into the system that way if we have a unit go down we have 3 others to pick up the load. There may be times where there's four units running but that would be a peak load but generally all 4 units may not run all the time. But we have to permit it as such it's running all the time.

Bickford: Right, yeah I do. I understand that. Thank you.

Smith: I have a question.

Summers: Yup.

Smith: Did Transco just install 3 new compressors on their line?

Summers: I cannot answer that. I do not know about...

Smith: Why can't you answer that?

Summers: I don't know about Transco's system.

Smith: You mean you're getting ready to tie in with somebody that may or may not has just put in 36,000 hp compressors and you don't know if they put them in?

Summers: We understand what we're tying into as far as their pipelines and their pressures but I don't know what they do at their stations. So we know what kind of flow we're going to give and take to them and their pipeline capacities and their pressures but I don't know what compressors they have on their system.

Gormus: Mr. Summers.

Summers: Yes.

Gormus: You've heard all the concerns from the people in the audience. Have you contacted any of these people as purchased right-of-ways or easements or offered them any kind of ...because it sounded like there was a difference even in the money that was being offered for the easements within the different counties.

Summers: I'm not involved in the pipeline so I can't answer that question. I'm not involved in the pipeline right away. I'm only involved in the station.

Gormus: Ok.

Summers: Yeah.

Gormus: I see somebody coming. Mr. Toms wants to answer.

Toms: The easement costs are based on third party realtor evaluations so different counties have different prices of land. So it's all agricultural, residential whatever. So it's like location, location, location. It's all susceptible what going prices are for in the area. So we're paying market value. We're having third party real estate firms to do those appraisals and those are the offers that we're working with the landowners so. Montgomery County for example is going to be a higher land rate than Buckingham County or whatever so. You have to look at the purchase value of what the going rate is there.

Gormus: Ok.

Smith: I do have a question about purchase value in Buckingham.

Toms: Yes sir.

Smith: How much did you pay for those 68 acres over on 56?

Toms: Well I think we all know that. That's location, location, location.

Smith: How much did you pay for the 49 acres off of Texas Road on the other side of it?

Toms: That's about 160 some acres there and that was at property owner value there.

Smith: Well let me ask you this. Is the trespass fee that you're paying these folks that you're going across their property is it anywhere close to what the property values are that you bought in Buckingham?

Toms: That was location sir. That's where we join Transco. That's the ideal location. So I understand your question.

Maxey: How much have you purchased in the County as far as where the pipeline...

Toms: I can't tell you yet. I don't know what all we've...several I know. We're in the process of surveying. Then you have to do a plat and then you have to get an appraisal on it so I can't answer that tonight but I mean we can get back to that.

Smith: Ok we've got a lot to learn.

Maxey: If you know we're hearing that this is supposed to reduce...it's a cheaper way of producing electricity. How is Buckingham benefitting? Can you guarantee us some lower rates?

Toms: Well that would be...you also purchase from the coop as well as Dominion here in the County and we are all in the process of gaining electricity. A lot of our rate basis in and as you know in Virginia are coal based and right here in your locality Bremo we've had to change the coal burning out to natural gas to keep it operating. So it's an emissions. It's an EPA Clean Energy Plan issue that we're dealing with. And the benefit to Virginia is continued cheaper electric rates.

Gormus: Alright sir with that being said when we traded out the coal for the gas...

Toms: Yes mam.

Gormus: At Bremo we lost a lot of people's jobs. Is this bringing in any jobs?

Toms: It will bring a lot of construction jobs. With the compressor station we'll have about 9 employees associated with that compressor station.

Gormus: Nine.

Toms: Yes.

Gormus: Ok. Construction people, where do you get these people? I mean...

Toms: Well there's a certain skill to build the pipeline...depending on the skills on the pipeline.

Gormus: Probably not anybody from the county.

Toms: It certainly could be some folks from the county working for them but it's up to our general contractor to...just like building the Bear Garden Station. You had some employees work there but certain skills come with that kind of project. So if those skills aren't available locally they'll bring those in.

Gormus: Alright. Impact on the churches up there. Trying to touch on everybody's concerns because I do feel for everybody. You know it's not near my house but it's in my county. So it's still my baby.

Toms: Right.

Gormus: Impact on the churches up there. You know when you're having service and it's quiet prayer time, you know, this roar. Is it going to be a minimum that wouldn't bother them or they just got to sing louder?

Toms: Well I think that's what your sound study shows. What our...when you get further away from it the sound goes down and...

Bowe: Emmett can I say something for just a second?

Toms: Yes sir.

Bickford: I wanted to ask...

Bowe: We went as appointments from the Planning Commission up to visit their plants. And we took a sound meter with us and we met out in this parking lot at 7:00 last Monday morning. There was not another car out there except for us. And the sound levels in that parking lot at that time were 45 dBA. Am I right?

Bickford: Right.

Bowe: When we got up to the compressor station, we toured it. We went in it. They scared us to death. They even gave us earplugs to put in. We got into the plant standing within 10 feet of the compressor station and I have worked many places over my lifetime they were a whole lot louder than that without ear protection. When we left we got just outside the gate, which could not have been any farther than from maybe twice as far from here to Rt. 60, got out with the sound meter again and it read 53 or 54. That's not loud.

Toms: And that's older technology. So this will be newer technology, more insulated, more sound proof.

Bowe: I think there's legitimate fear out there but until you actually see one of these and hear it with your own ears, I didn't know what I was about to get into when I went up there. Believe me.

Allen: Normal talking is about 60 some decibels.

Bowe: Yeah.

Allen: 66-67.

Toms: We had the same concern with the Third Union Church down near our Bear Garden Station if you recall back in the day and you know there's been no concern. I mean there was some fear about noise whatever in operations. That station is bigger, different, a whole different scenario set up there. But we have not been detrimental to the church down there between two neighbors there so. We do have to meet the sound requirements and those will be part of our federal requirement, state and federal requirement.

Gormus: Ok. And I think you cleared up about the microwave tower. It's not 198 feet. It will be less than 195.

Toms: Less than 195.

Gormus: So there'd be no light on that.

Toms: Well you think, I might just add there that near that church, both of those churches, there's been 4 pipelines there for 70 some years already. So we're crossing those pipelines but they've been...they're talking about the blast zone and those kind of things, they've been in that zone for years.

Gormus: Ok.

Toms: So that's you know I point that out to them but they keep bringing that up. They're sitting right on it.

Maxey: But they don't have a compressor station.

Toms: No but the rupture of the pipelines is what they're looking at.

Maxey: Right.

Toms: And they've been in that scenario for 70 years.

Maxey: But you've got pollutants and a lot other things happening when you put a compressor station in.

Toms: And, yeah there's some air emissions there and that's what's outlined in the permit.

Maxey: That's what concerns me. Alright.

Gormus: And so if I'm reading this right the unit itself, the whole complex would be gated? I mean fenced and gated.

Summers: Yes mam.

Gormus: So there wouldn't be any four wheelers running up and down the pipeline?

Summers: Gated with cameras.

Gormus: With cameras.

Toms: Now the Transco Pipeline exists there you saw to the right. It's not gated today and that won't...that's up to Transco. I mean that's a different company so. That right-of-way exists today and if the four wheelers want to run in there, you know, that's up to them to maintain so you know.

Gormus: And they do.

Toms: And we'll have the same with our pipeline.

Gormus: Ok.

Bowe: There's one other thing that I noticed up there and that was that...I think if I remember right you all said the land had been there for 30 years, that compressor station.

Summer: 1992

Toms: 90's, 1992.

Bowe: 92 ok excuse me. But since then there are some gigantic subdivision houses within a mile or two of that place. They have actually moved in after the compressor station is there. So I don't know how much logic we can put with the fact that because it's a compressor station nobody wants to buy in the county. That just did not seem to be the case up there.

Toms: And as you saw there's not only one compressor station there's three there. We have another on across the road and then Columbia has one there. So there's three compressor stations at that site. And we've got schools and subdivisions and everything all around so.

Maxey: There's a lot more people there getting forced to move into those areas too.

Toms: Right.

Gormus: Alright and the concerns with the partitioning of the farms. When you go through a piece of property after the pipeline is there what do you leave?

Toms: Basically grass to right-of-way. It cannot have trees planted on it. It cannot have buildings on it. Other than that you can farm over it. We pay for loss of crop damage or loss of use for the during the construction period but in agricultural land it will be put deeper so they can plow up sub-soil. If there's forests in that area we will work with them on access roads, crossings. If not after the pipeline's through you want to come back and timber then we need to put some matting down and do those kind of things. But if it's a permanent road crossing we'll work with landowners to do those kind of things. And we'll work with them to put it deeper. We require a minimum of 3 foot of cover for on top of it but if it goes right across the land then we'll put it deeper so they can farm over it, drive over it and those kinds of thing so.

Gormus: And livestock could be there and...

Toms: No problem. Right we'll work with the landowner...

Gormus: There won't be any danger to them?

Toms: We'll have to work with them on the construction period or whatever. So we'll do the fencing and all that to keep them off of that you know. If we have to do water and feed sources we'll have to work with the individual case by case basis on that so. We don't intend to stop their production. The intent is to get through and get out with the least angst as possible.

Gormus: Ok.

Toms: So you see the right-of-way every day when you ride up and down the road onTransco. It's going to be similar.

Gormus: I'm trying to cover all my notes that I made...

Toms: Right.

Gormus: You know because I love these people.

Toms: I understand.

Gormus: And you all are going to be here and then you're going to be gone and we're still going to be here.

Toms: I understand.

Gormus: So and the welds are x-rayed? So you have certified welders?

Summers: 100% x-rayed, yes.

Gormus: Ok.

Toms: And then the pipeline will be flown once a month. It will be foot patrolled. We have 24 hour safety system.

Gormus: A drone?

Toms: From airplane overview so for inspection of right-of-way. We don't want loggers and track hoes and that kind of thing getting in the right-of-way.

Gormus: Ok.

Toms: That's a safety precaution as well. We have cathodic protection which is an electronic signal along the pipeline. It's called cathodic protection which is basically an electrical signal sitting on the pipeline that really looks for derogation or corrosion or whatever so that's a newer technology that's not on the Transco pipeline. The pipeline is epoxy coated inside and out so there's some different safety standards from the existing line that you have today that will be above what's here now.

Maxey: Has there been any forms in the county to educate the public? Or is this...this is the first time?

Toms: No we've had a couple of houses. We've had a county advisory group with constituencies. We've had open houses here in the building here. Had on at the middle school and invited folks to come out. We had a right good crowd at the middle school and here at the...so landowners were invited; the county was invited to come to attend so. We've had 2 what we call open houses here and then we've had the customer advisory committee that met for several months as a group of concerned citizens. Several of them have spoken tonight that were on the committee we tried to educate about this process.

Bickford: What's the longevity of building the site, the plant as far as construction time?

Summers: I think it would probably take anywhere from 9-12 months to build??

Bickford: You said how many laborers would be there?

Summers: We would have anywhere from 75 -100, maybe a little over 100 at the peak of construction.

Bickford: Any...I know I read this information I apologize how any permanent positions.

Summers: I think between 8 and 10.

Bickford: 8-10 ok.

Summers: And if I recall some of those folks may be hired locally depending on their skills and qualifications.

Bickford: Right.

Toms: The pipeline construction itself may have a segment of 600 workers at a time to this area so that section will move up and down the pipeline from land clearing to welding; to you know installing it in the ground, those kinds of things and coming back reseeding so. At one point the way we talked to the general contractors there could be as many as 600 people here in a volume at that point.

Maxey: Somebody else may need to answer this Rebecca. What's the benefit to Buckingham? I've heard you know tax wise or...

Cobb: I don't have tax number. I mean at this point we have an estimate but I 'm not sure what it is.

Toms: I can give you an estimate. 18 it's about 200,000, 19 it's about 300,000. You get to our peak flow of gas we're projecting in 2022 it's about a million and a quarter tax revenue to the county.

Maxey: And that's from the compressor station?

Toms: The compressor station is about 40% of that and the pipeline is about 60%.

Maxey: So the pipeline itself is taxed?

Toms: Yes so you get about a million and a quarter after we get to full operation.

Maxey: We need to hear both sides. We need to understand.

Toms: Right. So it's about a 60/40 ratio coming from the pipeline and compressor station. So about 40% from the compressor station.

Bickford: Ok. Any other questions for either of these?

Smith: Yes. What's the life of the pipeline before you shut it down?

Toms: Well that's a good question. Some of this pipe in the area is operated 50 years but our rate base and we built on a life base of about a 30 year cycle but a lot of pipe is serviceable. And we have a Columbia line up in Augusta County that's been there it was like 50 years before they replaced it. Some of the Transco line has been in the ground. They had a big rebuilt in 77; 75-77 time frame replaced a lot of it. They actually have a 42" line in their right-of-way so they have 36's and 30's in that right-of-way. So there are four pipelines there but they are over capacity and wintertime you cannot get capacity off of that. So that's why we need additional pipeline. People keep saying there's plenty of capacity here. Well that's true in the summertime because peak demand is for heating for gas predominately in the U.S. is in the wintertime. And as we start generating 24/7 with electric generators we're going to take peak being year round so we need another highway. It's the 81 or 79.

Smith: Maybe I misstated or you misunderstood. I'll try it again.

Toms: Ok. Yes sir.

Smith: When this pipeline is done, finished, caput, never to be used again what is that time frame?

Toms: Don't know. It's unknown. I mean as long as our license goes with FERC and it's operational that's unknown right now. But based on safety and pipe conditions you would replace the pipe and keep going. So that's an unknown right now. So we'll have limits on our permits that we'll have to renew at that time if it's still operational so. But the pipe generally, industrial average has been 50 years but you know in most places 30 years is what the life cycle of the pipe is rated on from the manufacturer those kinds of lifes.

Maxey: What's your permit limitations on the pipeline? Are you...

Toms: Terms?

Maxey: Yeah.

Toms: Basically it's an open-ended permit. Once we get it you just have to meet regulations as they come along. So we'll have an air permit and then we'll have a pipeline operating permit from FERC so it's a question of time. And we also have in our easements with the landowner

should we abandon it there's, and we've got it in the special use permit, when we abandon it we need to take it back to its normal reclamation. If the landowner wants the pipe removed then we would do that. So there is provisions in there should by abandon it so. And we've got the same thing in the compressor station taking back to green field situation whatever so.

Smith: I know Colonial flies daily flights down the pipeline. Do you think once a month is enough?

Toms: Well Colonial's got some age on their pipelines. What's required...

Smith: 63.

Toms: Yeah, what's required is minimal. And we do more than the minimal requirement or whatever. But they have a fluids line. They have a gasoline and diesel fuel line different from what us with natural gas. So we also have some more sensing equipment on our pipelines that are not on the Colonial line today so. That is above the required standards. We do that for safety so. We are required shown on one of the slides there is basically it's a MRI. But there is a machine that goes through the pipeline and some of the Transco line is older that it can't get through there but broader our pipeline will be it's required every 7 years to go in and do a MRI of the pipe to look at the integrity of that and Transco's not required to do that due to the age of their pipe that's here today so they don't have the capability to do it all. So that's another safety feature that's in there so. Plus you take a MRI of your pipe every 7 years so that's a requirement.

Bickford: I just want to follow up on something you said about crossing the pipeline if it was installed. What is the...I know most cases it's determined by the depth of the pipe. They come out and somebody measures and sees how deep it is. What would you...what would your specifications say if a logger wanted to cross your right-of-way?

Toms: Well typically a log truck is 80,000, 86,000 and you get a heavy weight permit. They can cross the pipeline but because it's axle width because when you get close together like a combine those kinds of things when you get shore together it's a mathematical function to weigh the axle's bases. If you want to cross the pipeline we do what Transco does. You either put rip rap or oak mats down to spread the pressure out or whatever so.

Bickford: I agree with this because I'm a forester and I'm just trying to follow up on it.

Toms: Right. We say you don't cross the pipeline without notifying it. We evaluate it then based on the kind of equipment you use. If you've got concrete truck that's a whole lot different from a combine or a long based tractor trailer or whatever so. If you go to continue to run over it then we want to beef it up a little bit in that area. If it's going to be a permanent future street for a subdivision or a permanent farm road then we ought to plate it, do it now so you can cross it there and put gates there and make a permanent crossing so. We'll work with the landowners

going through there now ten years from now if you come back and want to do it then that's going to be cost to the contractor or whoever just like it is on Transco or any other line.

Bickford: Ok.

Toms: That answer?

Gormus: Almost what you're saying is you provide like a good neighbor policy up front?

Toms: Right.

Gormus: For the farmers who have concerns about crossing this pipeline should it go in.

Toms: Yes mam. So we'll work with all the landowners whether it's farming or forestry or whatever you do. If it's a future planned subdivision that's got a road dedication that's not here today, we need to work to beef that up. So we cross under you know if you go up the DC pipelines are all around us. But I mean we work to get with roads those kinds of things. But if we know about it now, it's like the county water system, if you know about it now you put it in. But if 10 years from now somebody comes in and wants to go across the water line then you've got to do something to protect it. So that's kinda where you go. Does that make sense?

Gormus: Yes sir.

Toms: Ok.

Gormus: Do you have like we all hear you know before you dig call Miss Utility?

Toms: We do. We have 811. We have all that all along.

Gormus: Have a speed dial number.

Toms: Yes we do and we have a...you'll see the markers...you'll see them on the orange and white markers and orange and yellow markers that you see on the pipeline, they have the phone numbers. And they'll be in fence lines and on property crossings and that's one of the things we do once a year when we meet with the local emergency team is to educate them just like we do you know about digging and calling 91...you know the 811 number we have.

Gormus: Do they have a designated number...

Toms: Right.

Gormus: Like the utility poles?

Toms: We have a designated number we all use and 24 hour response.

Gormus: I mean on... say you know I got a pole on my property does it have a number on it when I call it says this is pole number 12345 and you know where it is?

Summers: We do have numbers on our pipeline markers yes. And that's part of the community awareness as we work with the community in the vicinity of our facility to make them aware that the facility is there so if anybody tries to dig around it they are aware of it to notify them.

Gormus: Ok.

Bickford: Any other questions from the commissioners? Ok thank you gentlemen.

Toms: Thank you.

Summers: Thank you.

Bickford: We are charged with deciding tonight whether to move this forward to public hearing or whether...

Cobb: If you want to pause on that decision I will go through the conditions.

Bickford: Conditions ok.

Cobb: That way if you have any changes to those we can address that and face the Public Hearing on those conditions. So I'll just go through each condition. If any Planning Commissioner has a question about a condition or has a change then just speak up and we will discuss that while we're there.

- 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

Bowe: I think you need a combined in there don't you?

Cobb: Yes we can do that.

Bickford: Because you've got 4 different motors.

Cobb:

2) Except as otherwise outlined in Condition 16 below, the only use of the property shall be compression of natural gas and its 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.

Asked to put list up on overhead. Ms. Cobb does so.

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.

The applicant has contacted me with concerns about this condition. They have said they feel comfortable meeting that decibel less than or 55 or less at the property lines with the exception to Rt. 56 that because of the wetlands and they can't move the facility back any further. They are leaving the trees there in the front for screening but also to help you know muffle the sound at along the roadway. But granted that most people are going to be in their vehicles traveling the road and noise levels in a vehicle is going to be louder than that, they have asked to modify that condition to kinda exempt the property line right at 56. So that is there for your consideration on that condition. Do you want to discuss that or do you want to think about it and we'll come back to it?

Gormus: I want to discuss it.

Cobb: Ok.

Gormus: When you go down through the four lane highway and you see a housing development or here, you see the big wall that keeps the traffic noise away from the houses. Is that not something that could be put as a screen barrier?

Cobb: That was something...I didn't mention that specific thing but I did mention you know other ways to decrease the sound level and the response that I received was you know they were trying to do a more natural looking because of the visibility issue that during a lot of the public meetings there was concerns about visibility and seeing it. And they felt that that wall would be

something that people would term as ugly and didn't want to see it and a reminder that the compressor station is there. So that was the response that I got.

Gormus: Well perhaps they could put it up and then put ivy on it. I mean I feel like the noise concern was a lot of the people's that were sitting here it was coming off of 56 and if we just leave that end open it's not fair to them. That's my own personal feelings.

(Toms from the audience. Inaudible.)

Bickford: Please come forward if you don't mind sir.

Toms: Looking at the sound studies that were done and with the buffer of trees we feel comfortable with 60. 55 is going to be tough to make it as close as we are to the road. We have distance front, back and side...side and back but we don't have it in the front. You know and if we go to a wall is that something that is detrimental to the view shed or whatever. Leaving the trees we need about 60 dBA at the road which is louder than me talking here and louder than a car going by. We had the car running using the meter at the station and it's 77 just standing beside the car running so. I mean 60 is what we need to meet by the sound study at the frontage level there so.

Cobb: So potentially for the condition we could list the other or say the property lines with the exception of that property line being at 60 dBA and list that number if you feel comfortable doing that.

Smith: What if they have construction equipment already they could build a berm and put small shrubs on it.

Bowe: That's not going to do as good a job as the existing trees. The existing trees I think they were about...it appears there's about 100 feet thick of them. I'm not sure you want to be riding down Rt. 56 and look up and see this concrete wall for a couple hundred, 3 or 4 hundred yards. I don't think that's going to go real good out there. There's not another concrete wall in Buckingham that I know of.

Toms: And that was the concern of a lot of our community members. That's why we decided on the trees as much as we could but we do have wetlands behind us so we can't go back but so far to get the footprint in there so. We need about 60dBA at the road. And the requirement for 55 is not at the property line. The federal requirement is at the nearest receptor which is a home or whatever. So there's not any homes on the front side today on Rt.60.

Bowe: Well I guess I'm in an advantage over you all because I went up there and I listened to this thing. And I'm telling you it's not that bad.

Gormus: Well maybe if we move this on to public hearing we could have one of those meters here to see how loud everybody is?

Allen: You won't get under 70 in here.

Gormus: Could we try that?

Bowe: When we were going up we were trying it in the vehicle.

Gormus: Could we do that Rebecca?

Cobb: I used one on my phone so I can actually tell you what we've got right now if you wanted me to.

Bickford: What you all are requesting on this condition is to change it just for...

Smith: At 56.

Bickford: Only at 56. If that's possible.

Toms: We can make the other because we've got enough space. On the front we're not going to make it. And we're trying to leave as much trees as possible you know and even put more trees there. But if you but the berm or the wall a lot of our community members did not like that suggestion because it looks more industrial.

Smith: I hate to be a smart aleck but it's possible you bought the wrong piece of property.

(Applause from audience.)

Cobb: So Alice just on my app on my phone during that conversation it was peaking at 80 and averaging at about 61 dBA.

Gormus: Ok. Thank you because I don't visualize things. I needed...

Summers: I brought a chart to give you an example of what decibels are and a comparison to what that noise sounds like if you're interested in to look at that. So we're to be 55 at the nearest receptors, 60 is a busy street, an alarm clock, average office noise is about 50, just give you an idea.

Smith: Sorry I don't have any experience with that hair dryer.

Toms: I threw that in there.

Bickford: Thank you.

Maxey: But that's a constant. That's not up and down, the noise.

Summers: Well it could vary. We're basing the noise on everything running full tilt. So it could be...

Cobb: Scott could you come to the mike?

Bickford: That way everybody can hear.

Smith: And you're on the tape that way.

Summers: We perform our sound study full tilt so all 4 units running, everything running, coolers running so we get a good full tilt, full station operation noise. And then most of the time most everything won't be running. So it will be that point or less.

Maxey: So you're saying your average may be 50. Is that all day?

Summers: No it depends on what units and coolers and equipment is running. It could be less but it can't be more than what we're telling you here. It can't be more than 55 at the nearest receptors.

Maxey: But it's a constant.

Summers: It's a constant variable. If one unit's running then it's going to be less noise than 3 units running.

Maxey: What did she say somebody talking was?

Gormus: She said it was 81.

Bowe: Chet when we went out there I was expecting to see this 56, 57,000 hp machine that's the total of all the machines in the building. There's 4 of them that will add up to 53,000. Only normal operation will be 3 or less running at any one time. It's only on what did you say rare occasion?

Summers: Peak load. Peak load a very, very warm day.

Bowe: That you get the fourth?

Maxey: Is that at night too? During the night.

Summers: Yes. Yes.

Maxey: Ok thank you.

Bickford: Why don't we...

Gormus: Ok I'm good with that.

Bickford: Move on and we'll think on that one.

Cobb: Ok.

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.

So that is the proposed conditions. I'll leave that for your discussion along with discussion of setting the public hearing.

Bickford: Thank you Ms. Cobb.

Maxey: Ms. Cobb this is on the Buckingham web-site the conditions?

Cobb: Correct. The packet that was provided to you all, I believe it was delivered to you all on Thursday, was also put on the County web-site on Thursday. So when you go the Buckingham County web-site, on the very front page under news the first little block is where the Board of Supervisors' packets go and then the next block is the Planning Commission packets. And so tonight's entire packet there, this application and the conditions are there and it will remain there until the next month's meeting. And about a week prior to we will change the packet for the current month's information.

Maxey: Somebody can pick up a copy at the office right. If they don't have a computer.

Cobb: Yes we do charge a fee for making copies. But yes they are welcome to come and do that. It is 50 cents a page.

Gormus: And there is also one at the library.

Bickford: Commissioners any questions or comments regarding the 32 conditions? Other than the change for #1 and then the suggested change to #6 for the property line along Rt. 56 raising it to 60?

Smith: You did make note of the change on #1?

Bickford: Correct that is the compression of natural gas will occur through natural gas fueled turbines with no greater than a combined 55,000 ISO.

Smith: Right.

Maxey: On 29 about half way down it says reasonable period. Do we need to assign a time to that or does that sound alright to everybody?

Gormus: Guess it depends on what the complaint is what the reasonable time is. So we can't hardly put a time limit on it.

Maxey: I'm just asking.

Bickford: Probably difficult.

Smith: I think Chet's right. I think 10 business days is adequate.

Cobb: The reason...

Charlton: I was thinking, it doesn't say for full remediation.

Cobb: The reason it says reasonable time is because depending on the agency and the discussions that they are having they may not have an answer within 10 days. So that's why there's not a time frame there.

Charlton: I'd say that that's, steps are being taken, we are hiring a consultant, we are working with the Feds to look at this. They've given us a time frame.

Cobb: And we could add...

Maxey: The problem is...

Cobb: That once steps are being taken they have to let us know those steps within x number of days that you all decide.

Maxey: Right. We need to set a time frame because the problem with a lot of situations in what we do is there's no time frame and it gets dragged out for months. They need to let us know something quickly. That's just my thought.

Cobb: So I think Sammy you mentioned 10 days. Is that something that everyone is...

Smith: Everyone comfy with 10 business days?

Bickford: Do the Commissioners think that is adequate? I guess my question is refer back to what you said Ms. Cobb, is that going to be something that can actually be done?

Toms: I think we would be comfortable with 10 days but the answer may be we do not know. We will let you know. If you can get us an answer from a federal agency in 10 days we'd be glad to have it so. You know we under issue with the agency we're dealing with so we can give you a 10 day update and it may be the same for the next 30 days. But 10 days is something we can certainly report to you on. But we may not have the answer by then because if you can get us an answer from FERC in 10 days we'd love to have it so. You know that's kinda what we're under dealing with DEQ or whatever so. I'd be glad to keep you updated.

Smith: I just don't like being ignored.

Toms: Yeah we'll keep you updated every 10 days no problem. But it may not have an answer yet. So that's the position we're in.

Smith: I don't know is an answer.

Toms: Yeah.

Bickford: Alright if everybody's comfortable we're going to go with 10 days.

Maxey: That sounds good.

Bickford: Seems to be acceptable Ms. Cobb.

Allen: On #2 you've got "there shall be no other industrial uses on the subject property." Does that exclude, include the cell tower?

Cobb: The cell tower is not considered an industrial use.

Allen: It's on the property.

Cobb: I'm sorry?

Allen: It's going to be on the property.

Cobb: It's on the property but it's not industrial. Do I say any use or do I say industrial?

Allen: No you've got it right. Industrial use. Alright I just want to make sure.

Cobb: Right and while we're mentioning that I will go ahead and say they are working on application for that so that will be coming before you as well. They needed to still do a balloon test and some other things so that's why it not here at the same time. But that application will be coming before you as well.

Bickford: Any other comments?

Maxey: Well we're just deciding to send it to public hearing.

Bickford: Right.

Maxey: Which is what it should be.

Bickford: I'm referring to the conditions. Anything you wanted to question or change of the 32 conditions.

Maxey: Well the citizens need time to look at that too. Maybe help us out on something.

Gormus: So are we changing #6 from 55 to 60?

Bickford: That has been discussed but we haven't said we would.

Cobb: My proposal was to leave it at 55 for the other property lines and to change it to 60 for the property line...

Allen: On 56.

Smith: Do you need that as a motion or just a consensus.

Cobb: Just a consensus.

Bickford: I have no problem with it.

Maxey: This can change.

Bickford: Correct.

Smith: Yeah after it goes to public hearing.

Cobb: Yes but the public hearing is somewhat based on that you're looking at these conditions so if there's you know huge changes next month then we may be advised to hold another public hearing so.

Maxey: Which could be good.

Bickford: Is the consensus of the Board ok with this one change on clause 6?

Smith: The property line.

Bickford: Yeah 60 dBA along Rt. 56 that property line. It appears that is ok.

Gormus: Alright #9. Site lighting are we speaking about post-construction, during construction or pre-construction or just all the time?

Cobb: This would be post-construction. This is the facility operating lighting.

Gormus: Ok. So there's nothing about during construction.

Maxey: Do you all plan working at night?

Cobb: Well you'll notice in #5 there are construction noise...

Gormus: Right but we don't say anything about lights at night?

Cobb: I guess I was thinking it wouldn't be lit if there wasn't anyone working.

Maxey: Let's just ask?

Bickford: Why don't we just ask?

Gormus: Well we can't assume.

Summers: Depending on our schedule we could work at night. We have at one of the projects. It's not real efficient and I don't think the contractor likes to work at night but it's a possibility.

Bickford: Ok.

Maxey: Well we could limit it from dawn to dusk on construction. A lot of projects are for that reason. Think about it and add it later.

Bickford: Any other questions, changes, suggestions to the conditions? Review these. We are charged with making a decision whether to move this on to public hearing or not. That's where we're at now.

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

Maxey: I'll second. It needs to go.

Bickford: Ok any further discussion before we vote? Seeing none we will vote then.

Commissioner Bowe moved, Commissioner Maxey seconded and it carried 7-1 to send to Public Hearing 16SUP236 ACP Compressor Station. Commissioner Smith voted no.

Bickford: Alright that passes. It does move forward to public hearing which will be September 26th. Is that correct?

Gormus: Alright we will have an answer about this night lighting during construction before then?

Bickford: Well actually he said that right now he can't speak for the contractor but they probably will not plan to do that. If you feel that you want something in that I would say bring it

and we will...if this were to move past and move to the Board of Supervisors we could change it at that time.

Gormus: Well I think that that was one of the concerns and I don't want to be accused of not listening to the concerns of the constituents there.

Bickford: Alright. I would say you can think about it and determine what kind of language you want there.

Gormus: Ok.

Maxey: Most jobs that I've dealt with are only dawn to dusk.

Bickford: Normally they are.

Maxey: The contractor actually could work beyond that but he had to go before the municipality.

Bickford: Right.

Gormus: I mean you go down the interstate and you see all these lights and they're just working like it's daylight.

Maxey: That's what I'm saying. You can limit it in your conditions.

Gormus: Yes.

Bickford: Little different circumstances because they're working at night to limit the traffic that's traveling on that. This is a site but yes you can certainly entertain just setting specific hours.

Gormus: Also dollars drive the train.

Bickford: If you choose to. Ms. Cobb this will be set for September 26th. It will be the first thing on the docket. I guess about 10 minutes after 7.

Maxey: I've just got one question John if I could ask these gentlemen while they're here.

Bickford: Yeah.

Maxey: How long will it take, if everything passes, you know I'm not saying this one way or another, how long will it take to build the station?

Summers: 9-12 months typically.

Bickford: 9-12 months.

Maxey: Thank you.

Bickford: Ok Ms. Cobb that moves us toward your reports.

Summers: We would have to have a FERC certificate to begin construction.

Bickford: Thank you. We will see you all in September. Ms. Cobb that brings us to your reports and correspondence.

Re: Reports/Correspondence-July Building Permits

Cobb: For the month of July we had 16 building permits totaling of \$3,824.17. You will notice that I did include kinda our mid-year analysis of where we are in comparison to other past years building permits. So that is there for your review and interest. That is all I have tonight. I have already mentioned to you that we will be seeing a tower application for the site.

Re: Commission Matters/Concerns

Cobb: The other thing I guess that you can discuss as part of your commission matters and concerns is we are currently scheduled for a work session for September 19th. At this time we're not working on any documents or anything like that so I didn't know if you all wanted to cancel that work session or if you have some matters that you would like to bring forward and me have on the agenda for that night.

Bickford: Ok that finish you up then?

Cobb: That finishes my items.

Bickford: Ok commission matters. Do we want to hold the work session? You said September 19th?

Cobb: Yes.

Bickford: Seeing that we're not...as far as there's anything from the Board of Supervisors do you want to keep that? Any Commissioners have a need to have that work session? Think she said to maybe just not have that.

Smith: Yeah. We don't have anything to do I don't see why we need to be here.

Bickford: I agree. I agree wholeheartedly. Ok. Do you need a vote or just...

Cobb: Yes please.

Bickford: Ok. Somebody please put that in a motion.

Smith: I make a motion we cancel the work session.

Bickford: Ok motion and a second.

Commissioner Smith moved, Vice-Chair Gormus seconded and was unanimously carried by the Commission to cancel the September 19, 2016 Planning Commission work session.

Bickford: Alright we will not have a work session on September 19th. We'll be back the 26th for the regular scheduled meeting. Any Commissioners have anything they want to voice?

Gormus: I'd like to thank those who went on the trip. I didn't make it but...

Bickford: I do too. We appreciate Pat Bowe, and Mr. Crews and Mr. Allen.

Bowe: Royce.

Bickford: Oh Royce. I didn't know Royce went. Thank you Royce. I did not know that. I apologize. Appreciate you all taking the time going. Alright seeing none we will entertain...we'll have the motion to adjourn.

Re: Adjournment

Gormus: So moved.

Smith: Second.

Vice-Chair Gormus moved, Commission Smith seconded and was unanimously carried by the Commission to adjourn the meeting.

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

ATTEST:

Rebecca S. Cobb
Zoning Administrator

John E. Bickford
Chairman

Buckingham County Planning Commission
September 26, 2016
Administration Building
7:00 PM
Public Hearing 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.

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 applicant has stated the station is within the Comp. Plan because it is outside of designated Village Centers and Growth Corridors, low traffic and low population density in the area. However, this is only a broad and fast look at the Comprehensive Plan. The applicant has made application for an air permit through the Department of Environmental Quality (DEQ) and the DEQ will be the regulatory agency regarding all air emissions. However, there may still need to be some edification for the County regarding controls, level of emissions and possible health and environmental risk. The Agriculture District (A-1) requires that utility generating, boosting, relaying etc. stations must obtain a SUP but at this time the Planning/Zoning Department recommends further study of the information prior to sending a recommendation to the Board of Supervisors.

Below are the suggested conditions for the Special Use Permit 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.

Would the Commission please hold the advertised public hearing and proceed with discussion?

APPLICATION FOR A SPECIAL USE PERMIT

CASE NUMBER: 16-SUP236
(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 A. McCoy* Date: 7/6/2016

Signature of Applicant: *Kurt A. Pennock* Date: 7/6/16
ENGINEER:

Please indicate to whom correspondence should be sent:

Owner of Property Contractor Purchaser / Lessee Authorized Agent Engineer

For full application

Refer to Planning Commission Packet dated
August 22, 2016

September 1, 2016

The attached adjoining landowners letter was mailed by certified mail by prepaid postage to the following list of landowners on September 1, 2016 to let them know about the public hearing to be held by the Planning Commission on September 26, 2016

Ben Morris, Jr.
4624 Paschall Ave
Philadelphia, PA 19143

T.H. Dolan, Est.
c/o Sue B. Wray
2731 Lofton Rd.
Roanoke, VA 24015

CWRB Associates, LLC
8812 Jericho City Dr.
Landover, MD 20785

Royal P Haskins Estate
c/o Charlene Scruggs
1628 S. Coolwell Rd.
Madison Heights, VA 24572

Plum Creek Timberlands, LP
c/o Weyerhaeuser Company
P.O. Box 89
Fairfield, ME 04937

Burnell S. Laury
40 Valley Way
West Orange, NJ 07052

William H. & Mary Rose
5737 S. James River Hwy
Buckingham, VA 23921

Jerome & Merniece Mayo
c/o Ella Mae Rose
5737 S. James River Hwy
Buckingham, VA 23921

I Leben Cobb do certify that the above information is correct. Date 9/1/16

Notary Public
Commonwealth of Virginia

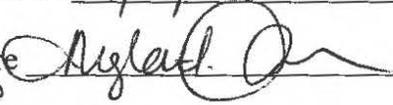
County of Buckingham

State of Virginia

Subscribed and sworn to me on 1 day of September 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
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

Certified Mail

Ben Morris, Jr.
4624 Paschall Ave
Philadelphia, PA 19143

September 1, 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-SUP236. This is a Special Use Permit request to operate a natural gas compression station. The applicant and owner is Atlantic Coast Pipeline, LLC. This request is for tax parcel 91-60 on S. James River Hwy. 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 September 26, 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

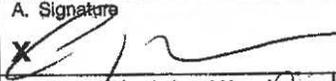
SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
CWRB Associates, LLC
8812 Jericho City Dr.
Landover, MD 20785

2. Article Number (Transfer from service label)
7014 2120 0001 0370 2565

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
CRAIG N. WHITE _____

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
 Insured Mail Signature Confirmation Restricted Delivery (over \$500)
 Insured Mail Restricted Delivery (over \$500)



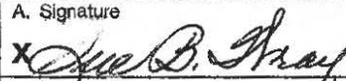
SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
T.H. Dolan, Est.
c/o Sue B. Wray
2731 Lofton Rd.
Roanoke, VA 24015

2. Article Number (Transfer from service label)
7014 2120 0001 0370 2558

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
Sue B. Wray **9/18/14**

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
 Insured Mail Signature Confirmation Restricted Delivery (over \$500)
 Insured Mail Restricted Delivery (over \$500)



PS Form 3811, April 2015 PSN 7530-02-000-9053 Domestic Return Receipt

PS Form 3811, April 2015 PSN 7530-02-000-9053 Domestic Return Receipt

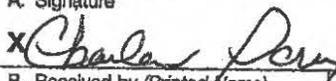
SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Royal P Haskins Estate
c/o Charlene Scruggs
1628 S. Coolwell Rd.
Madison Heights, VA 24572

2. Article Number (Transfer from service label)
7014 2120 0001 0370 2572

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
Charlene Scruggs **9-9-10**

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
 Insured Mail Signature Confirmation Restricted Delivery (over \$500)
 Insured Mail Restricted Delivery (over \$500)



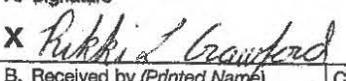
SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Plum Creek Timberlands, LP
c/o Wyerhaeuser Company
P.O. Box 89
Fairfield, ME 04937

2. Article Number (Transfer from service label)
7014 2120 0001 0370 2589

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
Rikki L Crawford **9/7/16**

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
 Insured Mail Signature Confirmation Restricted Delivery (over \$500)
 Insured Mail Restricted Delivery (over \$500)



PS Form 3811, April 2015 PSN 7530-02-000-9053 Domestic Return Receipt

PS Form 3811, April 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

William M. Moss
7925 Bell Rd.
Dillwyn, VA 23936



9590 9403 0654 5183 5221 36

2. Article Number (Transfer from service label)

7014 2120 0001 0370 2619

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *W.M. Moss* Agent Addressee

B. Received by (Printed Name) *Wm. M. Moss* C. Date of Delivery *9-10-16*

D. Is delivery address different from Item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ben Morris, Jr.
4624 Paschall Ave
Philadelphia, PA 19143



9590 9403 0654 5183 5542 98

2. Article Number (Transfer from service label)

7014 2120 0001 0370 2541

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Ben Morris* Agent Addressee

B. Received by (Printed Name) *Ben Morris* C. Date of Delivery *9-6-16*

D. Is delivery address different from Item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery



PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Burnell S. Laury
40 Valley Way
West Orange, NJ 07052



9590 9403 0654 5183 5525 39

2. Article Number (Transfer from service label)

014 2120 0001 0370 2596

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *B.S. Laury* Agent Addressee

B. Received by (Printed Name) *Burnell Laury* C. Date of Delivery *9/7/16*

D. Is delivery address different from Item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jerome & Merniece Mayo
c/o Ella Mae Rose
5737 S. James River Hwy
Buckingham, VA 23921



9590 9403 0654 5183 5525 15

2. Article Number (Transfer from service label)

7014 2120 0001 0370 2534

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *WH Rose* Agent Addressee

B. Received by (Printed Name) *William H. Rosa* C. Date of Delivery *9-6-16*

D. Is delivery address different from Item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 Article Addressed to:
 William H. & Mary Rose
 5737 S. James River Hwy
 Buckingham, VA 23921



9590 9403 0654 5183 5525 46

2. Article Number (Transfer from service label)
 7014 2120 0001 0370 2602

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X W.H. Rose Agent Addressee

B. Received by (Printed Name) William H Rose C. Date of Delivery 9-6-16

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

A second round of music featured Richmond-based Suit & Tie, which got the growing audience grooving to a mix of classic and modern R&B with a jazzy tint.

Everything appeared to go smoothly, with a large number of Farmville Police Department

Finally, a little after 8:30 p.m., it was time. The audience loudly counted down from 10, cueing the 20-minute fireworks show to start.

Afterward, Suit & Tie returned to the stage to sing a few more numbers as folks headed back to their cars to drive home.

Buckingham County Planning Commission

NOTICE OF PUBLIC HEARING

Monday, September 26, 2016

**Buckingham County Administration Building
13380 W. James Anderson Hwy
Buckingham, Virginia**

The Buckingham County Planning Commission will hold a public hearing on Monday, September 26, 2016 to hear public input regarding the following request. The meeting will begin at 7:00 PM in the County Administration Building Board Room.

Case 16-SUP236 - Applicant/Owner: Atlantic Coast Pipeline, LLC Property Information: Tax Map Section 91 Lot 60 containing approximately 68 acres. Location: S. James River Hwy (Rt. 56), in the James River Magisterial District. The property is currently zoned Agriculture (A-1). Request: Approve a Special Use Permit for a Natural Gas Compressor Station.

The full application and request is 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

Sept. 7, 2016

et. He is 7 years old, 20 lbs., likes other dogs and the outdoors.

I CORRECTIONS I

n "Land taxes, values vary widely," published Sept. The story referenced Prince Edward County's real estate tax rate. The rate on real estate is 51 cents per 100 of assessed value. Also, counties having fewer than 50,000 people may elect to hold reassessments of real estate at either five- or six-year intervals.

Buckingham County Planning Commission

NOTICE OF PUBLIC HEARING

Monday, September 26, 2016

**Buckingham County Administration Building
13380 W. James Anderson Hwy
Buckingham, Virginia**

The Buckingham County Planning Commission will hold a public hearing on Monday, September 26, 2016 to hear public input regarding the following request. The meeting will begin at 7:00 PM in the County Administration Building Board Room.

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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

Sept. 16, 2016

A thought
for your lo

We all plan and
family's future. But
may have not consid
final arrangements
your loved ones. N
burden of making
time, it provides p
your wishes will be l

Shorter Fu
1905 South
Farmville, V
434-39

www.shorterfu

J. S. Clarke Ma

We support Am
by offering A
Caskets A

Public Submitted Items

-letters

-emails

-request

-information

Rebecca Cobb

From: Evan Johns <ejohns@appalmad.org>
Sent: Monday, September 19, 2016 2:07 PM
To: Rebecca Cobb
Subject: Written Comments on Compressor Station SUP
Attachments: ACP Compressor SUP Comments.pdf

Good Afternoon, Mrs. Cobb,

Please see attached the written comments of the Virginia Chapter of the Sierra Club, the Chesapeake Climate Action Network, Friends of Buckingham, and Yogaville Environmental Solutions regarding Case No. 16-SUP236. If possible, we would like these comments to be included in the packets prepared in preparation for the Planning Commission's upcoming hearing on the case.

Please don't hesitate to contact me if you have any questions. Thank you again for your help.

- Evan

--

Evan Johns
Staff Attorney
Appalachian Mountain Advocates
415 Seventh Street Northeast
Charlottesville, Virginia
434-738-1863
ejohns@appalmad.org

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Appalachian
Mountain
Advocates

West Virginia
Post Office Box 507
Lewisburg, WV 24901
(304) 645-9006

Virginia
415 Seventh Street NE
Charlottesville, VA 22902
(434) 529-6787

www.appalmad.org

Great Horned Owl © Estate of Roger Tony Peterson. All rights reserved.

September 19, 2016

VIA ELECTRONIC AND UNITED STATES MAIL

Mrs. Rebecca S. Cobb
Zoning and Planning Administrator
County of Buckingham, Virginia
13360 West James Anderson Highway
Buckingham, Virginia 23921
rcobb@buckinghamcounty.virginia.gov

Re: Atlantic Coast Pipeline, Case No. 16-SUP236

Please accept these written comments of the Virginia Chapter of the Sierra Club, the Chesapeake Climate Action Network, Friends of Buckingham, and Yogaville Environmental Solutions regarding the July 6, 2016 Application for a Special Use Permit (the "Permit Application") submitted by Atlantic Coast Pipeline, LLC (the "Pipeline"), requesting authorization to construct a natural gas compressor station and associated appurtenances (the "Compressor Station" or the "Station") in Buckingham County's A-1 Agricultural District.

We provide these comments on behalf of our members in Buckingham County and throughout Virginia. While some of those members will surely address the very personal impacts associated with the proposal at hand, we write to alert the Planning Commission and the Board of Supervisors of three significant legal issues related to the Permit Application:

- ☞ *First*, the Commission and Board must know that the proposed compressor station is legally ineligible for a special use permit in District A-1. Despite the fact that the proposed Station is clearly a "gas transmission facility"—a use permitted only in a heavy industrial district (and even then, only by special use permit)—the Pipeline attempts to shoehorn the project as a "public utility booster or relay station." But the Pipeline is not a "public utility" according to common usage, the common law, or the Virginia Code. In fact, when read in the context of the entire ordinance, it becomes clear that the term "public utility" describes the sort of consumer-oriented infrastructure consistent with (and indeed necessary for) the realization of District A-1's purpose: "preserving and promoting rural land uses." Issuing the special use permit, then, would constitute a clear violation of Virginia law.
- ☞ *Second*, the Pipeline's application is materially incomplete. Rather than providing the requisite "in depth" and "detailed" discussion of the proposed Station's relationship with the County's Comprehensive Plan, the application's written narrative gives only passing reference to the policies and objectives embodied in the Plan. This makes it impossible for

the Commission or the Board to assess the proposed Station's relationship with the Plan. This omission is particularly important given that the Virginia Code requires purported "public utility facilities" be assessed for consistency with the Plan.

- ☞ *Third*, we encourage all members of the Planning Commission and the Board of Supervisors to review their obligations under Virginia's State and Local Government Conflict of Interests Act (the COIA). The Pipeline's leading owner is Richmond-based Dominion Resources, whose many subsidiaries include the Virginia Electric and Power Company (also known as Dominion Virginia Power), Dominion Transmission, and Dominion Generation. Dominion and its affiliates are significant employers in the Commonwealth. Therefore, it is important that all County officials and employees make appropriate disclosures, recusals, or advisory opinion requests so as to avoid the civil and criminal penalties provided for under the COIA.

Each of these issues is discussed in turn below.

I. THE PROPOSED COMPRESSOR STATION IS LEGALLY INELIGIBLE FOR A SPECIAL USE PERMIT IN ZONE A-1.

A. THE COMPRESSOR STATION IS NOT AMONG THE "SPECIAL USES" ENUMERATED IN THE ZONING ORDINANCE.

The Pipeline seeks a special use permit to construct a natural gas compressor station in the County's Agricultural District (A-1). District A-1, however, is what's known as a "permissive" district: only those uses specifically named in the applicable portion of the Ordinance are permitted.¹ This means that the Pipeline bears the burden of "show[ing] that the use [it] proposes is one that is included or permitted" by the Ordinance.² In other words, the Pipeline must demonstrate that the Station falls within one of the District A-1 "special uses" enumerated in the Zoning Ordinance before the Commission can issue the requested permit.³

It's curious, then, that the Permit Application altogether fails to identify the "special use" the Pipeline believes applicable to the Station.⁴ The Pipeline has, however, elsewhere suggested the Station should be considered a "public utility booster station" because "[c]ompressor stations compress natural gas, increasing the pressure (or boosting) and providing the energy needed to move the gas through the pipeline."⁵ Importantly, however, the Zoning Ordinance permits only

1 *See Board of Supervisors of Fairfax County v. Board of Zoning Appeals of Fairfax County*, 271 Va. 336, 349, 626 S.E.2d 374, 382 (Va. 2006).

2 *Id.*

3 *Id.*

4 *See* Permit Application at 3.

5 *See* Atlantic Coast Pipeline, "Buckingham Compressor Station," presentation to the Buckingham County Planning Commission, 6 (August 22, 2016).

“public utility booster or relay stations,”⁶ and, as discussed below, this category does not extend to the Compressor Station.

1. The Pipeline is not a “public utility” according to common usage, the common law, or the Virginia Code.

Only “public utility booster or relay stations” are allowed by permit in District A-1.⁷ At risk of stating the obvious, this use category is available only to applicants who are in fact “public utilities.”⁸ Thus, to qualify for a special use permit, the Pipeline has the burden of demonstrating that it is a public utility. As outlined below, the Pipeline cannot meet this burden.

i. Common Usage.

Where a term in an ordinance isn’t explicitly defined, it must be given its “plain and natural meaning.”⁹ Dictionaries can be useful here,¹⁰ and in this respect, the prevailing definition of “public utility” includes the notion of service to the public or to the community at large. For example, MacMillan defines a “public utility” as a “company that provides gas, electricity, or water for people to use.”¹¹ Black’s Law Dictionary similarly defines a public utility according to its “accommodation [to] the public, the members of which are entitled as a matter of right to use the enterprise’s facilities.”¹²

ii. Common Law Definition.

Courts applying these and similar definitions have consistently refused to expand the term to include businesses that serve end-use consumers only indirectly.¹³ Instead, the requirement that a utility provide services to “the public” denotes “a direct transaction between the public utility

6 See Zoning Ordinance at 11 (emphasis added).

7 See Zoning Ordinance at 11 (emphasis added).

8 See *Hernley Family Trust v. Fayette County Zoning Hearing Board*, 722 A.2d 1115, 1117 (Pa. Comm. 1998).

9 *West Lewinsville Heights*, 270 Va. at 265.

10 See, e.g., *Fritts v. Carolinas Cement Co.*, 262 Va. 401, 405, 551 S.E.2d 336, 339 (Va. 2001); *Hoffman Family, LLC v. City of Alexandria*, 272 Va. 274, 284, 634 S.E.2d 722, 728 (Va. 2006).

11 See MacMillan Dictionary, “Public utility” (2016), available at <http://bit.ly/2cxL72K>.

12 *Black’s Law Dictionary* (10th ed. 2014) (emphasis added).

13 See *Hawkeye Land Company v. Iowa Utilities Board*, 847 N.W.2d 199, 215–16 (Iowa 2014) (refusing to “read the word ‘indirectly’ into the definition of public utility”); *Phillips Petroleum Company v. Public Service Commission*, 545 P.2d 1167 (Wyo. 1976) (refusing to “insert to word ‘ultimate’ or ‘ultimately’” into definition of “public utility”).

and . . . ultimate consumers.”¹⁴ This is true even of businesses that provide a service or commodity commonly associated with public utilities¹⁵ or are regulated by a public service commission.¹⁶ While certain regulatory schemes may call for a broader definition of “public utility,” there is consensus that the common usage of the term refers only to entities providing essential services to individual consumers.

Stated otherwise, the term “public utility” refers to companies that engage in retail (as opposed to wholesale) transactions.¹⁷ In fact, the Virginia Supreme Court has stated that not only does the (even broader) term “utilities” in a zoning ordinance refer only to consumer-oriented businesses, but that this meaning is “clear.”¹⁸ It is hardly surprising, then, that other courts have held natural gas compressor stations to be categorically excluded from receiving special use permits reserved for public utility facilities.¹⁹ Because the term “public utility” in the Zoning Ordinance does not extend to entities, like the Pipeline, that serve only a small group of wholesale customers,²⁰ the

14 *Id.* at 216 (quoting *Northern Natural Gas Co. v. Iowa Utilities Board*, 679 N.W.2d 629, 634 (Iowa 2004)) (emphasis in original).

15 *See A & B Refuse Disposers, Inc. v. Ravenna Township Board of Trustees*, 496 N.E.2d 432, 425 (Ohio 1992) (“The fact that a private business provides a good or service associated with the usual subject matter of a public utility does not give rise to a presumption that it is devoted to public service.”) (citing *Southern Ohio Power v. Public Utilities Commission*, 143 N.E. 700, Syl. Pt. 1 (Ohio 1924)); *Coastal States Gas Transmission Co. v. Alabama Public Service Commission*, 524 So.2d 357, 364 (Ala. 1988) (“The mere fact that a product which is usually dispensed by or sold by a utility to the public is being furnished does not make every person, firm, or corporation selling such product a public utility.”) (quoting *Wilhite v. Public Service Commission*, 149 S.E.2d 273, Syl. Pt. 4 (W. Va. 1966)).

16 *See A & B Refuse*, 596 N.E.2d at 427 (“[T]he fact that a business is regulated by a governmental body, including a public utilities commission, is not dispositive of the question of whether that business is a ‘public utility’”); *City of Lubbock v. Phillips Petroleum Company*, 41 S.W.3d 149, 159 (Tex. App. 2000) (same with respect to pipelines).

17 *See generally Phillips Petroleum*, 545 P.2d 1167; *Wilhite v. Public Service Commission*, 149 S.E.2d 273, Syl. Pt. 5 (W. Va. 1966) (“The mere transportation of its own gas by a company does make it a public utility”). *See also, generally, Hawkeye Land Co.*, 847 N.W.2d 199, 213–19 (holding company that merely transmits electricity from power plants to public utilities serving retail customers was not itself a “public utility” because it did not “furnish electricity to the public”).

18 *See WANV, Inc. v. Houff*, 219 Va. 57, 60–61, 244 S.E.2d 760, 762 (Va. 1978).

19 *See generally Hernley Family Trust*, 722 A.2d 1115.

20 It’s notable that the Written Narrative appended to the Pipeline’s Permit Application uses the term “utility” in precisely this sense. In a section labeled “Utilities,” the Pipeline states: “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 used for the site water and sanitary sewer needs.” *See* Permit Application Written Narrative at 3.

Commission must similarly reject the Pipeline's proposal and recommend the Board deny the Permit Application.

iii. Statutory Definition

Courts interpreting the term "public utility" in a zoning ordinance have also looked to relevant statutory definitions.²¹ Here, a review of relevant provisions of the Virginia Code dispels any lingering doubts over the Pipeline's status as a "public utility."²² Virginia's Utility Facilities Act²³ governs the siting of public utility facilities and directly interfaces with local zoning ordinances.²⁴ In doing so, it explicitly distinguishes between "public utilities" and "non-utility gas service providers."²⁵ In order to qualify as a "natural gas utility," a gas company must "furnish[] natural gas service to the public," be "regulated as to rates and service" by the State Corporation Commission, and be a "public service company."²⁶ The Pipeline fails on all three counts²⁷ and is thus, by definition, a "non-utility gas service."²⁸ Because "non-utility gas service" providers are expressly excluded from the definition of "public utility,"²⁹ the Pipeline's

21 See, e.g., *Cellular Telephone Co. v. Rosenberg*, 82 N.Y.2d 364, 368 n.1 (N.Y. 1993); *Hernley Family Trust v. Fayette County Zoning Hearing Board*, 722 A.2d 1115, 1118 (Pa. Comm. 1998); *Payne v. Taylor*, 178 A.2d 979 (N.Y. App. Div. 1991).

22 Under Virginia law, statutes that interface with each other, use the same terminology, or even share a common subject matter are considered alongside each other and, if possible, harmonized. See *Rasmussen v. Commonwealth*, 31 Va. App. 233, 238, 522 S.E.2d 401, 403 (Va. App. 1999). This practice, sometimes referred to as "reading *in pari materia*," is commonly employed as to zoning ordinances and related statutes. *Wolfe v. Board of Zoning Appeals of Fairfax County*, 260 Va. 7, 20-21, 532 S.E.2d 621, 628 (Va. 2000). See also *Board of Zoning Appeals of City of Norfolk v. Kahhal*, 225 Va. 476, 480-81, 499 S.E.2d 519, 522 (Va. 1998).

23 Virginia Code §§ 56.265.1-56.265.9.

24 Because it employs the same terminology, relates to the siting of similar facilities, and directly interfaces with local zoning ordinances, the Utility Facilities Act is the most appropriate statute to read *in pari materia* with the zoning ordinance. See Footnote 22, above. However, other related provisions of the Virginia Code point to the same result. See Footnote 30, below.

25 See Virginia Code § 56-265.1(b).

26 See Virginia Code § 56-265.4:6(A).

27 Notably, the Pipeline cannot be considered a "public service company" because it is not incorporated in the Commonwealth, a constitutional requirement under Article IX, Section 5 of the Constitution of Virginia. See *Colonial Pipeline Co. v. Commonwealth*, 206 Va. 517, 519, 145 S.E.2d 227, 229 (Va. 1965); *Johnson v. Colonial Pipeline Company*, 830 F. Supp. 309, 313 (E.D. Va. 1993).

28 *Id.*

29 Virginia Code § 56-265.1(b)(11).

attempt to characterize itself as a public utility finds support no more support in Virginia's statutory law than it does in its common law.³⁰

2. Read in the context of the A-1 District, the term "public utility booster station" does not include facilities like the proposed Compressor Station.

Though the dictionary and statutory definitions discussed above are instructive, terms in an ordinance cannot be interpreted in a vacuum.³¹ Instead, the interpretation of an undefined term in an ordinance requires consideration of "the context in which [the term] is used."³² This context includes the specific ordinance provisions related to the host district.³³

Whether a facility qualifies as a permissible "public utility booster station," then, requires consideration of the nature of District A-1 and how this category fits within it.³⁴ 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.*³⁵ Thus, for example, an ordinance permitting "public utilities . . . facilities" in a residential zone permits only "those utilities that provide services which are necessary and essential to [that] residential area."³⁶

With this in mind, 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. This could include, for example, a water boosting station to carry water from a reservoir, a voltage regulator to keep the grow lights on in a greenhouse, or even a natural gas boosting station

30 Other provisions of the Virginia Code point to the same result. *See, e.g.*, Virginia Code § 56-610 (defining "natural gas utility" as a "public service company engaged in the business of furnishing natural gas service to the public") (emphasis added); Virginia Code § 56-265.4 (exempting "the transportation of natural gas by pipeline, without providing service to end users," from a public utility's otherwise-entitlement to territorial exclusivity).

31 *See Sansom*, 257 Va. at 594-95; *City of Virginia Beach v. Board of Supervisors of Mecklenburg County*, 246 Va. 233, 236-37, 435 S.E.2d 382, 384 (Va. 1993).

32 *Id.* (quoting *Department of Taxation v. Orange-Madison Cooperative Farm Services*, 220 Va. 655, 658, 261 S.E.2d 532, 533-34 (Va. 1980)).

33 *See County Board of Arlington County v. Bractic*, 237 Va. 221, 224, 377 S.E.2d 368, 369 (Va. 1989).

34 *See Hernley Family Trust*, 722 A.2d at 1117-18; *Mammima v. Zoning Board of Appeals of Town of Cortlandt*, 442 N.Y.S.2d 689, 691-92 (N.Y. App. 1981).

35 *See WANV Inc.*, 219 Va. at 60-61.

36 *Id.* *See also Mammima*, 442 N.Y.S. at 691-92 ("The focus of the Zoning Board's inquiry" in determining zoning ordinance's definition of "public utility" should be the "the nature of the service coupled with the necessity for use of the site in question in providing said services to the community.").

to warm a remote hunting lodge.³⁷ But it cannot include a facility, like the proposed Compressor Station, that does not serve the surrounding land uses and is, in actuality, inconsistent with those uses.³⁸

3. Read as a whole, the Zoning Ordinance classifies the proposed Compressor Station as a “gas transmission facility” rather than a “public utility booster station.”

A permitted use must be considered not only in the context of the host district, but also in the context of the zoning ordinance as a whole.³⁹ As with any comprehensive legislation, all provisions of an ordinance “should be harmonized so that, if practicable, each is given a sensible and intelligent effect.”⁴⁰ This requires looking to the entire ordinance in order to “determine the true intention of each part.”⁴¹

It’s important, then, to consider that one of the uses allowed by special permit in the Heavy Industrial District (M-2) is a “Gas Transmission Facility.”⁴² The term “transmission” has a specific meaning in the natural gas industry, which is generally divided into three sectors: production, transmission, and distribution.⁴³ Just as the term “utility” is (as discussed above) associated with the final stage—that is, delivery of gas to end-use consumers⁴⁴—the term “transmission” refers to the use of “large diameter pipelines, compressor stations, and metering facilities” that connect processing plants and field production with local distribution companies.⁴⁵ The Pipeline has consistently described its overarching project as a “natural gas transmission pipeline system.”⁴⁶ Therefore, not only is the proposed Compressor Station ill-

37 See Zoning Ordinance at 10–11.

38 See Section I.B., below.

39 See *Sansom*, 257 Va. at 595.

40 *Oraee v. Breeding*, 270 Va. 488, 498, 621 S.E.2d 48, 53 (Va. 2005) (quoting *Colchester Towne Condominium Council of Co-Owners v. Wachovia Bank*, 266 Va. 46, 51, 581 S.E.2d 201, 203 (Va. 2003)).

41 *Oraee*, 270 Va. at 498 (quoting *McDaniel v. Commonwealth*, 199 Va. 287, 292, 99 S.E.2d 623, 627 (Va. 1957)).

42 See Zoning Ordinance at 36.

43 See David A. Kirchgessner et al., *Estimate of Methane Emissions from the U.S. Natural Gas Industry*, *6–7 as reprinted in Environmental Protection Agency, AP-42, *Compilation of Air Pollutant Emission Factors* (5th ed. 1997), available at <http://1.usa.gov/1Rr7GWy>.

44 *Id.* at *6.

45 *Id.*

46 See Atlantic Coast Pipeline, Abbreviated Application for a Certificate of Public Convenience and Necessity and Blanket Certificates, FERC Docket No. CP15-554, 6 (September 18,

suiting to the category of “public utility booster station,” it fits perfectly into the category of “gas transmission facilities”—especially given that a compressor station is the sort of noisy, land-intensive use contemplated by the M-2 District.⁴⁷ In situations such as this, courts consistently hold that the more specific label should govern, and they reject any attempt to shoehorn a use into a more general and unfit category.⁴⁸

Ordinance provisions relating to other districts also support the fact that the term “public utility booster or relay stations” does not extend to the proposed Compressor Station. The County’s Recreational Access District (RA-2), for example, is designed to prohibit “uses and developments of a type that might depreciate or destroy [a] park-like environment” and is thus more restrictive even than District A-1.⁴⁹ The uses that are permitted in District RA-2, however—parks, lodges, churches, and playgrounds, to name a few⁵⁰—are consistent with the district’s purpose. Yet despite being more restrictive than District A-1, District RA-2 also provides for “public utility booster or relay stations” as a special use.⁵¹ To take another example, the Pipeline itself recognizes that its Compressor Station would be inconsistent with the nature and purpose of the Village Center District (VC-1): the Permit Application takes great pains to note that its proposed site lies “well outside of the designated Village Centers.”⁵² Yet District VC-1, too, designates booster stations as a special use.⁵³

The fact that zones as restrictive as RA-2 and VC-1 also allow “booster stations” is proof again that this category was intended only to cover the less-intensive operations necessary to service a

2015), available at <http://bit.ly/1V4vUrQ>; Atlantic Coast Pipeline, Resource Report 1: General Project Description, FERC Docket No. PF15-5, 1-1 (September 18, 2015), available at <http://bit.ly/1PFkvIh>.

- 47 See Zoning Ordinance at 35 (describing District M-2 as accommodating land uses which “may have open storage and service areas” and “a public nuisance potential”).
- 48 See generally, e.g., *Peconic Bay Broadcasting v. Board of Appeals of Town of Southampton*, 99 A.D.2d 773 (N.Y. App. 1984) (upholding trial court’s decision that “the fact that the ordinance specifically refers to communication facilities” precludes an attempt to categorize radio transmission tower as a “public utility structure”); *AWACS, Inc. v. Warwick Township Zoning Hearing Board*, 656 A.2d 608 (Pa. Comm. 1995) (upholding trial court’s decision that cellular telephone tower was more appropriately characterized as a “telephone central office” than a “public utility” under zoning ordinance, thus restricting it to zone reserved for more intensive land uses).
- 49 See Zoning Ordinance at 38.
- 50 *Id.* at 39.
- 51 *Id.*
- 52 See Permit Application Written Narrative at 1.
- 53 See Zoning Ordinance at 46 (designating as a special use “[a]ny use which may be permitted by special use permit in either the Agriculture (A-1) or Business (B-1) Districts”).

district's primary land uses. It was never meant to include large, interstate transmission facilities—a use few would maintain is consistent with maintaining a “park-like environment” or with building “a sense of community identity.”⁵⁴ And unlike actual public utility facilities, the proposed Station's adverse impacts cannot be justified as a “necessary evil” to facilitate primary uses.⁵⁵

4. Other Buckingham County ordinances refute the notion that the proposed Compressor Station is a “public utility booster station.”

As pronouncements by the same governing body, other Buckingham County ordinances can also shed light on the intended scope of the “public utility booster station” category.⁵⁶ In this regard, it is significant that the County's Erosion and Sediment Control Ordinance explicitly distinguishes between “natural gas . . . utility companies” and “interstate . . . natural gas pipelines.”⁵⁷ By recognizing these as distinct categories, the Erosion Ordinance provides further proof that facilities like the proposed Station do not qualify as public utility facilities but rather as “gas transmission facilities.”⁵⁸

Finally, Buckingham County's Utility Tax Ordinance also defines “utility services” so as to exclude the Pipeline. That ordinance expressly defines a “utility service” as including, in relevant part, only those who furnish natural gas service “within the boundaries or partially within the boundaries of Buckingham County, Virginia.”⁵⁹ Because it does not furnish any natural gas services to Buckingham County users, the Pipeline falls beyond this definition as well.

B. THE PROPOSED COMPRESSOR STATION IS INCONSISTENT WITH SURROUNDING LAND USES AND WITH THE COMPREHENSIVE PLAN.

Even assuming the Station could appropriately be characterized a “public utility booster station,” this would not automatically entitle the Pipeline to a special use permit. The very fact

54 *Cf.* Zoning Ordinance at 38, 45.

55 *Cf. Hernley Family Trust*, 722 A.2d at 1117-18 (ordinance allowing “public service structures by a utility” merely “reflects a legislative judgment that ‘utility service’ is an essential component of land use and development”).

56 *See Goble v. Commonwealth*, 57 Va. App. 137, 147, 698 S.E.2d 931, 936 (Va. App. 2010) (“Because the Code of Virginia is one body of law, other Code sections using the same phraseology may be consulted in determining the meaning of a statute”) (quoting *Marsh v. Commonwealth*, 32 Va. App. 669, 677, 530 S.E.2d 425, 430 (Va. App. 2000)).

57 *See* Buckingham County Erosion & Sediment Control Ordinance § 10-4(I) (February 11, 2008).

58 *See Campbell v. Commonwealth*, 13 Va. App. 33, 38, 409 S.E.2d 21, 24 (Va. App. 1991) (“When the General Assembly uses different terms in the same act, it is presumed to mean different things.”).

59 *See* Buckingham County Utility Tax Ordinance § 2(B) (September 11, 2000) (emphasis added).

that “booster station” is listed as a special use reflects a determination that not every “booster station” is an appropriate use in every instance. Indeed, the Zoning Ordinance itself indicates that the special use permit process is necessary to ensure “compatibility between [land] uses.”⁶⁰ And a special use permit cannot be issued unless officials can “insure compliance with standards designed to protect neighboring properties and the public.”⁶¹

There are certainly “public utility booster stations” that are consistent with—and, in fact, necessary for the realization of—the actual or permissible land uses surrounding it. As discussed above, a voltage booster may be necessary to supply electricity to a greenhouse (a use permitted by right in District A-1), and effective use of a reservoir (a special use in District A-1) may require a water booster station. But that is not the case here. The Compressor Station imbues no direct benefit to neighboring land uses, serving only downstream wholesale purchasers. Furthermore, the fact that the Ordinance elsewhere classifies “gas transmission facilities” as a use suited only for a heavy industrial district (and even then, only by special use permit) due to their “public nuisance potential”⁶² further demonstrates the proposed Compressor Station’s absolute unsuitability for District A-1.

But more importantly, the proposed Compressor Station—unlike the hypothetical booster stations discussed above—runs contrary to the purposes of District A-1: “preserving and promoting rural land uses . . . includ[ing] forestall lands, areas significant for the environment[,] streams, parks, and less-intensive farming operations.”⁶³ It is a significant setback to the District’s efforts to “preserv[e] farm and forest lands,” to “reduc[e] soil erosion,” and to “prevent[] water pollution.”⁶⁴ Worst of all, the project fails to “reduc[e] hazards from flood and fire,” and instead actually *increases* the risk of disastrous fires.⁶⁵

60 See Zoning Ordinance at 9.

61 See *Board of Supervisors of Fairfax County v. Southland Corp.*, 224 Va. 514, 521, 297 S.E.2d 718, 721–22 (Va. 1982); *Daniel v. Zoning Appeals Board of Greene County*, 30 Va. Cir. 312 (Va. Cir. 1993).

62 See Zoning Ordinance at 35–36.

63 *Id.* at 9.

64 *Id.*

65 See, e.g., U.S. Pipeline and Hazardous Materials Safety Administration, Corrective Action Order No. 4-2012-1011H (June 12, 2012), available at <http://bit.ly/2cBL4J0> (describing June 2012 fire at Gray County, Texas natural gas compressor station “leaving a crater approximately 30 feet in diameter and burning approximately two acres of an agricultural area including two 500-gallon plastic tanks used to store liquid fertilizer . . . [and] burn[ing] two telephone poles and transformers”); U.S. Pipeline and Hazardous Materials Safety Administration, Failure Investigation Report—Columbia Gas Transmission—Adaline Compressor Station Fire (July 26, 2011), available at <http://bit.ly/2cJRzoY> (reporting on November 2009 explosion and fire at Marshall County, West Virginia compressor station). See also, e.g., Steve Bittner, “Gas explosion, fire forces evacuations,” *Cumberland Times-*

These same concerns are reflected in the County's Comprehensive Plan. The Plan specifically recognizes that so-called "Rural/Agricultural/Forestry" land use categories like District A-1 are necessary to "protect these areas and natural resources to ensure that a rural quality of life is maintained."⁶⁶ More important still, the Plan recognizes that these areas "are located the furthest distance from the County's centralized public services[,] creating public safety concerns about *dangerously long response time for fire[s]*."⁶⁷

More generally, siting the proposed Compressor Station in District A-1 would run contrary to other objectives enumerated in the Comprehensive Plan, including:

- "[m]aintain[ing] the desired rural character of the County;"⁶⁸
- "[e]nsur[ing] that development . . . preserves environmentally sensitive features;"⁶⁹
- "ensur[ing] harmonious integration of commercial/industrial development into the community as a whole;"⁷⁰
- "[e]ncourag[ing] building, site and road designs that enhance the natural landscape and preserve the scenic view;"⁷¹ and
- "encourage[ing] the conservation of significant agricultural lands."⁷²

These provisions of the Comprehensive Plan are especially important given that the Pipeline attempts to classify itself as a public utility. By doing so, it opens its project up to review under Virginia Code § 15.2-2232, which requires all proposed public utility facilities be first reviewed by the Planning Commission in order to ensure they are "substantially in accord with the adopted comprehensive plan."⁷³ As discussed above, of course, the proposed Compressor is not *actually* a "public utility facility." However, to the extent Pipeline maintains that its project fits within the definition of a "public utility booster station," it must address the requirements of Section 15.2-2232 as well.

News (August 7, 2014), available at <http://bit.ly/2cLU2O7>; Erika Mahoney, "Lightning Causes Compressor Explosion," *WBNB* (July 23, 2012), available at <http://bit.ly/2d1s5Tg>; Matt Smith, "Compressor station blows up," *Cleburne Times-Review* (November 18, 2008), available at <http://bit.ly/2cWIhqe>.

66 See Comprehensive Plan at 186.

67 *Id.* at 187 (emphasis added).

68 *Id.* at 198.

69 *Id.* at 198, 216, 230.

70 *Id.* at 203.

71 *Id.* at 216, 230.

72 *Id.* at 217.

73 Virginia Code § 15.2-2232(A).

II. THE PERMIT APPLICATION LACKS A “DETAILED AND “IN DEPTH” DISCUSSION OF THE PROJECT’S RELATIONSHIP WITH THE COMPREHENSIVE PLAN.

A special use permit application must include a written narrative “describ[ing] the relationship of the proposed project to the relevant components of the Comprehensive Plan.”⁷⁴ This narrative should “be very detailed and describe in depth each and every component” of the Comprehensive Plan.⁷⁵ The Pipeline’s Written Narrative, by contrast, includes only a passing reference to the Comprehensive Plan in noting that the proposed site is “located well outside of designated Village Centers and Growth Corridors.”⁷⁶ While it contains some discussion of the topics outlined in the County’s Special Use Permit form, it says not a single word about the sections of the Comprehensive Plan that correspond to those topics. Nor does it discuss the nature or purpose of District A-1 or, more importantly, how the proposed Station fits within that context. This is a far cry from a “detailed and . . . in depth” description of “the relationship of the proposed project to the relevant components of the Comprehensive Plan.”⁷⁷ Given the centrality of the Comprehensive Plan in assessing zoning decisions—especially decisions involving purported “public utilities”⁷⁸—the Pipeline should be sent back to the drawing board for this reason alone.

III. COUNTY OFFICIALS SHOULD REVIEW THEIR OBLIGATIONS UNDER THE STATE AND LOCAL GOVERNMENT CONFLICT OF INTEREST ACT.

The Planning Commission and the Board of Supervisors are set to act on a Permit Application submitted by a member of the Dominion corporate family. Because Dominion and its affiliates are significant employers in the Commonwealth, it is possible that County officials involved in considering this request—or, importantly, their immediate family members—may be Dominion employees. As such, we encourage all County officials involved in considering this request to review their obligations under Virginia law and, if necessary, make appropriate disclosures or recuse themselves from the matter.

Virginia’s State and Local Government Conflict of Interest Act⁷⁹ (the COIA) requires a local government officer or employee to “disqualify himself from participating in [any] transaction [that] has application solely to . . . a business that has [an] affiliated business entity relationship with [a] business in which he has a personal interest.”⁸⁰ The COIA broadly defines

74 See Permit Application at 11.

75 *Id.*

76 See Permit Application Written Narrative at 1.

77 Cf. Permit Application at 11.

78 Virginia Code § 15.2-2232(A).

79 Virginia Code §§ 2.2-3100—2.2-3131.

80 Virginia Code § 2.2-3112(A)(1).

“transaction” to include “any matter considered by any governmental or advisory agency . . . on which action is taken or contemplated.”⁸¹

The Planning Commission’s decision on whether to recommend the special use permit is thus a “transaction” under the COIA—as is any subsequent action by the Board of Supervisors. And these “transactions” have application solely to one business: Atlantic Coast Pipeline, LLC. The COIA imputes the Pipeline’s interest in the transaction to all of its “affiliated business entit[ies].”⁸² This includes any companies with “shared management or control,” as determined by considering several factors, including: whether “the same person or substantially the same person owns or manages the two entities,” whether the two entities share “common or commingled funds or assets,” whether they “share the use of the same offices or employees” or “otherwise share activities, resources or personnel on a regular basis,” and whether there is a “close working relationship between the entities.”⁸³

According to filings before the Federal Energy Regulatory Commission (FERC), the Pipeline’s largest owner is Dominion Resources, Inc.⁸⁴ Furthermore, the Pipeline’s facilities will be operated solely by Dominion Transmission, Inc., a wholly owned subsidiary of Dominion Resources.⁸⁵ Dominion Transmission is also responsible for permitting the project and for overseeing construction.⁸⁶ Taken together, this level of shared management, shared use of employees, shared activities, and “close working relationship” qualify the Pipeline and Dominion as “affiliated business entities” under the COIA.⁸⁷ Therefore, any County official or employee with a “personal interest” in Dominion or its many subsidiaries is subject to recusal under the COIA. A “personal interest” includes, most notably, a salary to the County official *or* “a member of his immediate family”⁸⁸ from Dominion or its subsidiaries—as well as an ownership interest that exceeds 3% of a business’s total equity or that may reasonably result in dividends in excess of \$10,000.00 annually.⁸⁹

81 Virginia Code § 2.2-3101 (definition of “Transaction”).

82 Virginia Code § 2.2-3112(A)(1).

83 Virginia Code § 2.2-3101 (definition of “Affiliated business entity relationship”).

84 *See* Atlantic Coast Pipeline, Abbreviated Application for a Certificate of Public Convenience and Necessity and Blanket Certificates, FERC Docket No. CP15-554, 4 (September 18, 2015), available at <http://bit.ly/1V4vUrQ>.

85 *See* Atlantic Coast Pipeline, Amendment to Application for a Certificate of Public Convenience and Necessity and Blanket Certificates, FERC Docket No. CP15-554 at 4 (March 11, 2016), available at <http://bit.ly/21TiRdh>.

86 *Id.*

87 *See* Virginia Code § 2.2-3101 (definition of “Affiliated business entity relationship”).

88 Virginia Code § 2.2-3101 (definition of “Personal interest”) (emphasis added).

89 *Id.*

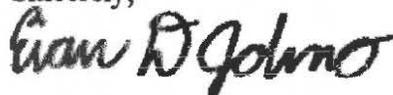
In sum, any County officials or employees who collect a salary from a company in the Dominion corporate family (including Dominion Resources, Dominion Transmission, and the Virginia Electric and Power Company, doing business as Dominion Virginia Power)⁹⁰—or who have an immediate family member who does—should review their obligations under the COIA. Failure to do so may result in criminal prosecution,⁹¹ forfeiture of salary,⁹² or invalidation of the transaction.⁹³

IV. CONCLUSION

Issuing a special use permit in this circumstance would constitute a clear violation of Virginia law, which holds that the undefined term “public utility” in a zoning ordinance is necessarily limited to retailers who provide essential services to end-users. But even were the Commission and Board to depart from this binding precedent from the Virginia Supreme Court and give the phrase a broader construction, issuing the permit would nonetheless violate the fundamental requirement that a proposed special use be consistent with surrounding land uses and with the governing comprehensive plan. As to this latter requirement, the Commission currently lacks even the minimal information necessary to fulfill its statutory mandate under Virginia Code § 15.2-2232(A) to review the proposal to ensure it is “substantially in accord with the adopted comprehensive plan.”

This is, in short, not even a close case. We respectfully request this Commission make a recommendation that the Board of Supervisors deny it accordingly.

Sincerely,



Evan D. Johns
Isak Howell

APPALACHIAN MOUNTAIN ADVOCATES
415 Seventh Street Northeast
Charlottesville, Virginia 22902
(434) 738 - 1863
ejohns@appalmad.org

90 For a full list of Dominion’s subsidiaries as of February 15, 2016, see Exhibit 21 to Dominion Resource’s 2016 Form 10-K filing with the Securities and Exchange Commission, available at <http://bit.ly/2cLPV4s>. Note, however, that this does not include any “affiliated business entities” under the COIA, as these entities do not, by definition, share a parent-subsidary relationship. See Virginia Code § 2.2-3101 (definition of “Affiliated business entity relationship”).

91 See Virginia Code § 2.2-3120.

92 See Virginia Code § 2.2-3124.

93 See Virginia Code § 2.2-3112(C).

Rebecca Cobb

From: Rebecca Carter
Sent: Thursday, September 15, 2016 4:35 PM
To: Quinn Robinson
Cc: Ernie Reed; Kirk Bowers; Megan Rhyne
Subject: Re: Planning Commission = Request for Consideration

Quinn I am forwarding this to the appropriate department head, Rebecca Cobb, Zoning Administrator. I will say the documents have been available to the public at the very same time as introduced to the Planning Commission . It is not appropriate to release special use permit or zoning applications to the public prior to issuance to the Planning Commissioners. By the date of the public hearing the public will have had at least a month to request the information from the zoning office if they have not been able to retrieve that information through the web site . Thank you for your comments and Rebecca Cobb will provide the Planning Commissioners a copy of your request and comments . Becky

Sent from my iPhone

On Sep 15, 2016, at 4:18 PM, Quinn Robinson <robinson.quinn@gmail.com> wrote:

Rebecca Carter
Buckingham County Administrator
13380 West James Anderson Highway
Buckingham, Virginia 23921

Dear Mrs. Carter,

Please accept the attached letter as a request for consideration to be raised with the Buckingham County Planning Commission.

Thank you.

Quinn Robinson

P. O. Box 888

Dillwyn, VA 23936

<PLANNING COM LETTER SEP 2016 REQUEST FOR POSTPONEMENT.docx>

September 15, 2016

Rebecca Carter
Buckingham County Administrator
13380 West James Anderson Highway
Buckingham, Virginia 23921

Buckingham County Planning Commission – Request for Consideration

Dear Mrs. Carter,

Pursuant to the Buckingham County Planning Commission [BCPC] BY-LAWS as revised January 2016, the following request for consideration is made pertaining to CASE 16-SUP236.

CASE 16-SUP236 was presented to the BCPC on August 22, 2016. It is a lengthy and complicated document that requires a thorough and careful review. The document was not available in printed form for those attending the meeting. Representatives from the county indicated that it was available on the county's website. Several interested citizens were unable to locate it. Given the importance of this issue and the difficulties in access to the documents, I would like to ask that this matter be postponed from consideration until the appropriate documents are readily available to all having an interest to review them.

The matter was placed on the agenda for the meeting of September 26th for a public hearing. To hold a public hearing when the access to the documentation is either unavailable or difficult to locate, compromises the very basis of a public hearing. The document was received by the county in early July but no apparent attempt was made to allow for access to the public. Dominion/ACP established a Community Advisory Group [CAG] to supposedly obtain input from citizens in Buckingham. The CAG is cited in their narrative under SITE SELECTION on an unnumbered page in their request for the SUP. It would seem reasonable that Dominion/ACP would

provide about 300 paper copies of the corrected request if their concern about citizen input is genuine. A corrected copy is essential to assure that the issues are clear to all. The corrected application should include all aspects of the Compressor Station complex, including the cell tower and any other related construction.

Everyone benefits from an open and deliberative process. The very basis of this application poses a fundamental threat to every citizen of this region. To proceed without the basic information makes a mockery of open government and democracy.

Thank you for your attention to this matter. I will deliver a paper copy to your office on Friday, September 16, 2016. The other copies will be sent via E-mail.

Sincerely,

Quinn Robinson
P. O. Box 888
Dillwyn, VA 23936

Copies to: Friends of Buckingham
Sierra Club
Wild Virginia
Friends of Nelson
Virginia Coalition for Open Government
Attorney General, Commonwealth of Virginia

SEP 12 2016

PSR[®] Physicians for Social Responsibility



United States Affiliate of International Physicians for the Prevention of Nuclear War

September 9, 2016

Mrs. Rebecca Cobb
Buckingham County Administration Office
P.O. Box 252
Buckingham, VA 23921

Dear Mrs. Cobb,

As Director for Environment and Health of Physicians for Social Responsibility, I have been asked by residents of Buckingham County to share health-related information that you as a member of the Buckingham County Planning Commission may wish to take into account in considering the pending request for a Special Use zoning permit for the proposed Virginia ACP compressor station.

Physicians for Social Responsibility is a national organization of health professionals working to protect human life from grave threats to health and survival, and was the co-recipient of the Nobel Peace Prize in 1985. One issue of great concern to us is the use of fossil fuels, which are associated with multiple serious threats to health. That includes natural gas, especially natural gas which is extracted using horizontal hydraulic fracturing processes, aka fracking. Natural gas pipelines, compressors and related infrastructure transport some of those health hazards to communities distant from the well sites. No decisions concerning the construction of gas infrastructure should be made without first assessing the dangers this infrastructure imposes on the health and safety of local residents.

A growing body of scientific evidence documents the health effects experienced by people living near natural gas pipeline compressors. People living near compressors in other states, notably Pennsylvania, have reported experiencing a range of symptoms. Some are relatively superficial, such as skin rashes and irritation. Others suggest the involvement of major organ systems. These include gastrointestinal problems such as pain and nausea; respiratory problems encompassing both upper respiratory effects such as congestion, sore throat and nosebleeds, as well as deep-lung effects including difficulty breathing and cough; neurological problems such as headaches, movement disorders, and dizziness; and psychological problems such as anxiety, depression, stress, irritability. More seriously yet, given what we know about the chemicals that leak from compressors, serious long-term consequences are suspected. These will take years to appear because of latency periods, but would include: cardiovascular problems such as heart attack and high blood pressure; respiratory effects such as exacerbation of asthma and COPD; neurological effects such as stroke and cognitive deficits in children; birth defects, and cancer.

Multiple substances associated with natural gas provoke these health effects. I will briefly indicate the health effects associated with exposure to several of these substances, focusing on the exposures most associated with compressor stations. Air samples collected around compressor stations and other pipeline-related infrastructure have been reported to have elevated concentrations of the following:

- **Formaldehyde** is considered a Hazardous Air Pollutant by the EPA; it is a known carcinogen.
- **Nitrogen oxide** decreases oxygen absorption and weakens the strength of the lungs, especially in children and the elderly. It also worsens air pollution by contributing to the formation of ground level ozone and particulate matter, both of which I discuss below.
- **Sulfur dioxide** can cause permanent and irreversible damage to the lungs and is a major contributor to acid rain that damages forests and crops.
- **Benzene** is carcinogenic to humans, linked to leukemia, other cancers, and reproductive and developmental disorders. Most exposure is through inhalation, and according to the World Health Organization, there is no specific threshold level for air exposure (that is, there is no safe level of exposure). Long-term exposure to toluene may affect the nervous system and cause miscarriages and birth defects.
- **VOCs (volatile organic compounds)** contribute to the formation of ground-level ozone. Ground-level ozone is a widely occurring air pollutant that can damage lungs permanently. Exposure to ozone can trigger asthma attacks (and children today already suffer from historically high levels of asthma), and aggravate other chronic lung diseases and pre-existing heart diseases like angina.

At compressor stations, fine **particulate matter** (PM2.5) may pose the greatest threat to the health of nearby residents. Particulate matter (PM) is a category of pollutant defined by particle size, not chemical identity. These tiny particles absorb airborne chemicals and carry them into the lungs, where they can cross the blood barrier and be carried throughout the body in the bloodstream. The size of particles determines the depth of inhalation into the lung; the smaller the particles, the more readily they reach the deep lung. Larger-sized particles are trapped in the nose and moist upper respiratory tract, thereby preventing or minimizing their absorption into the blood stream. The smaller PM2.5 particle, however, is more readily brought into the deep lung with airborne chemicals and from there into the blood stream.

Exposure to particulate matter causes well-documented health effects. Inhalation of PM2.5 can cause decreased lung function, aggravate asthma symptoms, cause nonfatal heart attacks and high blood pressure. Long-term repeated exposures increases the risk of cardiovascular disease and death. Childhood exposure to particulate matter has been associated with respiratory symptoms: decreased lung function, exacerbation of asthma, and development of chronic bronchitis. Higher rates of preterm births, low birth weight, and infant mortality are found to be higher in communities with high particulate levels. Exposure to particulate matter is also associated with increased school absences, emergency room visits and hospital admissions.

As we consider these health effects, it bears mentioning that children are especially vulnerable to these airborne pollutants. That's because children's lungs are developing and growing, and thus subject to permanent damage; children breathe at a higher rate than adults, and many children spend more time outdoors, often being very physically active.

I would like to flag one substance that is not solely airborne. The gas which flows through the pipeline likely carries radioactive radon with it. Some shale plays – notably the Marcellus shale – naturally contain radon as well as other radioactive elements. Radon, a gas, enters the body primarily through inhalation. It is the leading cause of lung cancer among non-smokers and the second leading cause among smokers; 21,000 lung cancer deaths per year on a nationwide basis are attributed to radon exposure, according to the EPA. Radon has a short half-life (3.8 days), but as it decays within the pipelines, it generates its own radioactive decay products, namely polonium and lead. These elements have longer half-lives -- 22.6 years and 138 days, respectively. Thus, both polonium and lead have been found to accumulate along the interior of the pipes; they can also be found in pipeline scrapings, as well as in the sludge that

accumulates in tank bottoms, gas/oil separators, dehydration vessels, and compressor facilities. There is a concern that the gas transiting the pipes and being compressed in compressor stations will have radioactivity levels which could potentially put workers and residents at risk.

Methane itself also leaks from natural gas pipelines and compressors. Methane is a heat-trapping gas that contributes to climate change. It is far more potent than CO₂ – 86 times more potent, over a 20-year period – which is exactly the timeframe during which we need to slash greenhouse gas levels in the atmosphere. Leaks of methane make it hard to keep world temperatures within a manageable range. Increases in world temperatures put health at risk in a variety of ways: heat effects, including potentially fatal heat stroke; extreme storms and storm surges that can cause accidents, flooding, mold, water contamination, and the spread of waterborne disease; wildfires, which engender immediate threats and increase levels of particulate matter; the spread of disease-carrying insects and other vectors into new ranges, exposing new populations to diseases like Lyme disease and Zika; and increases in allergens and air pollutants like ozone.

Accidents are another category of health threat associated with natural gas pipelines. Gas pipeline spills, fires and explosions occur with alarming frequency in the U.S., leaving people injured or dead, damaging homes and businesses, overwhelming first responders, and traumatizing communities. Shallow or exposed gas pipelines become easy accident victims due to plowing, construction, or weather-related accidents, leading to explosions and fire. Where pipelines run near or beneath streams and other water bodies, they are subject to damage from storm flows and other accidents. There aren't enough workers to inspect the vast network of pipelines in the US. In fact, only 7% of all natural gas lines are subject to rigorous inspection criteria or are inspected regularly. Fires and explosions have occurred at compressor stations, including an explosion along the Transco pipeline in 2008 near Appomattox, Va. The possibility of fire or other accidents raises a number of concerns: Will nearby localities have the resources available to contain a gas fire or explosion? Will first responders and hospitals be able to care for injured workers or other victims? Will evacuation be required, and have evacuation plans been developed and tested?

Accidents associated with pipelines and related infrastructure are generally of two types: fugitive emissions and blowdowns. Fugitive emissions are uncontrolled or under-controlled releases. They occur from equipment leaks and evaporative sources and can be a source of more intense exposure. Blowdowns are a complete venting to the atmosphere of the natural gas within a compressor or pipeline. This can be accidental, or it can be scheduled as a part of maintenance, to reduce pressure and empty the system. The first 30 to 60 minutes of the blowdown are the most intense, but the entire blowdown may last up to three hours. It is not possible to know what exactly is emitted in any given natural gas compressor station blowdown as there is very little data available. We do know that it will include whatever is in the pipeline when the blowdown occurs. This would undoubtedly include the constituents of natural gas, like methane and ethane, and various additional constituents would likely be present, including carcinogens and radioactive material. It is worth noting that due to their intensity, blowdowns may emit these substances at much greater concentrations than annual emissions data would suggest. Thus, blowdowns hold the potential for exposing local residents to far greater concentrations of toxic substances than is reflected in estimates of exposures associated with routine operations.

The existence of so many serious threats to health associated with pipelines and compressors requires that any jurisdiction proceed with great caution. This should certainly be the case in Buckingham County, where it is proposed to create the intersection of two 42-inch pipelines and to build an extremely large compressor station. No less an authority than the American Medical Association adopted in 2015 a resolution which "supports legislation that would require a comprehensive Health Impact Assessment regarding the health risks that may be associated with natural gas pipelines." Physicians for Social

Responsibility strongly supports the AMA's position and calls for a complete Health Impact Assessment to be conducted prior to making any decision concerning the construction in Buckingham County of new natural gas pipelines, compressors, or related infrastructure. We also recommend that the process for the requested permit follow the procedures for a Virginia Major Source, rather than a minor source, so as to incorporate a requirement for before-and-after testing. Independent review would also be an important requirement.

I look forward to sharing my testimony with the Planning Commission on September 26. At that time I will submit a written statement, fully footnoted, to assure that you have access to the latest scientific data concerning health impacts of fracked gas compressor stations and pipelines.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Barbara Gottlieb', written over a horizontal line.

Barbara Gottlieb
Director of Environment & Health

Rebecca Cobb

From: L H Barker <barker.lh@gmail.com>
Sent: Monday, August 29, 2016 5:51 PM
To: Rebecca Cobb
Subject: ACP Compressor Station proposal

Mr. Sammy Smith

Supervisor, Buckingham County 5th District

Dear
Supervisor Smith,

This is with regard to upcoming consideration by the Buckingham Planning Commission of the Atlantic Coast Pipeline's compressor station proposal for Buckingham County.

This is to advise
that I am NOT in favor to permitting this facility in our county (or anywhere else), and I hope our Board of Supervisors and Planning Commission will take whatever actions are in its power to prevent any such facility in our county.

With all best regards,
Sincerely,

Larry Barker
167 Liberty Lane
Buckingham, Va 23921

Buckingham County Planning Commission
September 26, 2016
Administration Building
7:00 PM
Introduction 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 a Public Hearing date to hear 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 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 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?

Set a hearing date and time?

October 24th?

T A X R E C E I P T

Ticket #:00000260001 33

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

Date : 8/18/2016
Register: TC4/TC1
Trans. #: 41172
Dept # : REZONE
Acct# :

REZONING
NEW CANTON DG

Previous
Balance \$ 550.00

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

PAR 3 DEVELOPMENT GROUP LLC

Amount Paid \$ 550.00

*Balance Due \$.00

Pd by PAR 3 DEVELOPMENT GROUP LLC Check 550.00 # YADKINBNK1876
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 8/2016

REZONING APPLICATION CHECKLIST
BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION
REQUIREMENTS

The following table lists the information necessary to review a rezoning 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 attached). This list can be obtained from the Clerk of Courts Office. YES NO

Completed application for rezoning (page 5 attached). If not signed by the owner, a Power of Attorney must accompany the application. YES NO

Interest Disclosure Affidavit (page 6 attached). Must be signed by the owner
 YES NO

Power of Attorney (page 7 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 8 guidance in preparing the Written Narrative).
 YES NO

Fees (page 9 attached). YES NO

Deed YES NO

Plat (15 copies). The plat information may be incorporated into the Rezoning 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 rezoning is being considered for and identify by name all adjacent landowners.

Rezoning General Site Plan (15 copies) The Rezoning 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 ZONING MAP AMENDMENT

CASE NUMBER: 16-ZMA237
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: Completed 9/1/16

Zoning Map Amendment: From A-1 to B-1

Purpose of Zoning Map Amendment: Retail store proposed

Zoning District: A-1 Existing, B-1 Proposed
Permitted Use List: Yes No Special Use List: Yes No

Tax Map Section 69 Parcel 1 Lot Subdivision

Street Name: Penlan Road and N. James Madison Highway
Directions from the County Administration Building to the Proposed Site: 3.8 miles east on James Anderson Hwy
Turn Left and 12 miles North on N. James Madison Highway, Left on Penlan Road, Site is on left at intersection

Name of Applicant: Par 5 Development Group, LLC, Attn: Rich Smith
Mailing Address: 2860-B NC 5 Hwy, Aberdeen, NC 28315

Daytime Phone: 910-944-0881 Cell Phone: 910-638-9040

Email: Rich@Par5Development.com Fax: 910-944-0882

Name of Property Owner: Frances W Ellis c/o William Falls
Mailing Address: P.O. Box 203, Buckingham, Virginia 23921

Daytime Phone: 804-291-7091 Cell Phone:

Email: Fax:

Signature of Owner: William W. Falls, EXEC I Date: 8-8-16

Signature of Applicant: Richard C. Smith Date: 7/29/16
Development Manager PSDG

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: Ella R. Snoddy

Mailing Address: 181 Volcano Lane, New Canton, VA 23123

Physical Address: Same

Tax Map Section: 54 Parcel: 22 Lot: _____ Subdivision: _____

2. Name: Violet C. Catlett

Mailing Address: 4704 Penlan Road, New Canton, VA 23123

Physical Address: Same

Tax Map Section: 54 Parcel: 23 Lot: _____ Subdivision: _____

3. Name: Franklin D. Wood

Mailing Address: 4782 Penlan Road, New Canton, VA 23123

Physical Address: Same

Tax Map Section: 54 Parcel: 24 Lot: _____ Subdivision: _____

4. Name: Alexis C. Spencer Burns

Mailing Address: 27039 N. James Madison Highway, New Canton, VA 23123

Physical Address: Same

Tax Map Section: 54 Parcel: 27 Lot: _____ Subdivision: _____

6. Name: Clarence E. & Ola I Gormus

Mailing Address: 26960 N. James Madison Highway, New Canton, VA 23123

Physical Address: Same

Tax Map Section: 69 Parcel: 7 Lot: _____ Subdivision: _____

7. Name: Sophia L. Banks

Mailing Address: 26934 N. James Madison Highway, New Canton, VA 23123

Physical Address: Same

Tax Map Section: 69 Parcel: 6 Lot: _____ Subdivision: _____

8. Name: Ronald D. & Valerie B VanWitzenburg

Mailing Address: 26892 N. James Madison Highway, New Canton, VA 23123

Physical Address: Same

Tax Map Section: 69 Parcel: 5 Lot: _____ Subdivision: _____

9. Name: Harry M & Sheila D Mazingo, Jr.

Mailing Address: 26873 N. James Madison Highway, New Canton, VA 23123

Physical Address: Same

Tax Map Section: 69 Parcel: 2IM Lot: _____ Subdivision: _____

10. Name: Kathleen G. Watson Herndon

Mailing Address: 26853 N. James Madison Highway, New Canton, VA 23123

Physical Address: Same

Tax Map Section: 69 Parcel: 3 Lot: _____ Subdivision: _____

11. Name: _____

Mailing Address: _____

Physical Address: _____

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

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM

This 29 day of July, year 2016

I Richard C Smith 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)

Richard C Smith Development Manager

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

NOTARY:

COMMONWEALTH OF VIRGINIA
State of North Carolina

COUNTY OF Moore

STATE OF North Carolina

Subscribed and sworn to me on the 29th day of July

of the year 2016. My Commission expires on 11/24/2020

Notary Public Signature: Rebecca P. Ilagor
Stamp:



INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM, VIRGINIA

On this _____ day of _____, of the year _____

I _____ (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)

William W. Felt, Esq

NOTARY PUBLIC
COUNTY OF Prince Edward STATE OF Virginia

Subscribed and sworn to me on this 8th day of August
of the year 2016. My commission expires 1/31/2018

Notary Public Signature: Margaret B. Anderson
Stamp:



INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM, VIRGINIA

On this 24th day of August, of the year 2016

I William W. Falls (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)

William W. Falls, EXEC

NOTARY PUBLIC
COUNTY OF Prince Edward STATE OF Virginia

Subscribed and sworn to me on this 24th day of August
of the year 2016. My commission expires 1-31-2018

Notary Public Signature: Margaret B. Anderson
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):

Wooded site, no existing improvements observed

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

No indication of previous uses

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: Richard C Smith Date: 7/29/16

Printed Name: Richard C Smith Title: Development Manager

APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: _____

Applicant: Par 5 Development Group, LLC

Location: Intersection of Penlan Road and N. James Madison Highway

Proposed Use: 9100 sf +/- Retail Building, Free-Standing Discount Store

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:

A commercial entrance is proposed with this project.

Signature of VDOT Resident Engineer: _____

Printed Name: _____ Date: _____

APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: _____

Applicant: Par 5 Development Group, LLC

Location: Intersection of Penlan Road and N. James Madison Highway

Proposed Use: 9100 sf +/- Retail Building, Free-Standing Discount Store

For VDOT use only:

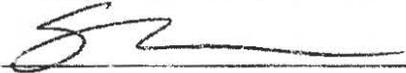
A Traffic Impact ^{STATEMENT} ~~Analysis~~ (VTIS) ^{Per 24VAC30-155-60} is required. The consultant preparing the study must meet with the Virginia Department of Transportation to discuss the scope and requirements of the study before the study can begin.

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:

A commercial entrance is proposed with this project.

Signature of VDOT Resident Engineer: 

Printed Name: SCOTT E. SHIPPEE Date: 8/18/16

N/A

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

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



To: Rebecca Cobb, Buckingham County Planning

Subject: Narrative for Rezoning Request for a
Portion of Tax Parcel 69-1

Par 5 Development Group, LLC is proposing to develop a Dollar General retail building at the intersection of Penlan Road and N. James Madison Highway. The site is currently zoned A-1 and is requested to be rezoned to B-1 to permit the use. While the specific site is between two areas designated as Village Center/Growth Area in the Comprehensive Plan it is not specifically included in either of these areas. It is located on N. James Madison Highway, which provides excellent access to the site.

Dollar General enjoys being a part of rural communities like the immediate area of the site and finds success in being a close by, quick, and convenient stop for nearby residents. The store does not pull customers from far away and so, becomes a community store. Rather than being part of a strip mall or larger development, Dollar General prefers to be a stand-alone facility.

The site is wooded, but is not characterized by USACE jurisdictional areas (wetlands). The trees will be cleared to accommodate the store, but landscaping is proposed around the perimeter of the site and in the stormwater management facility. Public water and sewer are not available at the site, so a well and drainfield will be constructed to serve the site. The water usage is similar to a residence.

The stores typically average 15 to 20 transactions per hour. Studies have estimated and confirmed that 30 spaces will accommodate the customer flow rate that the store generates. This has also been sufficient for traffic generated at the peak Christmas season levels. Based on the site configuration, thirty-one (31) spaces are shown in the plans. The layout lends itself to this space count without developing unneeded impervious area. The peak traffic is in the afternoon and, based on the ITE traffic generation guidelines, is estimated to have 23 inbound vehicles in the peak hour. The 2015 AADT on N. James Madison Highway is 3400 and on Penlan Road is 490. These volumes do not meet warrants for turn lanes either at the site entrance or at the intersection of Penlan Road and N. James Madison Highway. Some additional pavement is anticipated to be placed along the returns at the intersection to facilitate truck maneuvers into the site. The width of the additional pavement is anticipated to be a few feet.

Architectural elevations are included in the rezoning package and show the intended building design. The building is expected to be approximately 130' x 70', 1 story and be the highly recognizable architecture characterized by Dollar General stores nationwide.

Lights in the parking area will provide adequate illumination for safety and security while having the appropriate fixtures to direct light downward onto the site and minimize light spilling into adjacent properties or the right-of-way.

Landscaping in the form of trees intended to act as screening is proposed along the northern and southern property lines to screen the site from the view of neighbors.

Trash from the store will be collected in dumpsters, which will be screened from view and collected regularly by a private collection service.

No increased burden on local fire and rescue services, the local schools, nor libraries is anticipated. Tax revenues from the project for Buckingham County are estimated in the table below.

	County Tax Rate	Estimated Taxable Amount	Estimated County Revenue
Real Estate	0.55%	\$250,000.00	\$1,375.00
Personal (Tangible Business) Property	4.05%	\$15,000.00	\$607.50
Merchants' Capital	1%	\$200,000.00	\$2,000.00
Total Estimated Buckingham County Tax Revenue			\$3,982.50

Buckingham County Planning Commission
September 26, 2016
Administration Building
7:00 PM
Introduction of 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 a Public Hearing date to hear 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 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. 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.

9. 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.
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.
12. 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.
13. 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.
14. 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?

October 24th?

APPLICATION FOR A ZONING MAP AMENDMENT

CASE NUMBER: 16-ZMA 238
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: _____

Zoning Map Amendment: A-1 to B-1

Purpose of Zoning Map Amendment: Change zoning A-1 to B-1,
Retail farm supply store

Zoning District: State River District Number of Acres: 2.02

Tax Map Section: 9 Parcel: 60 Lot: _____ Subdivision: _____ Magisterial Dist.: _____

Street Address: 16103 South Constitution Pk., Scottsville VA.
Directions from the County Administration Building to the Proposed Site: _____

Route 20 N, 15 miles, Spangler Farm Supply on left

Name of Applicant: Samuel G. Spangler, III
Mailing Address: P.O. Box 310, Scottsville VA 24590

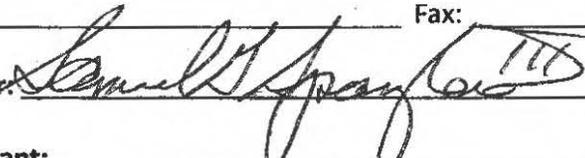
Daytime Phone: 434-286-3200 Cell Phone: _____

Email: _____ Fax: _____

Name of Property Owner: Samuel G. Spangler, III
Mailing Address: P.O. Box 310, Scottsville VA 24590

Daytime Phone: 434-286-3200 Cell Phone: _____

Email: _____ Fax: _____

Signature of Owner:  Date: 9-7-2016
Signature of Applicant: _____ Date: _____

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

APPLICATION FOR A ZONING MAP AMENDMENT

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

DATE OF APPLICATION: _____

Zoning Map Amendment: _____

Purpose of Zoning Map Amendment: Change zoning A-1 to B-1

Zoning District: Slake River District Number of Acres: 2.0

Tax Map Section: 9 Parcel: 60A Lot: _____ Subdivision: _____ Magisterial Dist.: _____

Street Address: 3140 White Rock Rd. Scottsville VA 24590
Directions from the County Administration Building to the Proposed Site: _____

Rt. 20 N, 15 miles, left on White Rock Rd. for 1/2 mile on left

Name of Applicant: Jamuel G. Spangler III

Mailing Address: P.O. Box 310, Scottsville, VA 24590

Daytime Phone: 434-286-3200 Cell Phone: _____

Email: _____ Fax: _____

Name of Property Owner: Jamuel G. Spangler, III

Mailing Address: P.O. Box 310, Scottsville VA 24590

Daytime Phone: 434-286-3200 Cell Phone: _____

Email: _____ Fax: _____

Signature of Owner: [Signature] Date: 9-7-2016

Signature of Applicant: _____ Date: _____

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

APPLICATION FOR A ZONING MAP AMENDMENT

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

DATE OF APPLICATION: _____

Zoning Map Amendment: _____

Purpose of Zoning Map Amendment: Change zoning A-1 to B-1

Zoning District: Slake River District Number of Acres: 2.04

Tax Map Section: 9 Parcel: 61 Lot: _____ Subdivision: _____ Magisterial Dist.: _____

Street Address: South Constitution
Directions from the County Administration Building to the Proposed Site: _____

Rt. 20 N, 15 miles, lot on left before Spangler farm Supply

Name of Applicant: Samuel G. Spangler, III

Mailing Address: P.O. Box 310, Scottsville VA 24590

Daytime Phone: 434-286-3200 Cell Phone: _____

Email: _____ Fax: _____

Name of Property Owner: Samuel G. Spangler, III

Mailing Address: P.O. Box 310, Scottsville VA 24590

Daytime Phone: 434-286-3200 Cell Phone: _____

Email: _____ Fax: _____

Signature of Owner: *Samuel G. Spangler III* Date: 9-7-2016

Signature of Applicant: _____ Date: _____

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

APPLICATION FOR A ZONING MAP AMENDMENT

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

DATE OF APPLICATION: _____

Zoning Map Amendment: _____

Purpose of Zoning Map Amendment: Change zoning A-1 to B-1

Zoning District: Slake River District Number of Acres: 2.04

Tax Map Section: 9 Parcel: 61A Lot: _____ Subdivision: _____ Magisterial Dist.: Slake River

Street Address: South Constitution
Directions from the County Administration Building to the Proposed Site: _____

Rt. 20 N. 15 miles, on left before Spangler Farm Supply

Name of Applicant: Samuel G. Spangler III

Mailing Address: P.O. Box 310, Scottsville VA 24590

Daytime Phone: 434-286-3200 Cell Phone: _____

Email: _____ Fax: _____

Name of Property Owner: Samuel G. Spangler, III

Mailing Address: P.O. Box 310, Scottsville VA 24590

Daytime Phone: 434-286-3200 Cell Phone: _____

Email: _____ Fax: _____

Signature of Owner: *Samuel G. Spangler III* Date: 9-7-2016

Signature of Applicant: _____ Date: _____

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

ADJACENT PROPERTY OWNER'S LIST

(Required)

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

1. Name: Baber, Frances C. Life Estate, Bruce

Mailing Address: _____

Physical Address: 16167 J. Constitution Route, Scottsville 24590

Tax Map Section: 9 Parcel: 59 Lot: _____ Subdivision: _____

2. Name: Randolph, Clara M

Mailing Address: 13355 Walke Pointe Way, Chesterfield VA 23822

Physical Address: 3233 White Rock Rd, Scottsville VA 24590

Tax Map Section: 9 Parcel: 56 Lot: _____ Subdivision: _____

3. Name: Gregory, Ralph N & Estelle

Mailing Address: 3217 White Rock Road, Scottsville VA 24590

Physical Address: 3217 White Rock Rd, Scottsville VA 24590
3233 White Rock Rd, Scottsville VA 24590

Tax Map Section: 9 Parcel: 57 Lot: _____ Subdivision: _____

4. Name: Gaines, Eva

Mailing Address: 3195 White Rock Rd, Scottsville VA 24590

Physical Address: 3195 White Rock Rd, Scottsville VA 24590

Tax Map Section: 9 Parcel: 58 Lot: _____ Subdivision: _____

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: Catlett, Clyde L, Jr. + Penny D

Mailing Address: 3159 White Rock Rd. Scottsville VA 24590

Physical Address: 3159 White Rock Rd. Scottsville VA 24590

Tax Map Section: 9 Parcel: 1-1 Lot: _____ Subdivision: _____

2. Name: Miller, Walter C

Mailing Address: 1/0 The James River Inn, 3057 White Rock Rd, Scottsville

Physical Address: 3057 White Rock Rd. Scottsville VA 24590

Tax Map Section: 9 Parcel: 1-2 Lot: _____ Subdivision: _____

3. Name: Parson Robert + Lula

Mailing Address: 15950 S. Constitution Rte, Scottsville VA 24590

Physical Address: 15950 S. Constitution Rte, Scottsville VA 24590

Tax Map Section: 9 Parcel: 50 Lot: _____ Subdivision: _____

4. Name: Tinsley, Rebecca

Mailing Address: P.O. Box 431, Scottsville VA 24590

Physical Address: 15943 S. Constitution Rte, Scottsville VA 24590

Tax Map Section: 9 Parcel: 65C Lot: _____ Subdivision: _____

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: Paeson, Monica Lynn

Mailing Address: 192 Brush Tower Dr, Lynchburg, VA 24590 24502

Physical Address: 16004 J. Constitution Rte Scottsville VA 24590

Tax Map Section: 9 Parcel: 51 Lot: _____ Subdivision: _____

2. Name: Mosley, Lazarus & Cassie; M

Mailing Address: % Lazarus Mosley, 100 Emancipation Blvd DR, Bldg 137

Hampton
VA
2366

Physical Address: 3066 White Rock Rd., Scottsville VA 24590

Tax Map Section: 9 Parcel: 62 Lot: _____ Subdivision: _____

3. Name: _____

Mailing Address: _____

Physical Address: _____

Tax Map Section: _____ Parcel: _____ 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 7 day of Sept., year 2016

I SAMUEL G. SPANGLER III 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)

Samuel Spangler III

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

NOTARY:
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

STATE OF Virginia

Subscribed and sworn to me on the 7 day of September

of the year 2016. My Commission expires on 9/30/2019

Notary Public Signature: [Signature]
Stamp:



INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM, VIRGINIA

On this 7 day of Sept., of the year 2016

SAMUEL G. SPADGLER III (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)

Samuel G. Spadgler III

NOTARY PUBLIC
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 7 day of September
of the year 2016. My commission expires 9/30/2019.

Notary Public Signature: Meghan Huddleston Allen
Stamp:



Re JHore

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 property currently has a farm supply retail business, size of building, feet. bin,

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

previously the property was used as a grocery store

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

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

NA

Will this proposal have any impact on the historical site or gravesite? Yes _____ No
If yes, please explain any impact:

Owner/Applicant Signature: Samuel E. Spangler III Date: 9-7-2016

Printed Name: SAMUEL E. SPANGLER III Title: OWNER

APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: _____

Applicant: Samuel G. Spangler, III

Location: Spangler Farm Supply, 16103 J Constitution Blvd, Swainsboro

Proposed Use: A1 to B1

For VDOT use only:

A Traffic Impact Statement is required per 24 VAC 30-155-60.

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

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

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

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

Access can be achieved according to current VDOT
sight distance standards, ~~although~~ Any future commercial
use of property will require a commercial entrance
installed to VDOT standards.

Signature of VDOT Resident Engineer: C. D. Edwards

Printed Name: C. D. Edwards Date: 9-8-16

REZONING APPLICATION
BUSINESS NARATIVE

SPANGLER FARM SUPPLY
16103 SOUTH CONSTITUTION RTE
PO BOX 310
SCOTTSVILLE, VA 24590

1-LAND USE-Currently operating at Spangler Farm Supply(SFS), on 2.02 acres of land. This property also joins with three other lots, all of which I am the owner. The lot known as 3140 White Rock Road, has an existing rental home located on 2.00 acres. The other lots known as 9-60A, 9-61, and 9-61A are used by contractors working in the area, the highway dept, and local residents occasionally use it for temporary parking. Currently, the lot is being leased to Progressive Pipeline, located in Mississippi. All the lots are located, in the comprehensive plan, that is designated as growth area.

2-COMMUNITY DESIGN-SFS has a metal building and a bulk fertilizer storage facility. The public has access from Route 20 and White Rock Road.

3-CULTURAL RESOURCES-SFS provides farming, gardening needs to our local farmers and residents. We also, carry cargo trailers, storage building and culvert pipe.

4-ECONOMIC DEVELOPMENT- SFS provides economic stimulus to the county in the form of real estate and sales tax. SFS also provides employment opportunities for local residents. We also, use local businesses to assist us with our needs, when ever possible, such as delivery drivers, auto parts, gravel, hay, etc. We are requesting this rezoning because, in the past, companies requesting Tobacco Grant Money, are not able to locate on this property, which is in the proximity to UVA and Charlottesville area. These are research and development companies that could have a positive effect for the county and it's residence.

5-ENVIRONMENT-SFS will have minimal impact on the environment. Local and State laws are followed.

6-FIRE AND RESCUE/LAW ENFORCEMENT-SFS supports programs provided thru the Buckingham County Sheriff. We are also located in an area, that may be useful to any rescue team, as needed.

7-HOUSING-

8-LIBRARIES- SFS will assist with programs, the library may have focused on farming and gardening.

9-PARKS AND OPEN SPACES-SFS is open acreage. The property is maintained.

10-POTABLE WATER- Water is provided from the well located on the property.

11-SEWAGE- Sewage will be disposed of according to local regulation via approved and maintained septic systems.

12- SCHOOLS- SFS supports National Child Safety Program, through the Buckingham County Sheriff's Office. We have also supported the 4-H program and Buckingham County Youth League.

13-TELECOMMUNICATIONS-SFS has internet access for business and customer communication. We also, have land-line and fax capabilities.

14-TRANSPORTATION-SFS does not provide transportation for any clients. Delivery of products are offered.

15-SOLID WASTE- Solid waste will be disposed of, on site, according to local regulation and will be minimal.

Maxey-Hines & Associates, P.C.

P.O. BOX 90 FARMVILLE VIRGINIA 23901
TEL: 434-392-8827



Curve C2
L=122.61'
R=1412.39'
Δ=04°58'26"
CLEN=122.57'
BRG=N48°24'23"E

Curve C1
L=38.05'
R=1335.00'
Δ=01°37'58"
CLEN=38.04'
BRG=N45°06'11"E

TM9-59
Sidney T. Baber
Frances C. Baber
D.B.88 p.99



Notes:

1. Portion of Tax Map Parcel No. 9-60.
2. This plat has been prepared without benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.
3. This plat is based on a current field survey.



To all parties interested in title to premises surveyed; This plat agrees with found plats, deed descriptions, ground evidence, and local witnesses as near as possible.

SCALE: 1in.=100ft. DATE: May 6, 2005 ACREAGE: 2.00 Acres
REQUESTED BY: Samuel G. Spangler, III
OWNER(S): Samuel G. Spangler, III D.B.181 p.599

LOCATED IN: Slate River District Buckingham County Virginia
PURPOSE: To delineate boundaries of a 2.00 Acre parcel of land.

COPY

05S0110 F.B.1099-06

002/003

08/31/2016 WED 9:20 FAX 434 392 1996 Maxey & Associates

This subdivision is approved for individual onsite sewage systems in accordance with the provisions of the Code of Virginia, and the Sewage Handling and Disposal Regulations (12 VAC 5-610-10 et seq. the "Regulations")

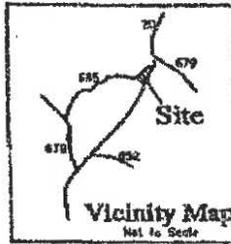
This subdivision was submitted to the Health Department for review pursuant to §(1) 32.1-162.5 of the Code of Virginia which requires the Health Department to accept private well evaluations and designs from an Accredited Onsite Soil Evaluator (AOSSE) or a Professional Engineer working in consultation with an AOSSE for residential development. The Department is not required to perform a field check of such evaluations. This subdivision was certified as being in compliance with the Board of Health's regulations by John Hutchinson, AOSSE #132 (Telephone #614)380-3611.

This subdivision approval is based in reliance upon that certification. Pursuant to §(1) 330 of the Regulations this approval is not an assurance Sewage Treatment System Construction Permits will be issued for any lot in the subdivision unless that lot is specifically identified as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are stated at the time of this approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems.

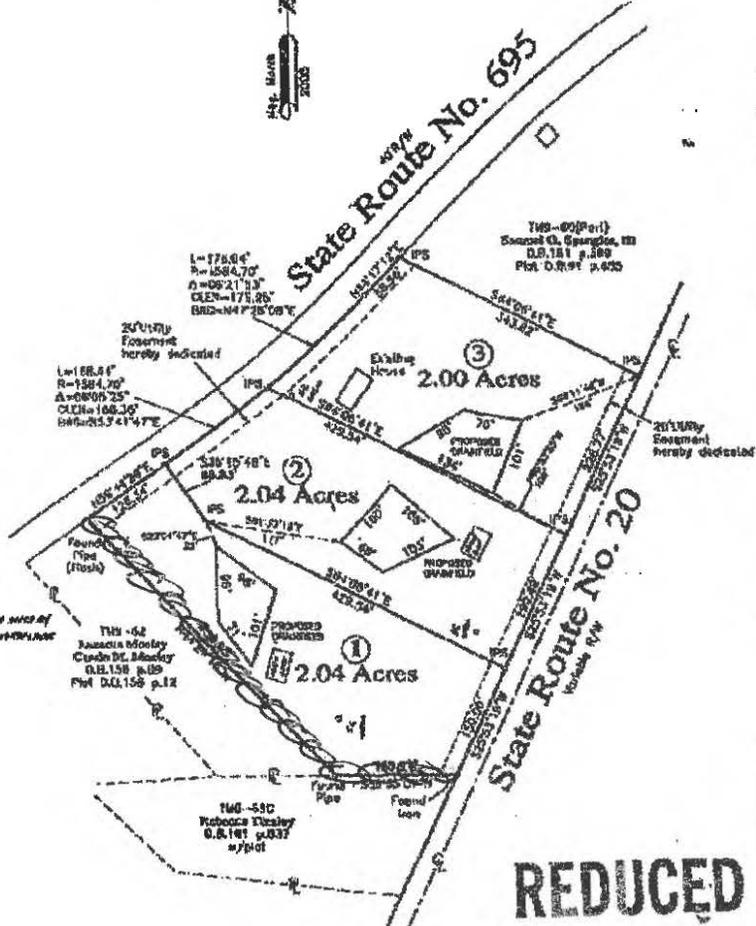
This subdivision approval is based in reliance upon the certification that approved lots are suitable for "traditional systems", however actual system designs may be different at the time construction permits are issued.

Health Department Approval Factors:

1. Each dwelling, sewage disposal system, and well must be specifically located by permit (CAS-202A & CAS-202B), issued from the Buckingham County Health Department, before any construction begins.
2. The location, construction standards, and systems design of each permit will be referenced from the working plan as file # of the Buckingham County Health Department. All house sites, drainfield sites, are site specific. Any deviation in design, construction standards, or location from the working plan may require additional soil evaluations and permits.
3. Depending on house location, some lots may require a pump system and/or lift station.
4. All drainfields are site specific, and located by survey.
5. When a construction permit is issued it may be necessary to have the drainfield site resurveyed to identify the proper location.

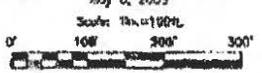


Legend
 IPT = Iron Pin Found
 PS = Iron Pin to be Set
 --- = Overhead Electric (Voltage)



REDUCED

Map for Soils Scientist
 Survey of
Spangler Acres
 Slate River District Buckingham County Virginia



Surveyor

I, Robert S. Maxey, Jr., L.S. do hereby certify that Spangler Acres as shown on this plat contains 6.08 Acres, more or less, being all of that land owned by Samuel C. Spangler, Jr. by deed in D.S. 319 p.385 and a portion of that land owned by Samuel C. Spangler by deed in D.S. 184 p.309.

Max 5, 2005

Robert S. Maxey, Jr.
 Land Surveyor

Owner

This subdivision known as Spangler Acres containing 6.08 Acres, more or less, in 3 lots is in accordance with the desire of the undersigned owner(s)

1-18-2011

Samuel C. Spangler, III
 Owner

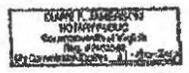
Notary

County/City of Buckingham
 State of Virginia

I, Diane Jamerson, a Notary Public in and for the County/City aforementioned, do hereby certify that Samuel C. Spangler III

whose name(s) is/are signed above has/have on the 18 day of November, 2011 acknowledged the same before me.

Notary Public Diane Jamerson
 My Commission Expires the 22 day of November, 2016.



This map was recorded in the Clerk's Office of the Circuit Court of Buckingham Virginia on the 18 day of November, 2011. This map was prepared and certified to be correct in Plot Book No. 11 of 11 at 11:00 AM. Date 11/18/2011. Clerk of Circuit Court

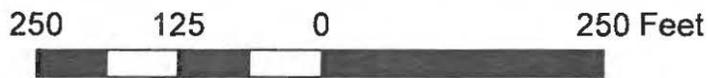
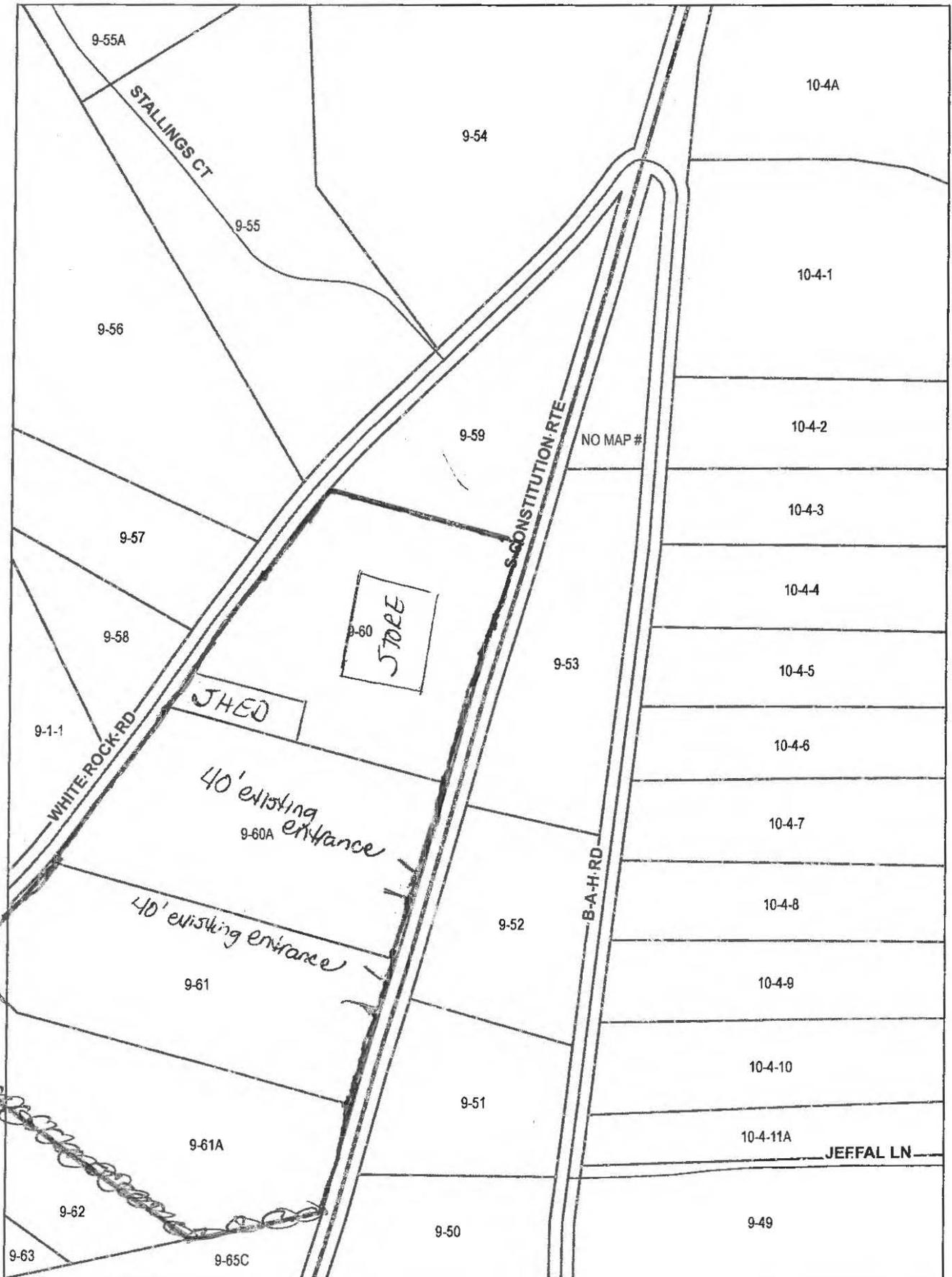
This subdivision known as Spangler Acres is approved by the undersigned in accordance with existing regulations and may be admitted to record.

Robert S. Maxey, Jr.
 Date
Diane Jamerson
 Notary Public
 Date

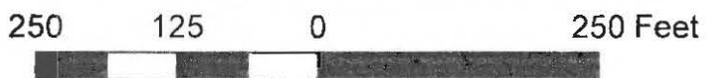
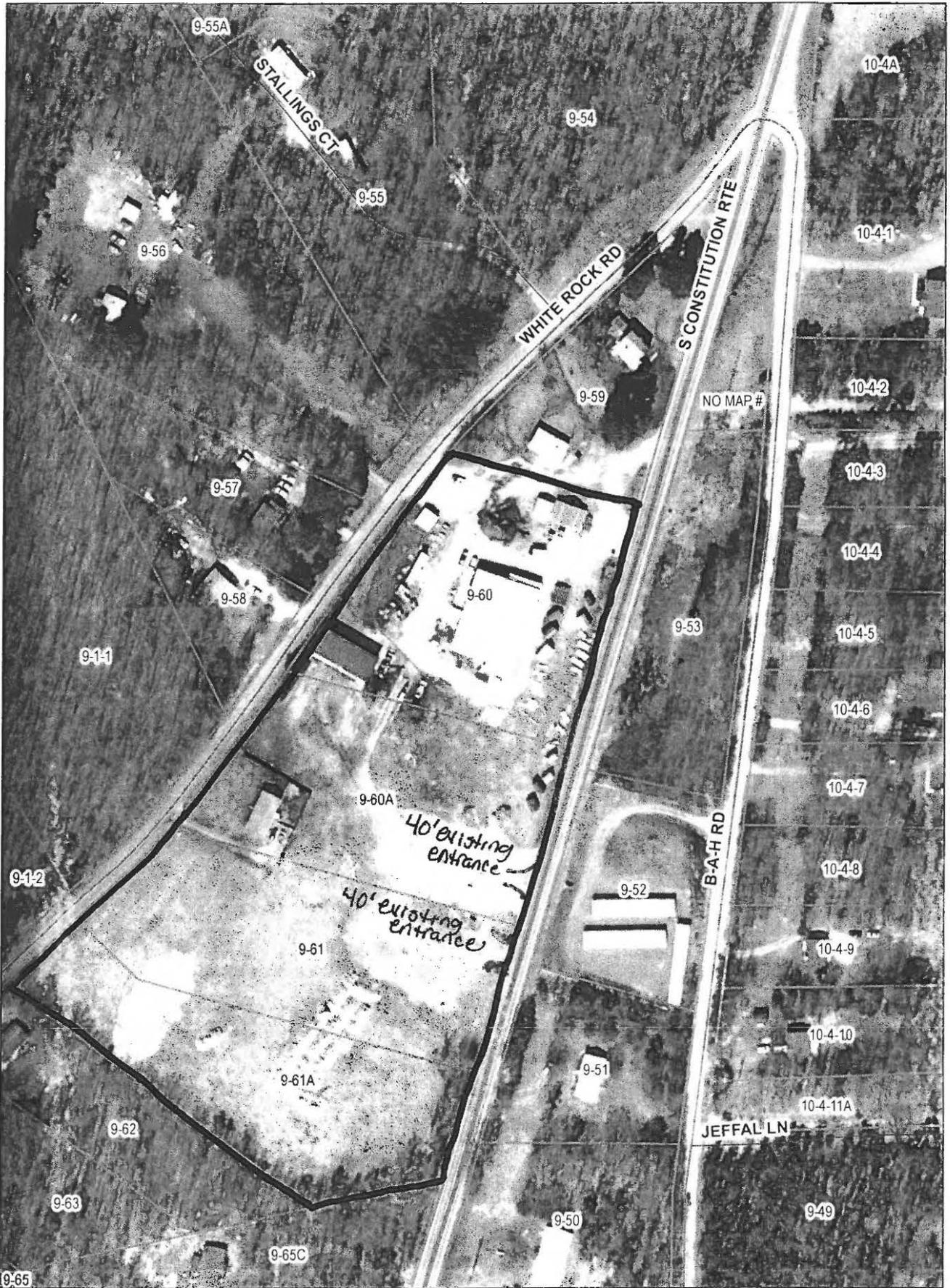
Date January 7, 2005
Robert S. Maxey, Jr.
 Land Surveyor



Maxey-Hines & Associates, P.C.
 Land Surveyor • Draftsman • Planners • Geomatics
 P.O. Box 20 • Farmville • Virginia • 22401 • Tel: 434-398-6897



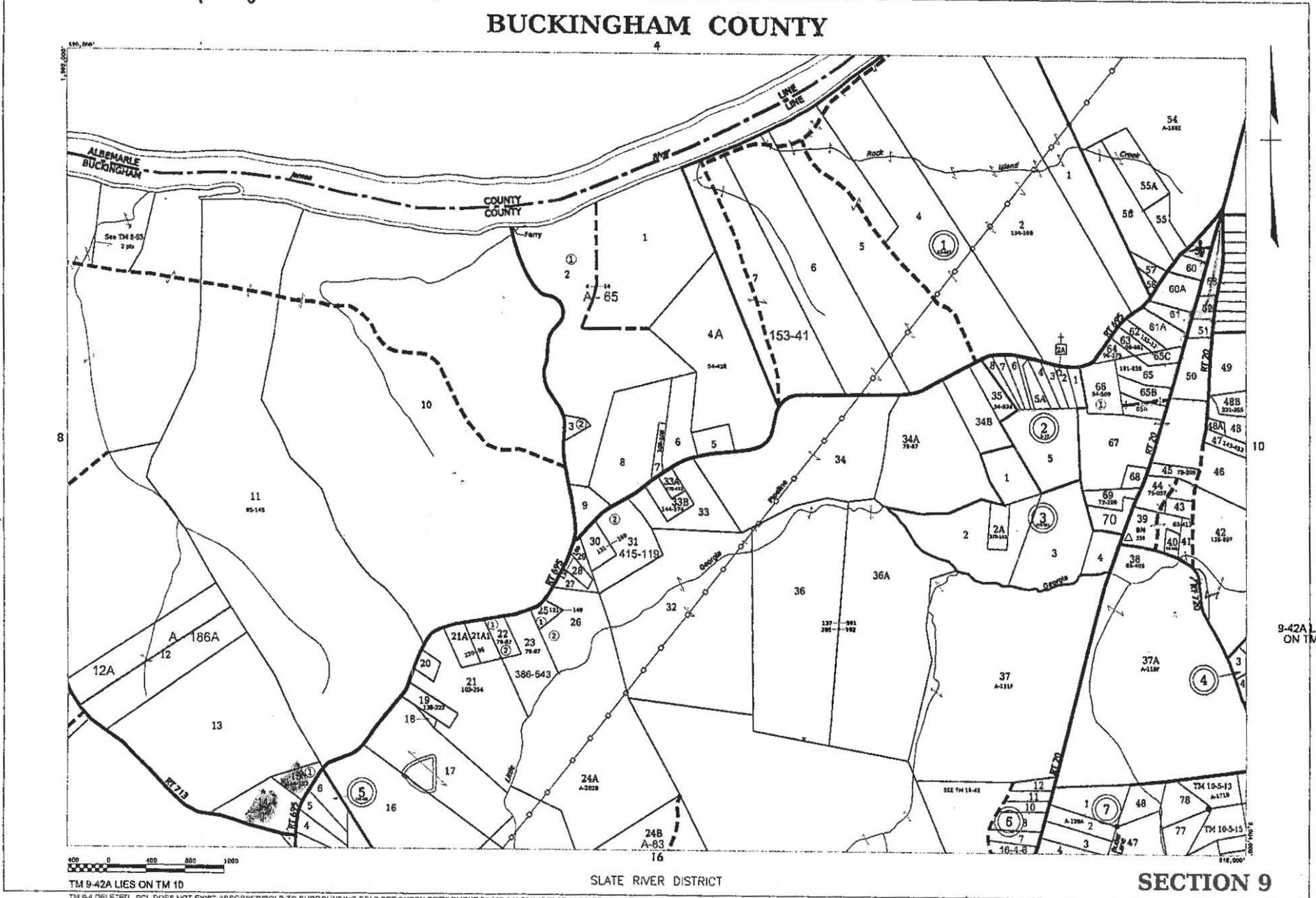
mmm - tree line



Samuel G. Spangler, III (owner)

BUCKINGHAM COUNTY

used 15 copies



TM 9-42A LIES ON TM 10

SLATE RIVER DISTRICT

SECTION 9

TM 9-4 DELETED PCL DOES NOT EXIST ABSORBED/SOLD TO SURROUNDING PCLS SEE BNDRY SETTLEMENT D0197-641 FM645 PLAT ALGO RECORDED IN PB4-14A-85

TAX RECEIPT

Ticket #:00000270001 33

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

Date : 9/07/2016
Register: TC4/TC1
Trans. #: 41547
Dept # : REZONE
Acct# :

REZONING
SPANGLER FARM SUPPLY AND
LOTS

Previous
Balance \$ 550.00

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

S G SPANGLER INC

Amount Paid \$ 550.00

*Balance Due \$.00

Pd by S G SPANGLER INC Check 550.00 # OLDOMNB 2000
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 9/2016

Buckingham County Planning Commission
September 26, 2016
Administration Building
7:00 PM
Introduction of Case 16-ZMASUP239

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 & Special Use Permit– Mr. Spangler 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) 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 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. 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 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. Any 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
7. The Virginia Department of Transportation shall approve access to any 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?
October 24th?

JHear

9.52 1 Acre
9.53 1.748

APPLICATION FOR A ZONING MAP AMENDMENT

CASE NUMBER: 16-ZMASUP 239
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: 9-6-16

Zoning Map Amendment: A-1 to B-1

Purpose of Zoning Map Amendment:

change zoning A-1 to B-1 for expansion of mini-storage

Zoning District: A1 Number of Acres: 2

Tax Map Section: 9 Parcel: 52053 Lot: _____ Subdivision: _____ Magisterial Dist.: _____

Street Address: D-A-H Rd. Scottsville VA 24590
Directions from the County Administration Building to the Proposed Site: At. 20 N 15 miles,

Spangler Storage on right, Access D-A-H Rd.

Name of Applicant: Samuel G. Spangler III

Mailing Address: P.O. Box 310, Scottsville VA 24590

Daytime Phone: 434-286-3200 Cell Phone: _____

Email: _____ Fax: _____

Name of Property Owner: Samuel G. Spangler III

Mailing Address: P.O. Box 310 Scottsville VA 24590

Daytime Phone: 434-286-3200 Cell Phone: _____

Email: _____ Fax: _____

Signature of Owner: [Signature] Date: 9-7-2016

Signature of Applicant: _____ Date: _____

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

Spangler

APPLICATION FOR A SPECIAL USE PERMIT

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

DATE OF APPLICATION: 9-6-10

Special Use Permit Request: mini storage facility

Purpose of Special Use Permit: Expand existing business with a new 3200 sq. ft. building

Zoning District: _____ Number of Acres: 2

Tax Map Section: 9 Parcel: 5853 Lot: _____ Subdivision: _____ Magisterial Dist.: _____

Street Address: D-A-H Rd.

Directions from the County Administration Building to the Proposed Site: Rt 20N, 15 miles

Spangler Storage on right, access D-A-H Rd.

Name of Applicant: Samuel G. Spangler, III

Mailing Address: P.O. Box 310, Scottsville VA 24590

Daytime Phone: 434-286-3200 Cell Phone: _____

Email: _____ Fax: _____

Name of Property Owner: Samuel G. Spangler III

Mailing Address: P.O. Box 310, Scottsville VA 24590

Daytime Phone: 434-286-3200 Cell Phone: _____

Email: _____ Fax: _____

Signature of Owner: _____ Date: _____

Signature of Applicant: _____ Date: _____

Please indicate to whom correspondence should be sent:

Owner of Property Contractor Purchaser / Lessee Authorized Agent Engineer
 Applicant

ADJACENT PROPERTY OWNER'S LIST

(Required)

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

1. Name: Baber, Frances C Life Est Bruce
Mailing Address: 16167 S. Constitution Rte, Scottsville VA 24590
Physical Address: 16153 & 16167 S. Constitution Rte., Scottsville VA 24590
Tax Map Section: 9 Parcel: 59 Lot: _____ Subdivision: _____
2. Name: Parson, Monica Lynn
Mailing Address: 192 Brush Tavern Drive, Lynchburg VA 24502
Physical Address: 16004 South Constitution, Scottsville VA 24590
Tax Map Section: 9 Parcel: 51 Lot: _____ Subdivision: _____
3. Name: Bishop, Joseph H.
Mailing Address: 35 B A H Road, Scottsville VA 24590
Physical Address: 35 B A H Road, Scottsville VA 24590
Tax Map Section: 10 Parcel: 4-1 Lot: _____ Subdivision: _____
4. Name: Williams, Phyllis A.
Mailing Address: 67 B A H Road, Scottsville VA 24590
Physical Address: 67 B A H Road, Scottsville VA 24590
Tax Map Section: 10 Parcel: 4-2 Lot: _____ Subdivision: _____

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: Watkins, Ashley D + Orlando J

Mailing Address: 77 B A H Rd, Scottsville VA 24590

Physical Address: 77 B A H Rd, Scottsville VA 24590

Tax Map Section: 10 Parcel: 4-3 Lot: _____ Subdivision: _____

2. Name: Lee, Cheryl Michelle

Mailing Address: 95 BAH Rd, Scottsville VA 24590

Physical Address: 95 BAH Rd, Scottsville VA 24590

Tax Map Section: 10 Parcel: 4-4 Lot: _____ Subdivision: _____

3. Name: Harris Howard W. + Lorine B. Harris

Mailing Address: 181 Matthew Mill Road, Ruckeesville, VA 22968

Physical Address: B-A-H Rd, Scottsville VA 24590

Tax Map Section: 10 Parcel: 4-5 Lot: _____ Subdivision: _____

4. Name: Warner Wallace L + Cheryl L.

Mailing Address: 143 B-A-H Road, Scottsville VA 24590

Physical Address: 143 B-A-H Road Scottsville VA 24590

Tax Map Section: 10 Parcel: 4-6 Lot: _____ Subdivision: _____

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: Stanton JAM A. + Kimberly R

Mailing Address: 155 B-A-H Road, Scottsville VA. 24590

Physical Address: 155 B-A-H Road, Scottsville VA 24590

Tax Map Section: 10 Parcel: 4-7 Lot: _____ Subdivision: _____

2. Name: Stanton Kimberly Renee

Mailing Address: 273 Whitewood Road, Ch'ville, VA 22901

Physical Address: B-A-H Rd.

Tax Map Section: 10 Parcel: 4 Lot: 8 Subdivision: _____

3. Name: Cooper, Betty Ann Stanton

Mailing Address: 80 Frenchs Fore Road, Cumberland VA ~~24590~~ 23040

Physical Address: 197 B-A-H Rd, Scottsville VA 24590

Tax Map Section: 10 Parcel: 4 Lot: 9 Subdivision: _____

4. Name: Bryant, Eael

Mailing Address: 12945 South Constitution Pte, Scottsville VA 24590

Physical Address: 215 B-A-H Rd, Scottsville VA 24590

Tax Map Section: 10 Parcel: 4-10 Lot: _____ Subdivision: _____

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM

This 7 day of Sept, year 2016

SAMUEL G. SPANGLER III 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 Virginia

Subscribed and sworn to me on the 7 day of September

of the year 2016. My Commission expires on 9/30/2019.

Notary Public Signature: [Signature]

Stamp:



INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM, VIRGINIA

On this 7 day of Sept, of the year 2016

SAMUEL G. SPANGLER III (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)

Samuel G. Spangler III

NOTARY PUBLIC
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 7 day of September

of the year 2016. My commission expires 9/30/2019

Notary Public Signature: [Signature]
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):

3 buildings, with 50 storage units available for rent,
chain link fence surrounding buildings, 1.00 open
acreage

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

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

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

If yes, please explain any impact:

Owner/Applicant Signature: Samuel G. Spangler III Date: 9-7-16

Printed Name: SAMUEL G. SPANGLER, III Title: Owner

RECEIVED
AUG 17 2013

254-286-3200
JAM
Theresa

DILLWYN RESIDENCY OFFICE
TRAFFIC IMPACT DETERMINATION
BY MAIL BY HAND

APPLICATION FOR TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: _____

Applicant: Samuel G. Spangler, III

Location: B-A-H Rd, Scottsville, Buckingham County

Proposed Use: A1 to B1, expand self storage

Tax Map # 9-58
9-53

For VDOT use only:

A Traffic Impact Statement is required per 24 VAC 30-155-60.

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

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

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

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

Signature of VDOT Resident Engineer: [Signature]

Printed Name: C. D. Edwards Date: 9/8/14

REZONING APPLICATION
BUSINESS NARATIVE

SPANGLER STORAGE
PO BOX 31
SCOTTSVILLE, VA 24590
434-286-3200

1-LAND USE-There are currently 3 storage buildings, containing 50 storage units. This is a fenced-in area, with access from B-A-H Road. This area is in the comprehensive plan designated as growth area for Buckingham County.

2-COMMUNITY DESIGN-Along with the existing buildings, we plan to expand with the same style building, totaling 3,200 square feet. This building will also be enclosed, with fencing. Currently there isn't any lighting, but in the future we would like to provide lighting, for security, if necessary.

3-CULTURAL RESOURCES-We are currently providing a service, to the local community and surrounding areas. We have 94% occupancy at this time, with approximately 85% being Buckingham County residences.

4-ECONOMIC DEVELOPMENT-Spangler Storage, being located in Buckingham county, will provide a solution for residency who need temporary storage.

5-ENVIRONMENT-Spangler Storage will have little impact on the environment, as we do not have water or solid waste.

6-FIRE AND RESCUE/LAW ENFORCEMENT- Being located on Route 20, Spangler Storage are willing to help with needs that may arrive in the future.

7-HOUSING-Spangler Storage is enclosed by a 6' chain link fence, as will the new building.

8-LIBRARIES-No impact.

9-PARKS AND OPEN SPACES-In the future, the open acreage of the property, will be enclosed with a chain link fence and maintained along with the adjacent lot, #9-53. We may also wish to build on this lot should the need present itself.

10-POTABLE WATER-No impact as there are not any wells on the property

11-SEWAGE- No impact as there is no septic system.

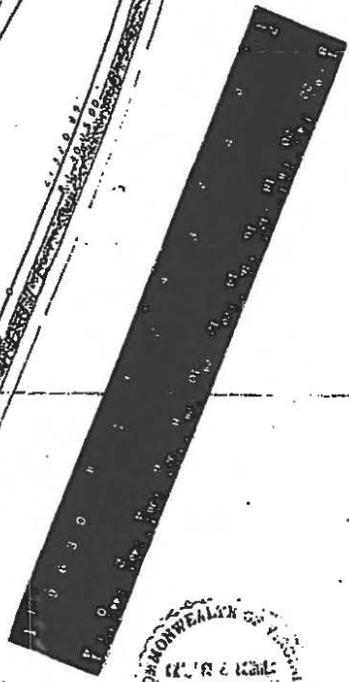
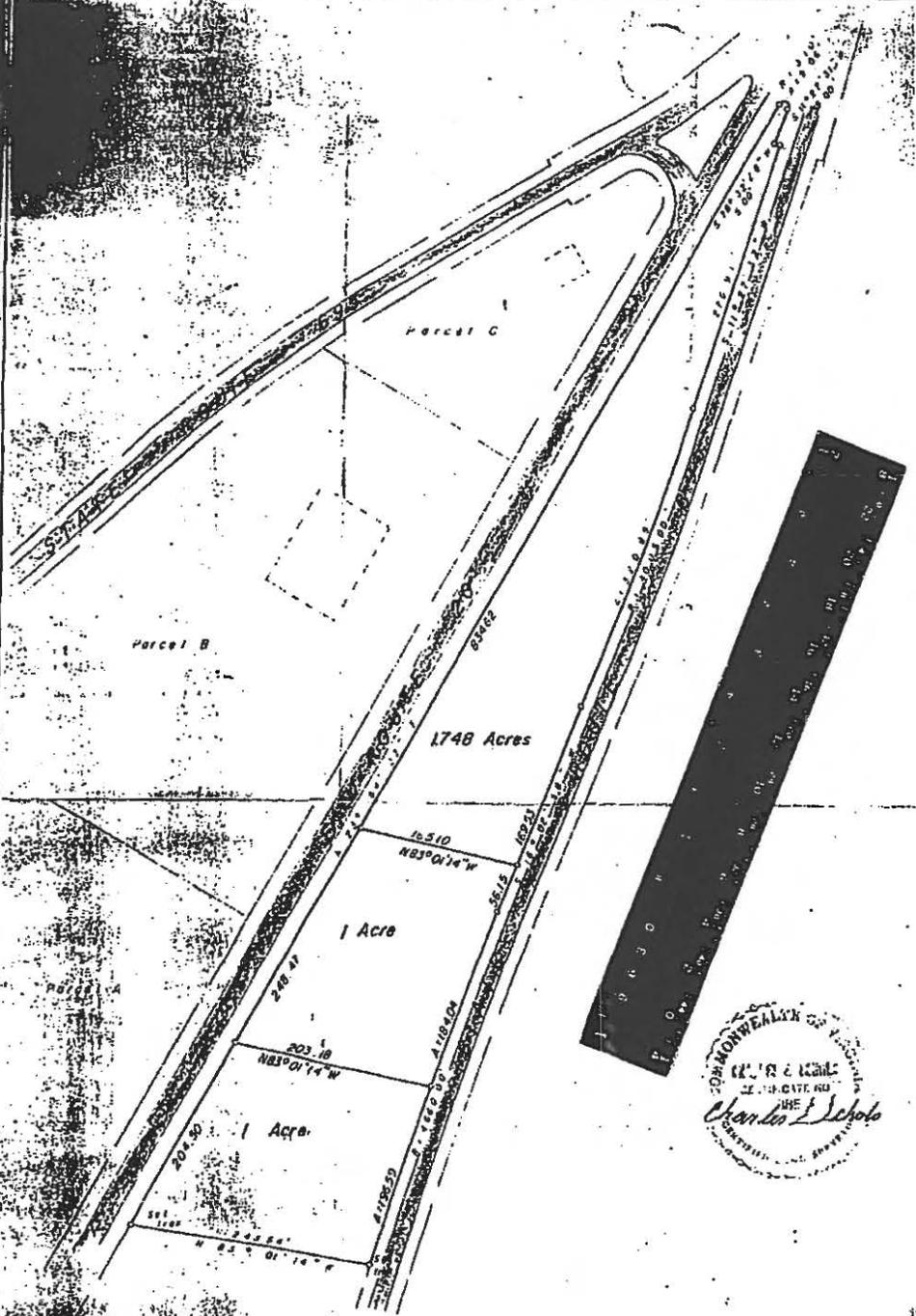
12-SCHOOLS-No impact on schools.

13-TELECOMMUNICATION-All communication & correspondence will be conducted at Spangler Farm Supply.

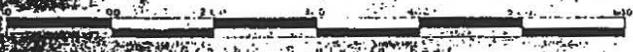
14-TRANSPORTAION-NA, transportation is not a factor.

15-SOLID WASTE-Spangler Farm Supply maintains private waste bins, thru Bryant Waste Management, which will be used by Spangler Storage, therefore all waste will be disposed of according to state law.

Spring
Storage
Plat

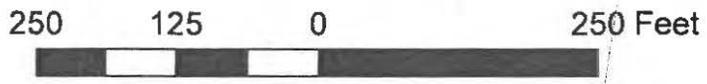
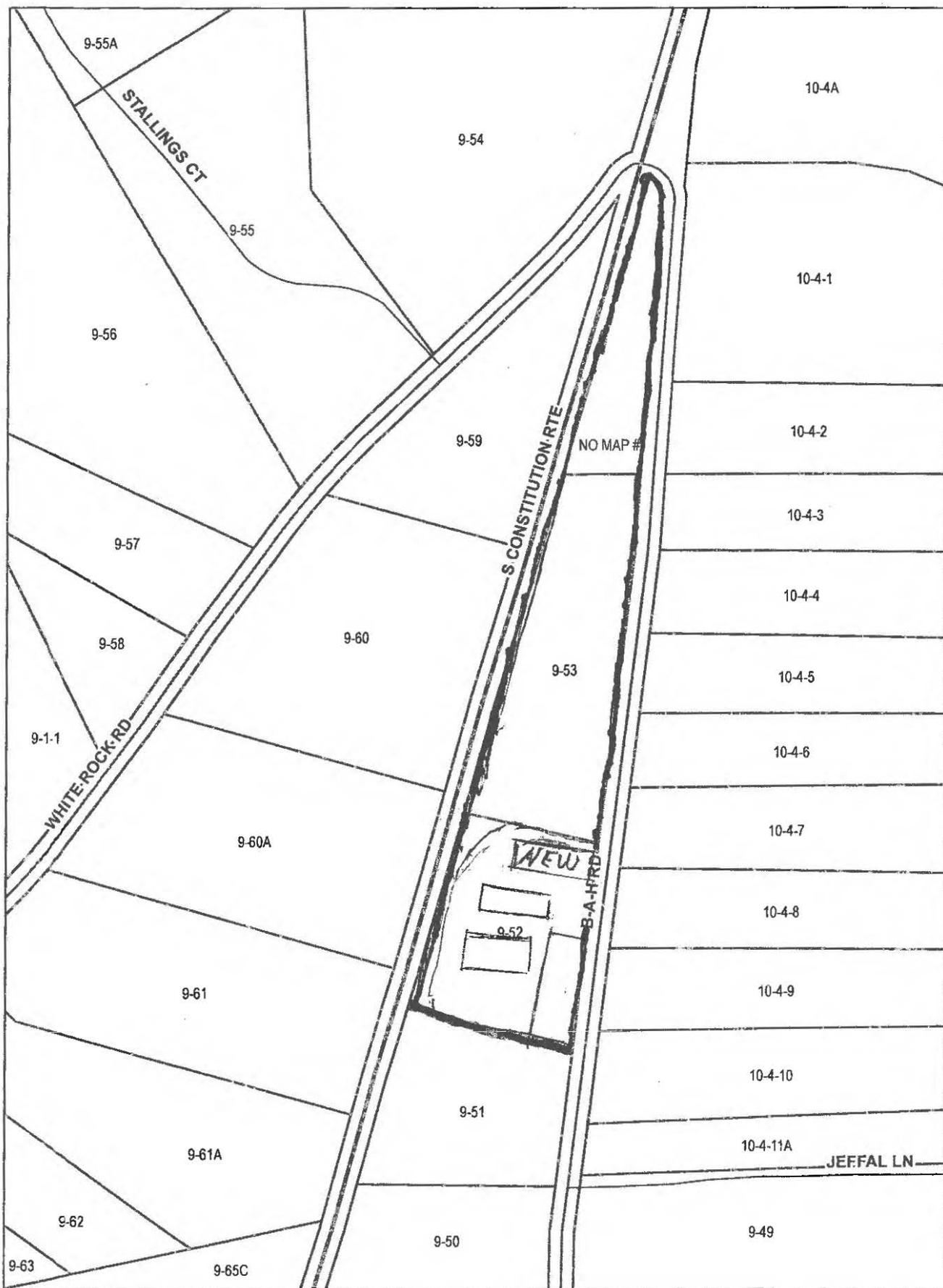


PLAT SHOWING DIVISION OF
THE SIDNEY T. BABER PROPERTY
BUCKINGHAM COUNTY, VIRGINIA
AUGUST 12, 1975



AUBREY HUFFMAN & ASSOCIATES
ENGINEERS, LAND SURVEYING, AND PLANNERS
CHARLOTTESVILLE, VIRGINIA

General Sherman, Spangler, Chicago
Olson, Spangler, Samuel G. III



CORNER

185 FT

CORNER

ENTRANCE

50 FT

25 FT

Proposed Building

Existing Building

Existing Building

Existing Building

202 FT

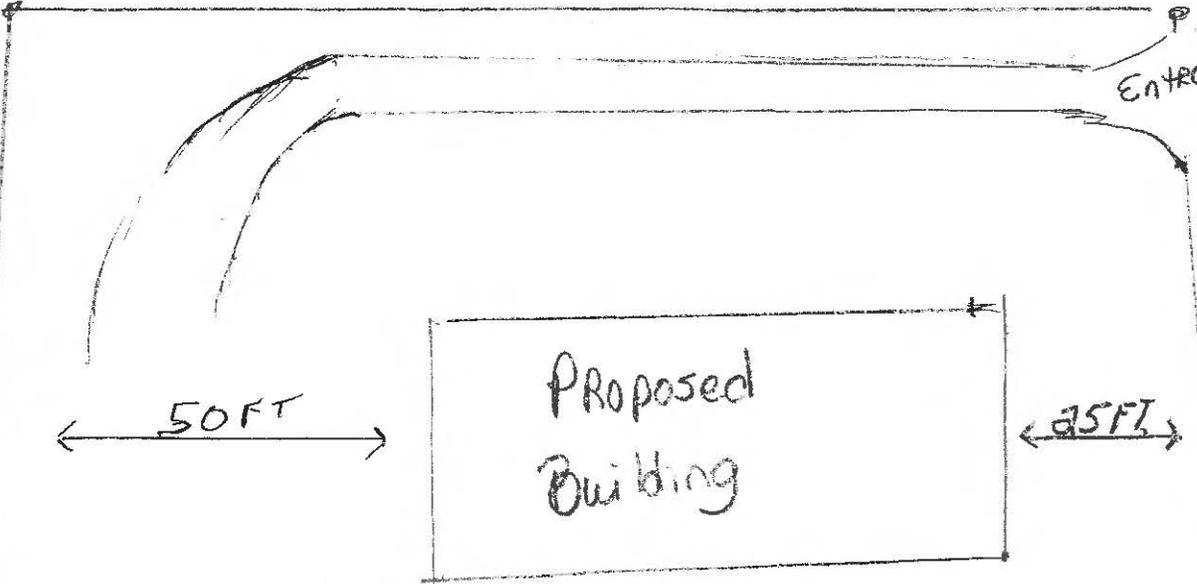
CORNER

CORNER

Route 20

249 FT

B-A-H Rd.
249 FT



16153

77

10-4-3

16103

95

10-4-4

10-4-5

9-53

10-4-6

143

S CONSTITUTION RTE

10-4-7

155

9-52

B-A-H RD

10-4-8

10-4-9

197

16004

215

10-4-10

JEFFAL LN

TAX RECEIPT

Ticket #:00000280001 22

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

Date : 9/07/2016
 Register: TC4/TC1
 Trans. #: 41548
 Dept # : REZONE
 Acct# :

REZONING
 REZONE SCOTTSVILLE MINI
 STORAGE

Previous
 Balance \$ 550.00

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

SPANGLER SAMUEL G III

Amount Paid \$ 550.00

*Balance Due \$.00

Pd by SPANGLER SAMUEL G III Check 750.00 # OLDDOM175
 BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 9/2016

TAX RECEIPT

Ticket #:00000900001

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

Date : 9/07/2016
 Register: TC4/TC1
 Trans. #: 41548
 Dept # : SPUSE
 Acct# :

SPECIAL USE PERMIT - ZONING
 SPECIAL USE SCOTTSVILLE
 MINI STORAGE

Previous
 Balance \$ 200.00

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

SPANGLER SAMUEL G III

Amount Paid \$ 200.00

*Balance Due \$.00

Pd by SPANGLER SAMUEL G III Check 750.00 # OLDDOM175
 BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 9/2016



PETER FRANCISCO
SOIL AND WATER CONSERVATION DISTRICT
16842 West James Anderson Hwy
Buckingham, Virginia 23921
Phone (434) 983-7923



Serving Buckingham and Cumberland Counties

September 9, 2016

Rebecca S. Carter
Buckingham County Administrator
P.O. Box 252
Buckingham, VA 23921

RE: Invitation to attend an informational meeting and tour two watershed flood control structures

Mrs. Carter:

The Peter Francisco Soil and Water Conservation District invites the following persons to attend an informational tour of two of the Watershed Flood Control Structures: members of the Board of Supervisors; members of the Planning Commission; County Administrator; Assistant County Administrator; County Zoning/Planning Administrator; the County Emergency Services Coordinator and the Erosion and Sediment Control Inspector.

Reasoning behind this educational tour is to share the history of the watershed dams' construction, discuss the current state of the dams, future expectancies, Dam Break Inundation Studies and current emergency procedures for these dams. Also invited are your counterparts in the Cumberland County administration, as they are affected by the watershed dams located in the Willis River watershed; our local legislators; and a representative of the Farmville Herald.

The tour is set for **Tuesday, October 18, 2016 at 10:00a.m.** We will gather at the **B.A.R.N. Facility, located at 11851 W. James Anderson Hwy, Buckingham, VA 23921.** We plan to leave the B.A.R.N. around 10:30 a.m. and travel to two watershed dams. Please provide your own transportation; high clearance vehicles are necessary. We will be taking a walking tour of both watershed dams; dependable shoes are recommended. We estimate the tour to be concluded by noon; lunch will be provided. **Please RSVP the number of persons attending, by October 13th**, so that we may have an accurate headcount for lunch.

If you have any questions, please call our office (434) 983-7923 or you may email me at Kelly.snoddy@vaswcd.org.

Sincerely,

A handwritten signature in cursive script that reads "Kelly J. Snoddy".

Kelly Jones Snoddy
Conservation Specialist

Rebecca Cobb

From: Jonah Fogel <jfogel=vt.edu@mail97.atl91.mcsv.net> on behalf of Jonah Fogel <jfogel@vt.edu>
Sent: Friday, September 02, 2016 12:18 PM
To: Rebecca Cobb
Subject: Upcoming Fall Events and LUEP News



Fall 2016

As we look forward to the (supposedly) cooler weather autumn brings, LUEP continues to deliver some "hot" opportunities for citizen planners and professional planners alike. We are currently planning two Advanced Learning Opportunities for you. Registration is now open for our [Board and Commission Chair Seminar](#). This one-day event is set to take place on October 10th in Charlottesville. Anyone currently serving, or considering serving as a chairperson in local government will want to consider attending this program. Certified Planning Commissioner and Certified Board of Zoning Appeals members are encouraged to attend, although the workshop is open to all (i.e. no prerequisites necessary). The second event we're planning deals with the emerging issue of [Utility Scale Solar Farms](#) for local governments and landowners. Details will be forthcoming but what we can say is that space will be limited. As part of this opportunity we will be boarding a bus and taking a field trip to North Carolina to visit some existing solar farms, and learn from the experiences of local officials and landowners "down south". Registration will be open soon...don't miss your chance to attend.

The [88th CPC program](#) offering begins on September 12th. This is final offering of the CPC program of 2016, and we are over capacity (again)! We're glad to have such a full class and apologize to those that we weren't able accommodate. Please know that we will be publishing our 2017 training calendar soon. BZA members, you still have until September 12th to register for [CBZA35](#). Registration is almost at capacity, so don't wait to reserve your spot.

Finally, I wanted to say thank you to those that attended this year's APA Virginia conference. We continue to [building on traditions](#) and this year our partnership with APA Virginia was on full display. If you missed your opportunity to attend the conference, you might like to [review some of the sessions](#) online. If you like what you see, maybe next year you'll join the dozens of planning commissioners and other LUEP grads in Roanoke for the 2017 conference.

be well,
Jonah

Solar Farm Workshop and Bus Tour

City of Emporia, November 30th, 9am to 5pm



The interest in solar farm projects has increased dramatically across Virginia this year. Around 20 projects have been proposed, ranging from a few megawatts to 100 megawatts in power production. Larger projects can occupy several hundred acres of land, and land leases can exist for decades. There are several questions a locality must address to full prepare for this emerging land use. Likewise, opportunities and pitfalls for landowners need clarification. This workshop is designed to provide planning commissioners, local elected officials, farm-property owners, and staff planners with the information they need to understand the technical, contractual, and policy implications of on-farm and utility scale solar projects. Attendees of this workshop will be prepared to incorporate this potentially valuable industry into their farm-business and community's future.

Board and Commission Chair Seminar

TJPDC in Charlottesville, October 10th, 9am- 4pm



The view from the dais can be intimidating; especially if you are the chair of your board or commission. This training is designed to provide hands-on and interactive skill-building for chairpersons. Throughout the course of this one-day training, we will work together, through lecture and group exercises. Newly elected and long-serving chairperson's alike will benefit from this training, designed to enhance your meeting management, leadership, and communication skills.



Looking ahead...

In addition to the events above, stay tuned to www.planvirginia.com. We will be releasing our 2017 calendar of events soon. Check back to the web site from time-to-time as we add new training opportunities throughout the year.



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