



**PLANNING COMMISSION**

**JULY 7, 2020**

**PLANNING COMMISSION  
2020  
LIST OF MEMBERS**

Richard Motley, Chairman 796 Woodlawn Academy Drive Chatham, VA 24531 Home: 434-432-1721 Cell: 434-203-3651 <a href="mailto:richardmotley@comcast.net">richardmotley@comcast.net</a>	November 30, 2020	Chatham-Blairs District
H. F. Haymore, Jr., Vice-Chairman 2361 Afton Road Danville, VA 24540 Home: 434-836-6318 <a href="mailto:hfhaymorejr@gmail.com">hfhaymorejr@gmail.com</a>	March 23, 2020	Westover District
Nathan Harker 256 Peninsula Place Hurt, VA 24563 Cell: 434-546-6403 <a href="mailto:srtimberjack@gmail.com">srtimberjack@gmail.com</a>	October 31, 2021	Staunton River
Morris Stowe 776 Mosco Road Axton, VA 24054 Cell: 434-251-5192 Work: 434-793-5511 NO EMAIL	December 4, 2021	Tunstall District
Janet Mease 11495 West Gretna Road Sandy Level, VA 24161 Cell: 540-525-6344 Home: 540-927-5245 NO EMAIL	July 31, 2020	Callands-Gretna District
Colette Henderson 848 East Gretna Road Gretna, VA 24557 Cell: 434-710-3176 <a href="mailto:chenderson0052@gmail.com">chenderson0052@gmail.com</a>	November 30, 2023	Banister District
Brian K. Horne 356 Barker Road Ringgold, VA 24586 Home: 434-822-6991 <a href="mailto:bkcchorne@verizon.net">bkcchorne@verizon.net</a>	December 31, 2021	Dan River District
Timothy W. Dudley 284 Clover Road Hurt, VA 24563 Cell: 434-770-3692 <a href="mailto:tim.dudley@pittgov.org">tim.dudley@pittgov.org</a>	January 4, 2021	Board of Supervisors Rep.

# PITTSYLVANIA

COUNTY, VIRGINIA

## PITTSYLVANIA COUNTY PLANNING COMMISSION REGULAR MEETING

July 7, 2020 - 7:00 p.m.

Pittsylvania County Community Center  
115 South Main Street  
Chatham, Virginia 24531

### AGENDA

1. Call to Order (**Chairman remind Commissioners and Staff to turn on and adjust microphones**)
2. Roll Call
3. Moment of Silence
4. Pledge of Allegiance
5. Hearing of Citizens
6. Approval of Agenda
7. Approval of Minutes
  - a. June 2, 2020
8. Chairman's Report
9. **Public Hearing**

Case R-20-014

Shockoe Solar, LLC – Banister Election District  
*R-1, Residential Suburban Subdivision District & RC-1, Residential Combined Subdivision District  
to A-1, Agricultural District*

Case S-20-009

RE Blue Ridge, LLC – Callands-Gretna, Banister and Tunstall Election Districts  
*Special Use Permit for a Utility Scale Solar Energy Facility*

10. Old Business
11. New Business
12. Adjournment

**PITTSYLVANIA COUNTY PLANNING COMMISSION**

**REGULAR MEETING**

**June 2, 2020**

**MINUTES**

**VIRGINIA:** The Pittsylvania County Planning Commission met on Tuesday, June 2, 2020, at the Community Center in Chatham, Virginia. Mr. Motley, Chairman, called the meeting to order at approximately 7:00 p.m. Mr. Motley called the roll.

**PRESENT**

Richard Motley	Chatham-Blairs District
H. F. Haymore, Jr.	Westover District
Nathan Harker	Staunton River District
Morris Stowe	Tunstall District
Janet Mease	Callands-Gretna District
Colette Henderson	Banister District
Brian Horne	Dan River District
Timothy Dudley	Board of Supervisors Representative
Emily Ragsdale	Director of Community Development
Karen N. Hayes	Deputy Director of Community Development

**ABSENT**

J. Vaden Hunt	County Attorney
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**MOMENT OF SILENCE**

The Board observed a moment of silence.

**PLEDGE OF ALLEGIANCE**

The Board recited the Pledge of Allegiance.

**HEARING OF THE CITIZENS**

No citizens came forward to speak

**APPROVAL OF THE AGENDA**

A motion was made by Mr. Dudley, seconded by Mr. Stowe, and by a unanimous vote, the agenda was approved as presented.

## **APPROVAL OF THE MINUTES**

A motion was made by Mr. Haymore, seconded by Mr. Horne, and by a unanimous vote, the May 5, 2020, minutes were approved as presented.

## **CHAIRMAN'S REPORT**

Mr. Motley stated that protocol allows individuals to remove their masks when addressing the board members.

**THE ZONING PRECEPTS WERE READ** by Mr. Motley **TO OPEN THE PUBLIC HEARING** at approximately 7:04 p.m.

**Case R-20-012, Beulah S. Robertson** – Mr. Motley opened the public hearing at 7:04 p.m. Mrs. Ragsdale, Director of Community Development, reported that Beulah Robinson had petitioned to rezone a total of 2.22 acres, located on Mill Creek Road, in the Banister Election District from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to combine with her adjacent parcels of land zoned A-1. She then stated once the properties are rezoned to A-1, all uses listed under Section 35-178 are permitted. Richard Armstrong was present to represent the petition. He stated he had nothing to add except the petitioner has a contract to sell her land and the zoning is consistent with the area. There was no opposition to the petition. Mr. Motley closed the public hearing at 7:05 p.m. A motion was made by Mrs. Henderson, seconded by Mrs. Mease, to recommend the Board of Supervisors grant the rezoning request. Motion passed unanimously.

**Case R-20-013, Jeffrey S. Davis & Wendy L. Davis** – Mr. Motley opened the public hearing at 7:06 p.m. Mrs. Ragsdale, Director of Community Development, reported that Jeffrey and Wendy Davis had petitioned to rezone a total of 3.20 acres, located on Piney Road, in the Callands-Gretna Election District from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for a second dwelling on the property for a family member. She then stated once the property is rezoned to A-1, all uses listed under Section 35-178 are permitted. Mrs. Davis was present to represent the petition. She stated her family is close-knit, and the second dwelling would be for a member of the family. There was no opposition to the petition. Mr. Motley closed the public hearing at 7:08 p.m. A motion was made by Mrs. Mease, seconded by Mr. Horne, to recommend the Board of Supervisors grant the rezoning request. Motion passed unanimously.

This concludes the Rezoning cases.

**Case S-20-005, Timothy O. Thompson & Rhonda N. Thompson** – Mr. Motley opened the public hearing at 7:07 p.m. Mrs. Ragsdale, Director of Community Development, reported that Timothy and Rhonda Thompson had petitioned for a Special Use Permit on 1.03 acres, located off Blue Ridge Drive, in the Staunton River Election District to allow for placement of a single-wide mobile home to be used for their daughter's residence. Mrs. Thompson was present to represent the petition. She stated she had nothing to add except the new home would be for her daughter and future son-in-law. There was no opposition to the petition. Mr. Motley closed the public hearing at 7:10 p.m. A motion was made by Mr. Harker, seconded

by Mr. Dudley, to recommend to the Board of Zoning Appeals that the Special Use Permit request be granted. Motion passed unanimously.

**Case S-20-006, John S. Orebaugh** – Mr. Motley opened the public hearing at 7:11 p.m. Mrs. Ragsdale, Director of Community Development, reported that John Orebaugh had petitioned for a Special Use Permit on 0.91 acre, located on Lakeside Road, in the Callands-Gretna Election District to allow for placement of a single-wide mobile home to be used for his personal residence. Mr. Orebaugh was present to represent the petition. He stated he had nothing to add except the new home would be his future retirement home. There was no opposition to the petition. Mr. Motley closed the public hearing at 7:12 p.m. A motion was made by Mrs. Mease, seconded by Mr. Haymore, to recommend to the Board of Zoning Appeals that the Special Use Permit request be granted. Motion passed unanimously.

**Case S-20-007, Linda M. Holley** – Mr. Motley opened the public hearing at 7:13 p.m. Mrs. Ragsdale, Director of Community Development, reported that Linda Holley had petitioned for a Special Use Permit on 0.69 acre, located on Tightsqueeze Road, in the Chatham-Blairs Election District for a beauty shop. Ms. Shelby Clark was present to represent the petition. She stated she had nothing to add except she was easing into retirement and she would be working part-time. There was no opposition to the petition. Mr. Motley closed the public hearing at 7:15 p.m. A motion was made by Mr. Dudley, seconded by Mr. Horne, to recommend to the Board of Zoning Appeals that the Special Use Permit request be granted. Motion passed unanimously.

**Case S-20-008, Monroe Solar Partners, LLC** – Mr. Motley opened the public hearing at 7:17 p.m. Mrs. Ragsdale, Director of Community Development, reported that Monroe Solar Partners, LLC, had petitioned for a Special Use Permit on 62.12 acres, located on Climax Road, in the Callands-Gretna Election District for a utility scale solar energy facility. The representatives with Monroe Solar Partners, LLC, were present to represent the petition. The representatives provided a brief overview of the proposed solar project, answered questions from the Board members and provided each Board member with a packet of information regarding the solar facility. The proposed conditions for the Solar Project were also discussed. Lori Berrios and Carl Parsons spoke during the meeting. Both of the individuals who spoke during the meeting were in favor of the solar project; however, their concerns included, but were not limited to, the following: lack of outreach from Monroe Solar Partners, LLC, to the community concerning the project, control of runoff water from the project, and maintenance on Shellhorse Road, etc. Chris Gordon offered a rebuttal and addressed the concerns of Ms. Berrios and Mr. Parsons. Mr. Motley closed the public hearing at 8:00 p.m. A motion was made by Mrs. Mease, seconded by Mr. Dudley, to recommend to the Board of Zoning Appeals that the Special Use Permit request be granted as presented in the Board packet **with amended condition** as follows: (2) **Height**. Except for **weather station pole not to exceed 30 feet**, the collection yard and substation or otherwise as required by applicable building code, the maximum height of the solar panels and other above-ground equipment will be 15 feet. Motion passed unanimously.

This concludes the Special Use Permit cases.

**PUBLIC HEARING – PROPOSED REVISION TO PITTSYLVANIA COUNTY CODE, CHAPTER 35, DIVISION 10. BUSINESS DISTRICT GENERAL (B-2), SEC. 35-365. PERMITTED USES; SEC. 35-366. SPECIAL USE PERMITS; SEC. 35-375. OTHER REGULATIONS; SEC. 35-356. OTHER REGULATIONS.**

Mr. Motley opened the public hearing at 8:14 p.m. Mrs. Ragsdale presented a proposed revision to the Pittsylvania County Code, Chapter 35, **DIVISION 10. BUSINESS DISTRICT GENERAL (B-2), SEC. 35-365. PERMITTED USES; SEC. 35-366. SPECIAL USE PERMITS; SEC. 35-375. OTHER REGULATIONS; SEC. 35-356. OTHER REGULATIONS.** The proposed revision would omit the following language: ~~SEC.35.365. PERMITTED USES. amusement centers; game rooms; electronic games; game machines; machine arcades amusement shops~~ and add amusement centers game rooms; electronic games; game machines; machine arcades amusement shops to SEC. 35-366. SPECIAL USE PERMITS. She then stated the following would also be added to SEC. 35-375. OTHER REGULATIONS AND SEC. 35-356. OTHER REGULATIONS: Electronic gaming establishments, as permitted by Special Use Permit, are defined as businesses, whether principal or accessory, where three (3) or more electronic gaming machines, including but not limited to, computers and gaming terminals, are utilized to conduct games where cash, coupons, gift cards, or any other items of value are redeemed or distributed and that are not otherwise deemed illegal by federal or state law. This definition does not include operations associated with the official Virginia Lottery System.

The following additional regulations shall apply to electronic gaming establishments:

1. No electronic gaming establishment shall be located within:
  - a. One (1) mile of any other electronic gaming establishment, tattoo and/or body piercing establishment, or adult use;
  - b. Two thousand (2,000) feet from any property used as a residential dwelling;
  - c. One (1) mile of any school or education facility, including playgrounds, daycare facilities, or churches; and
  - d. One (1) mile of any public playground, park, or library. Distance between uses shall be measured from the nearest property line of any electronic gaming establishment and the nearest property line of any use cited in this section.
2. Hours of operation for electronic gaming establishments shall be limited to the hours between 8:00 a.m. and 11:00 p.m.
3. There shall be one and one-half (1.5) parking spaces for each electronic gaming machine, plus one (1) for each employee on the major shift.
4. Should any electronic gaming establishment cease or discontinue operation for a period of ninety (90) or more consecutive days, it may not resume, nor be replaced by any other electronic gaming establishment, unless it complies with all the requirements set forth hereinabove.
5. All federal and state legal requirements must be met.

No one was signed up to speak. Mr. Motley closed the public hearing at 8:29 p.m. A motion was made by Mr. Horne, seconded by Mr. Harker, to recommend that the proposed revision to Sections 35-365, 35-366, 35-375 and 35-356 of the Pittsylvania County Code be referred to the Board of Supervisors for approval as advertised. Motion passed unanimously.

## OLD BUSINESS

There was no old business.

Planning Commission

June 2, 2020

Page 5

**NEW BUSINESS**

Mr. Horne stated he will not be in attendance at the July Planning Commission meeting, as he is scheduled to have knee replacement surgery.

The meeting was adjourned at approximately 8:31 p.m.

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Richard G. Motley, Chairman

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Kathy H. Belton, Clerk

# **ZONING PRECEPTS**

(To be read by Chairman prior to opening public hearing)

Ladies and Gentlemen:

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Planning Commission have been empowered to hear and decide specific applications in support of said ordinance and to make recommendations to the Board of Supervisors or the Board of Zoning Appeals. In accomplishing this important task, we are charged with promoting the health, safety, and general welfare of the citizens of Pittsylvania County. We must insure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan and in the best interest of Pittsylvania County, its citizens and its posterity. Anyone here to speak to the board regarding zoning cases will be limited to (3) three minutes.

## **PUBLIC HEARING PROCEDURE**

- A. Prior to opening Hearing, Chairman reviews zoning law precepts for all present.
- B. Open Hearing by Chairman.  
"Public Hearing in zoning case (case number) is now open. The time is (time)."
- C. Zoning staff presents case and makes staff recommendations.
- D. Chairman calls on applicant to state case and present supporting documentation.
- E. Chairman calls for any citizen input.
  1. Each side proceeds without interruption.
  2. Arguments are presented to the Board/Commission
  3. No questioning or arguments between individuals.

The Board/Commission may direct questions to the applicant, to the citizens, or to the zoning staff in attendance.
- F. Chairman closes Hearing.  
"Public Hearing in zoning case (case number) is now closed at (time)."
- G. Board/Commission commences internal discussions.
- H. Board/Commission makes decision (votes) or delays as appropriate.
- I. Chairman announces decision on case.
- J. Chairman opens next Hearing.  
"Public Hearing in zoning case (case number) is now open. The time is (time)."
- K. Continue as before - repeating procedure.
- L. Chairman adjourns meeting at end of final case decision.

# PITTSYLVANIA

COUNTY, VIRGINIA

## Base Map

Scale: 1 Inch = 25,000 Feet

Campbell

Bedford

Franklin

Henry

Halifax

North Carolina

Danville City

Chatham

Gretna

Hurt



### Legend

- Primary Streets
- Streets
- Railways
- Hydrology
- Hydrology Areas
- Chatham
- Danville
- Gretna
- Hurt
- Pittsylvania County
- Virginia Counties

Compiled by: Terry White  
Creation Date: 07/24/19  
Revision Date: 07/24/19  
Project Name: Pittsylvania County Base Map  
Project Origin: Gis on 'Gisserver01\GIS\_Projects\Arcmap\_Projects\County\_Administration'

**PITTSYLVANIA COUNTY CITIZENS  
NOTICE OF PUBLIC HEARING  
PITTSYLVANIA COUNTY PLANNING COMMISSION**

The Pittsylvania County Planning Commission will hold a PUBLIC HEARING on Tuesday, July 7, 2020, beginning at 7:00 p.m., at the Community Center, Chatham, Virginia, on the following ZONING matters:

**Case R-20-014** – Requested by Shockoe Solar, LLC, to rezone properties on Highway 57/Halifax Road, in the Banister Election District and shown on the Tax Map as GPIN#s 2465-06-3288 (1.72 acres), 2465-37-2898 (6.42 acres), 2465-38-5051 (2.27 acres), 2465-38-8102 (6.70 acres), 2465-48-3489 (14.58 acres), 2465-47-1916 (1.15 acres), 2465-47-2915 (1.15 acres), 2465-47-0413 (4.60 acres), and 2465-78-0611 (35.81 acres). The applicant is requesting to rezone nine (9) parcels of land, a total of 74.40 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, for a solar energy facility (which will require a Special Use Permit). Once the properties are rezoned to A-1, all uses listed under Pittsylvania County Code Section 35-178 are a Permitted Use. The Comprehensive Plan indicates the area is suitable for A-1, Agricultural District, R-1, Residential Suburban Subdivision District, RC-1, Residential Combined Subdivision District, and B-2, Business District, General, uses. Zoning conditions and Ordinance standards shall control the density of allowable development.

**Case S-20-009** – Requested by RE Blue Ridge, LLC, for a Special Use Permit for a utility scale solar energy facility. The properties are forty-six (46) parcels of land, a total of 2,263.19 acres, located on State Road 703/Tightsqueeze Road, State Road 703/Irish Road, State Road 824/West Giles Road, State Road 612/Hickory Road, State Road 613/Newby Lane, State Road 823/Concord Road, State Road 1435/Deep Run Road and off State Road 836/White Oak Circle, in the Callands-Gretna, Banister, and Tunstall Election Districts. The parcels are shown on our records as GPIN #s 2414-06-2742 (48.57 acres), 2414-23-9797 (165.65 acres), 2414-24-0160 (73 acres), 2414-02-4627 (186.40 acres), 2404-37-8775 (65.22 acres), 2404-46-4975 (5.41 acres), 2404-46-4488 (9.78 acres), 2404-45-2857 (6.85 acres), 2404-45-5996 (2.18 acres), 2404-46-8363 (4.64 acres), 2404-71-3982 (100 acres), 2404-91-1949 (56 acres), 2404-95-0672 (62.67 acres), 2404-95-6589 (17.93 acres), 2404-69-1910 (99.43 acres), 2405-40-4679 (97 acres), 2405-43-7393 (82.61 acres), 2405-44-6135 (23.10 acres), 2405-55-2459 (23.9 acres), 2405-56-3629 (23.9 acres), 2405-57-2540 (19.12 acres), 2405-60-9857 (2.45 acres), 2405-61-7950 (95.47 acres), 2405-67-6181 (58.9 acres), 2405-70-2850 (2.08 acres), 2405-70-7763 (5.73 acres), 2405-75-0526 (91.07 acres), 2405-75-8920 (69.12 acres), 2405-80-0641 (5.9 acres), 2405-80-3407 (5.9 acres), 2405-80-6316 (7.47 acres), 2405-80-6973 (8.93 acres), 2405-81-8132 (6.9 acres), 2405-90-0125 (9 acres), 2405-90-0269 (5.42 acres), 2405-91-0219 (6.54 acres), 2405-91-1499 (6.25 acres), 2405-70-4765 (2.81 acres), 2405-73-5194 (98.88 acres), 2404-55-1139 (198.67 acres), 2404-74-2783 (8.14 acres), 2404-99-1357 (1.3 acres), 2414-08-3703 (71.23 acres), 2403-89-1581 (320.16 acres), 2404-56-7273 (0.63 acre), and 2404-45-2236 (0.88 acre). The Comprehensive Plan indicates the area is suitable for A-1, Agricultural District, R-1, Residential Suburban Subdivision District, RC-1, Residential Combined Subdivision District, B-2, Business District, General, M-1, Industrial District, Light Industry, M-2, Industrial District, Heavy Industry, and C-1, Conservation District, uses. Zoning conditions and Ordinance standards shall control the density of allowable development.

During the Public Hearing, concerns from interested citizens supporting or opposing these matters will be solicited. The applications are on file and can be viewed in the Pittsylvania County Community Development Office, 53 North Main Street, Chatham, Virginia, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

*Case R-20-014*

***SHOCKOE SOLAR, LLC***

## CODE COMPLIANCE SUMMARY

<b><u>CASE</u></b> R-20-014	<b><u>ZONING REQUEST</u></b> R-1 to A-1	<b><u>CYCLE</u></b> July 2020
<b><u>SUBJECT/PROPOSAL/REQUEST</u></b> Shockoe Solar, LLC, is requesting to rezone the properties from R-1, Residential Suburban Subdivision District and RC-1, Residential Combined Subdivision District to A-1, Agricultural District.		<b>PLANNING COMMISSION:</b> July 7, 2020 <b>BOARD OF SUPERVISORS:</b> July 21, 2020 <b>ADVERTISED:</b> June 24 & July 1, 2020 <b>REVIEWED BY:</b> <i>ESR</i>
<b>DISTRICT:</b> Banister		

### **SUBJECT**

Shockoe Solar, LLC, petitioned the Planning Commission/Board of Supervisors on May 28, 2020, to rezone from R-1, Residential Suburban Subdivision District and RC-1, Residential Combined Subdivision District to A-1, Agricultural District on nine (9) parcels of land, a total of 74.40 acres, located on Highway 57/Halifax Road, in the Banister Election District. The parcels are shown on our records as GPIN #s 2465-06-3288 (1.72 acres), 2465-37-2898 (6.42 acres), 2465-38-5051 (2.27 acres), 2465-38-8102 (6.70 acres), 2465-48-3489 (14.58 acres), 2465-47-1916 (1.15 acres), 2465-47-2915 (1.15 acres), 2465-47-0413 (4.60 acres), and 2465-78-0611 (35.81 acres).

### **BACKGROUND/DISCUSSION**

Shockoe Solar, LLC is requesting to rezone the above parcels from R-1, Residential Suburban Subdivision and RC-1, Residential Combined Subdivision to A-1, Agricultural District to allow for a utility scale solar project. All subject properties are adjacent to an A-1 district and the surrounding uses are primarily agriculture and residential.

If rezoned, the proposed project will be a 60 megawatt (MW) alternating current (AC) utility scale solar energy facility, which will then require a Special Use Permit. The project site will be located on 15 parcels totaling approximately 885 acres. The total percentage of lot coverage will be better defined during the special use permit application process.

**Once the properties are rezoned to A-1, all uses listed under Section 35-178 are permitted.**

### **DIRECTIONS**

See Map Quest directions.

### **RELATIONSHIP TO THE SURROUNDING LAND USE AND NEIGHBORING AREAS**

Adjacent to A-1, Agricultural District, R-1, Residential Suburban Subdivision District, and RC-1, Residential Combined Subdivision District zoned properties.

### **ZONING OF SURROUNDING PROPERTIES**

The Comprehensive Plan for the general area is A-1, Agricultural District, R-1, Residential Suburban Subdivision District, RC-1, Residential Combined Subdivision District, and B-2, Business District, General.

### **SITE DEVELOPMENT PLAN**

A conceptual site plan is included but is subject to change. If the rezoning application is approved, another conceptual site plan will be required to be submitted with the SUP application.

### **RECOMMENDATION**

Staff recommends APPROVAL of the request as submitted. Rezoning the subject properties is consistent with both the Comprehensive Plan and the current surrounding uses. All properties meet the minimum lot

requirements established in the A-1, Agricultural District section of the Pittsylvania County Zoning Ordinance. If approved, an approved Special Use Permit will be required for a solar facility along with a Decommissioning Plan and bond, Erosion and Sediment Control Plan and bond, construction management plan, vegetation management plan, and a operations and maintenance plan.

**PLANNING COMMISSION OPTIONS:**

1. Recommend approval of Case R-20-014 as submitted.
2. Recommend denial of Case R-20-014 as submitted.

**Pittsylvania County – Proposed Special Use Permit Conditions**  
**For Utility Scale Solar Energy Facilities**

- 1. Site Development Plan; Location.** All solar panels and other above-ground equipment will be located within the “Project Area” shown on the Conceptual Site Plan included with the SUP application. All Site Plan requirements of Section 35-141 must be met before permits are issued.
- 2. Height.** Except for the collection yard and substation or otherwise as required by applicable building code, the maximum height of the solar panels and other above-ground equipment will be 15 feet.
- 3. Setbacks.** Except for fencing and any pole mounted electronic lines, consistent with the County ordinance, all above-ground equipment will have a minimum front setback of at least 60 feet from the centerline of the specified right-of-way, or 35 feet from the edge of the right-of-way, whichever is greatest. The side setback shall be 10 percent of the road frontage distance, with a minimum of 10 feet. The rear minimum setback shall be at least 40 feet. No setbacks are required between the parcel lines of parcels that are part of a single Project.
- 4. Fencing.** Fencing for the project will be standard chain-link and at least 6 feet high. The Applicant shall maintain the fence for the life of the Project.
- 5. Landscaping.** Applicant will comply with Section 35-121 Fencing – Screening. The setback will include a minimum 15-foot-wide landscaped area comprised of any existing vegetation supplemented as needed with a staggered row of planted trees or large shrubs. The vegetation will be designed to be at least 8 feet high at maturity of any new plantings, and shall be a minimum of 4 feet to 6 feet in height at time of planting. Prior to construction and site plan approval, a landscaping maintenance plan will be submitted to the Zoning Administrator for approval, which shall provide for the posting of a bond or other surety in an amount sufficient to ensure that the plantings are successfully established and the landscaping is maintained or replaced during the life of the Project.
- 6. Construction Management and Mitigation.** Prior to construction, the Applicant shall prepare and submit to the Zoning Administrator a construction management plan to address: traffic control methods, site access, fencing, lighting, mitigation of construction operations, and hours of construction activity.
- 7. Road Repairs.** Any damage to public roads caused by construction will be promptly repaired.
- 8. Erosion and Sediment Control.** Prior to construction, an approved erosion and sediment control plan will be implemented for the Project, and an erosion and sediment control bond will be provided.
- 9. Stormwater Management.** Prior to construction, a Virginia Stormwater Management Program Permit from the Virginia DEQ will be obtained for the Project, including an approved Stormwater Pollution Prevention Plan.

- 10. Operational Noise and Electrical Interference.** The Project will comply with all applicable County requirements for noise and shall not generate or create electrical interruptions or interference with existing electrical or electronic uses.
- 11. Operational Light.** Fixed lighting at the perimeter of the Project will be limited to gates and will be shielded/downward facing to minimize light spillage and shall be motion-activated.
- 12. Compliance.** The project shall be designed, constructed, and tested to meet all applicable local, state, and federal standards.
- 13. Decommissioning.** In accordance with Section 35-141(E), the applicant shall completely decommission the facility within 12 months, if the facility ceases to generate electricity for a continuous period of 12 months, including all solar collectors, cabling, electrical components, fencing and any other associated equipment, facilities and structures. Prior to construction and approval of the site plan, a decommissioning plan will be submitted to the Zoning Administrator, which shall provide for the posting of a bond or other surety acceptable to the County in the amount of the decommissioning costs, not including salvage value, for the Project.
- 14. Start of Construction.** The SUP will expire unless construction of the Project is commenced within 3 years of the date of issuance of the SUP.
- 15. Comply with all DEQ Regulations Regarding Nonpoint Source Pollutants.** Chemical sprays used in weed control shall comply with DEQ regulations.
- 16. Fire and Rescue Training.** The applicant shall provide annual training to the local fire departments regarding battery storage.

**PITTSYLVANIA COUNTY  
APPLICATION FOR REZONING**

We, Joan P. Brumfield, Et Als, Patsy Lee Parker, Et Als, Herman David Parker, Et Als, Edward A. Davis, Marva J. Davis, and Thornton Keith Atkinson, as owners of the below described properties, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Joan P. Brumfield, Et Als, Patsy Lee Parker, Et Als, Herman David Parker, Et Als Telephone: (434) 836-4464  
Address: 8961 Halifax Road, Java, VA 24565

Property Owner's Names: Edward A. Davis & Marva J. Davis Telephone: (434) 770-9006  
Address: P. O. Box 155, Java, VA 24565

Property Owner's Names: Thornton Keith Atkinson Telephone: (434) 432-0304  
Address: 10380 Halifax Road, Java, VA 24565

2. Location of Property: On State Road 832/Halifax Road Total Amount: \$ 565.40 **OK#501**  
Taken By: KVB

3. Tax Map Numbers: 2465-06-3288 (1.72 Acres), 2465-37-2898 (6.42 Acres) 2465-38-5051 (2.27 Acres), 2465-38-8102 (6.70 Acres), 2465-48-3489 (14.58 Acres), 2465-47-1916 (1.15 Acres), 2465-47-2915 (1.15 Acres), 2465-47-0413 (4.60 Acres), 2465-78-0611 (35.81 Acres)

4. Election District: Banister

5. Size of Property: A Total of 74.40 Acres, Nine (9) Parcels of Land

6. Existing Land Use: 2465-38-8102 = Single Family Dwelling; 2465-47-1916 = Single-Wide Mobile Home; 2465-78-0611 = Single Family Dwelling, Tobacco Barns, Sheds, Shop, Two (2) Old Single-Wide Mobile Homes; Remaining Parcels = Vacant

Existing Zoning: 2465-06-3288 = RC-1, Residential Combined Subdivision District; 2465-78-0611 = (DZ) R-1, Residential Suburban Subdivision District & A-1, Agricultural District; Remaining Parcels = R-1, Residential Suburban Subdivision District

7. Proposed Zoning: A-1, Agricultural District

8. Are Conditions Being Proffered: Yes  No

9. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan	<input checked="" type="checkbox"/> Legal Forms
<input checked="" type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input checked="" type="checkbox"/> List of Adjoining Properties
<input type="checkbox"/> Copy of Plat/Covenants	<input checked="" type="checkbox"/> Copy of Deed	<input type="checkbox"/> Copy of Deed Restrictions

TREASURER OF PITTSYLVANIA COUNTY

**PAID JUN 12 2008**

10. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

stephanie.lauer@174powerglobal.com (Email)

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

Joan P. Brumfield  
Joan P. Brumfield

Patsy Lee Parker  
Patsy Lee Parker

Herman D. Parker  
Herman David Parker

Sworn to and subscribed before me in my presence this 23<sup>rd</sup> day of May, 2020 in my City and State  
Aforesaid, by Philip N. Atkinson Notary Public. My commission Expires: November 30, 2021

Edward A. Davis  
Edward A. Davis

Marva J. Davis  
Marva J. Davis  
Edward A. Davis POA

Sworn to and subscribed before me in my presence this 23<sup>rd</sup> day of May, 2020, in my City and State  
Aforesaid, by Philip N. Atkinson Notary Public. My commission Expires: November 30, 2021

Thornton Keith Atkinson  
Thornton Keith Atkinson

Sworn to and subscribed before me in my presence this 23<sup>rd</sup> day of May, 2020, in my City and State  
Aforesaid, by Philip N. Atkinson Notary Public. My commission Expires: November 30, 2021

OFFICE USE ONLY  
Application Deadline: 05/28/20  
Received By: ESR  
B.Z.A. Meeting Date: 07/14/20

Application No. R-20-014  
P.C. Meeting Date: 07/07/20  
Date Received: 05/28/20  
Action: \_\_\_\_\_

**VIRGINIA:  
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

A total of 74.40 acres, nine (9) parcels of land, )  
generally located on State Road 832/Halifax Road )  
within the Banister ) **PETITION**  
Election District, and recorded as )  
parcel #s 2465-06-3288, 2465-37-2898, 2465-38-5051, 2465-38-8102, )  
2465-48-3489, 2465-47-1916, 2465-47-2915, 2465-47-0413, 2465-78-0611) )  
in the Pittsylvania County tax records )

**TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:**

WHEREAS, your Petitioners, Joan P. Brumfield, Et Als, Patsy Lee Parker, Et Als, Herman David Parker, Et Als, Edward A. Davis, Marva J. Davis, and Thornton Keith Atkinson, respectfully file this petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioners are the Owners of the above-referenced parcels of land, or are filing with the owner's consent.
- (2) The properties are presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as RC-1, Residential Combined Subdivision District, and R-1, Residential Suburban Subdivision District.
- (3) Your petitioners now desire to have the properties rezoned to A-1, Agricultural District, for a utility scale solar energy facility, which will also require a Special Use Permit.

WHEREFORE, your Petitioners respectfully request that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcels of land be rezoned as set out in Number 3.

FURTHER, your Petitioners respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Joan P. Brumfield Patsy Lee Parker Herman D. Parker  
Joan P. Brumfield Patsy Lee Parker Herman David Parker

Sworn to and subscribed before me in my presence this 23<sup>rd</sup> day of May, 2020, in my City and State aforesaid, by Philip Dittus Notary Public. My commission expires: November 30, 2021

Edward A. Davis Marva J. Davis by Edward A. Davis P.O.A.  
Edward A. Davis Marva J. Davis

Sworn to and subscribed before me in my presence this 23<sup>rd</sup> day of May, 2020, in my City and State aforesaid, by Philip Dittus Notary Public. My commission expires: November 30, 2021

Thornton Keith Atkinson  
Thornton Keith Atkinson

Sworn to and subscribed before me in my presence this 23<sup>rd</sup> day of May, 2020, in my City and State aforesaid, by Philip Dittus Notary Public. My commission expires: November 30, 2021

OFFICE OF ZONING/CODE  
COMPLIANCE  
P.O. DRAWER D,  
Chatham, Virginia 24531



(434)432-7751  
(434)432-7919 FAX

## SIGN AFFIDAVIT

### Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

### Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

### Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

***Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.***

Case R-20-014 Applicant Joan P. Brumfield Date 5/23/2020  
Joan P. Brumfield

Sworn to and subscribed before me in my presence this 23<sup>rd</sup> day of May, 2020, in my City and State aforesaid, by  
[Signature] Notary Public. My commission Expires: November 30, 2021

Case R-20-014 Applicant Patsy Lee Parker Date 05/23/2020  
Patsy Lee Parker

Sworn to and subscribed before me in my presence this 23<sup>rd</sup> day of May, 2020, in my City and State aforesaid, by  
Philip Dethman Anderson Notary Public. My commission Expires: November 30, 2021

Case R-20-014 Applicant Herman D. Parker Date 5-23-2020  
Herman David Parker

Sworn to and subscribed before me in my presence this 23<sup>rd</sup> day of May, 2020, in my City and State aforesaid, by  
Philip Dethman Anderson Notary Public. My commission Expires: November 30, 2021

Case R-20-014 Applicant Edward A. Davis Date 5-23-2020  
Edward A. Davis

Sworn to and subscribed before me in my presence this 23<sup>rd</sup> day of May, 2020, in my City and State aforesaid, by  
Philip Dethman Anderson Notary Public. My commission Expires: November 30, 2021

Case R-20-014 Applicant Marva J. Davis Date 5-23-2020  
Marva J. Davis

Sworn to and subscribed before me in my presence this 23<sup>rd</sup> day of May, 2020, in my City and State aforesaid, by  
Philip Dethman Anderson Notary Public. My commission Expires: November 30, 2021

Case R-20-014 Applicant Thornton Keith Atkinson Date 5/23/2020  
Thornton Keith Atkinson

Sworn to and subscribed before me in my presence this 23<sup>rd</sup> day of May, 2020, in my City and State aforesaid, by  
Philip Dethman Anderson Notary Public. My commission Expires: November 30, 2021

## ADJACENT PROPERTY OWNERS

*Adjacent property owners are mailed a notice of the request. Please provide each owner's name and mailing address plus zip code for every Property adjacent to the site and directly across from any public right-of-way adjoining this site. Names and addresses are available in the County Tax Commissioners office in the Courthouse.*

Tax Map Number: 2465-06-3288, 2465-37-2898, 2465-38-5051, 2465-38-8102, 2465-48-3489, 2465-47-1916, 2465-47-2915, 2465-47-0413, 2465-78-0611 (130862) (521) (3829)

Name: Joan P. Brumfield, Et Als, Patsy Lee Parker, Et Als, Herman David Parker, Et Als Address: Same As Applicant

Tax Map Number: 2465-07-2142 (130862)

Name: Brenda D. Shelton & Pamela S. Adams Address: 301 Buck Hill Road  
Tax Map Number: 2465-28-4568 (227731) Java, VA 24565

Name: Richard Louis Edwards & Ernestine W. Edwards Address: 9557 Halifax Road  
Tax Map Number: 2465-27-9813, 2465-37-1566 (1469) Java, VA 24565

Name: Lawrence C. Coleman & Eula Mae Coleman Address: 3010 Logan Road  
Tax Map Number: 2465-37-2642 (148725) Java, VA 24565

Name: Doctor G. Calloway Address: c/o Emma Dixon  
Tax Map Number: 2465-47-3915 (7758) 5289 Old Richmond Road  
Danville, VA 24540

Name: David Allen Calloway & Shirley Emily Calloway Address: 9795 Halifax Road  
Tax Map Number: 2465-47-4849 (192661) Java, VA 24565

Name: Edward A. Davis & Marva J. Davis Address: Same As Applicant  
Tax Map Number: 2465-47-5944 (521)

Name: Nannie B. Petty Address: 9601 Halifax Road  
Tax Map Number: 2465-48-6020, 2465-48-7015 (1463) Java, VA 24565

Name: Kathy B. Ramsey, Life Tenant, & Jared L. Bennett, Remainderman Address: 7153 Halifax Road  
Tax Map Number: 2465-48-7169 (239881) Chatham, VA 24531

Name: Hazel Jones & Lovelean Jones Address: 911 Serrill Avenue  
Tax Map Number: 2465-48-9139 (162848) Yeadon, PA 19050

Name: Deborah L. Womack Address: 3129 Polk Drive  
Tax Map Number: 2465-48-8035, 2465-48-8097 (199020) Virginia Beach, VA 23456

Name: Hannah Gregory Diller Address: 395 Heritage Drive  
Tax Map Number: 2466-40-5284 (5557) Boone, NC 28607

Shockoe Solar  
Adjacent Property Owners  
Page 2

Name: Shirley A. Norman  
Tax Map Number: 2465-58-3722, 2465-58-5376 (241311)

Address: 3610 Savannah Way  
Monroe, NC 28110

Name: Griffen Turner  
Tax Map Number: 2465-58-2226 (13820)

Address: 1406 W 7<sup>th</sup> Street  
Chester, PA 19013

Name: Thornton Keith Atkinson  
Tax Map Number: 2465-77-7331, 2465-77-0438 (3829)

Address: Same As Applicant

Name: Thornton Keith Atkinson & Kimberly Atkinson  
Tax Map Number: 2465-36-9039 (59727)

Address: Same As Applicant

Name: Allison Renee Irving  
Tax Map Number: 2465-26-9812 (5586)

Address: 9412 Halifax Road  
Java, VA 24565

Name: Thompson & Wyatt, Inc.  
Tax Map Number: 2465-37-6398 (195 )

Address: 2321 Riverside Drive  
Danville, VA 24540

Name: Ryland N. Yeatts & Bertha B. Yeatts  
Tax Map Number: 2465-06-7059 (15985)

Address: 8940 Halifax Road  
Java, VA 24565

Name: Mecklenburg Electric Cooperative  
Tax Map Number: 2465-06-4004 (114766)

Address: P. O. Box 2451  
Chase City, VA 23924

Name: Nancie Elaine Morton Motley  
Tax Map Number: 2455-96-0197 (7808)

Address: c/o Wachovia Wealth Management  
P. O. Box 969 Attn: Frank Wilson  
Greenville, SC 29602

**SPECIAL POWER OF ATTORNEY**

Property Description (GPIN, Street Address or Common Description, Borough):

2465-07-2142 and 2465-06-3288

GPIN #

we Joan P. Brumfield  am/are:

           the applicant for the above-referenced application

the owner(s) of the property described above

we do hereby make, constitute, and appoint Henry Yun, authorized agent of Shockoe Solar, LLC,  my/our true and lawful attorney-in-fact, and grant unto  my/our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to a solar energy generating facility and related improvements, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to a solar energy generating facility and related improvements on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to a solar energy generating facility & related improvements, on the Property.

Joan P. Brumfield  
Joan P. Brumfield  
Owner: Print Name

Commonwealth of Virginia City/County of Pittsylvania, to-wit:  
Subscribed and sworn to before me this 1st day of May, 2020, in my City and State aforesaid, by Philip Nathan Anderson Notary Public  
My Commission Expires: November 30, 2021

PHILIP NATHAN ANDERSON  
NOTARY PUBLIC  
REGISTRATION # 7718566  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
NOVEMBER 30, 2021

SPECIAL POWER OF ATTORNEY

Property Description (GPIN, Street Address or Common Description, Borough):

2465-07-2142 and 2465-06-3288

GPIN #

we Patsy Lee Parker  am/are:

           the applicant for the above-referenced application

the owner(s) of the property described above

We do hereby make, constitute, and appoint Henry Yun, authorized agent of Shockoe Solar, LLC,  our true and lawful attorney-in-fact, and grant unto  our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to a solar energy generating facility and related improvements, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to a solar energy generating facility and related improvements on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

We ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to a solar energy generating facility & related improvements, on the Property.

Patsy Lee Parker  
Patsy Lee Parker

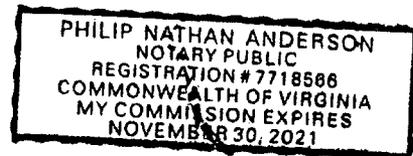
Owner: Print Name

Commonwealth of Virginia City/County of Pittsylvania, to-wit:

Subscribed and sworn to before me this 1<sup>st</sup> day of May, 2020, in my City and

State aforesaid, by Philip N. Anderson Notary Public

My Commission Expires: November 30, 2021



SPECIAL POWER OF ATTORNEY

Property Description (GPIN, Street Address or Common Description, Borough):

2465-07-2: 42 and 2465-06-3288

GPIN #

I/we Herman D. Parker, (an) are:

\_\_\_\_\_ the applicant for the above-referenced application

X the owner(s) of the property described above

I we do hereby make, constitute, and appoint Henry Yun, authorized agent of Shockoe Solar, LLC, my/our true and lawful attorney-in-fact, and grant unto

(m) our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to a solar energy generating facility and related improvements, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to a solar energy generating facility and related improvements on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

I we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to a solar energy generating facility & related improvements, on the Property.

Herman D. Parker

HERMAN D. PARKER

Owner: Print Name

Commonwealth of Virginia City/County of Pittsylvania, to-wit:

Subscribed and sworn to before me this 1<sup>st</sup> day of May, 2020, in my City and

State aforesaid, by Philip Nathan Anderson Notary Public

My Commission Expires: November 30, 2021

PHILIP NATHAN ANDERSON  
NOTARY PUBLIC  
REGISTRATION # 7718566  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
NOVEMBER 30, 2021



BK 1425PG286

04-01727 VIRGINIA GENERAL POWER OF ATTORNEY

KNOWN BY ALL MEN THESE PRESENTS:

THAT I, MARVA JONES DAVIS, have made, constituted and appointed and by these presents do make, constitute and appoint my Husband, EDWARD ALEXANDER DAVIS, my daughter, TOMEKA L. DAVIS, and my daughter, KAREN DAVIS EDWARDS, any one or more of whom may act as my true and lawful attorney, for me and in my name, place and stead, to do all acts, matters and things in relation to all or any part of or interest in my property, estate, affairs or business of any kind or description, wheresoever situated, as I, myself, might or could do if acting personally, including specifically, but not limited to, the power to vote at the meetings of stockholders or other meetings of any corporation or company, or otherwise to act as my attorney or proxy in respect of any stock, stock right or other instruments now or hereafter held by me whatsoever, specifically including the power to sell, trade or exchange any stock of any corporation by me held, and for that purpose to execute, sign and deliver said shares of stock, and to execute any proxies or other instruments; to represent me before the Treasury Department of the United States or the State Tax Department of any state in connection with any matter involving taxes of any nature in which I am or may be a party, and specifically, to sign any income tax form on my behalf, including, but not limited to, Federal Form 1040 and State Form 760, for any tax year that I may be required to file a return, either Federal or State; to engage, employ and dismiss any agents, attorneys, servants, or other persons, in and about the performance of these presents as my attorney may deem advisable; to ask, demand, sue for, recover and receive of and for, all corporations, associations and persons

LAW OFFICES

**YEATTS, OVERBEY & RAMSEY**  
CHATHAM, VIRGINIA

COLEMAN E. YEATTS, SR. (1908-1993)  
JESSE W. OVERBEY  
LINDA F. RAMSEY

BK 1425 PG 287

whatsoever, all and every sum or sums of money due and owing, or that may become due, and give receipts for the same, or at my attorneys discretion to compound or compromise for the same, and give discharges; to sign and bond, note, government bond, deed, deed of trust, stock certificate, obligation, contract or other papers; to endorse promissory notes, and the same to renew from time to time; to draw upon any bank or banks or any corporations, associations or individuals for any sum or sums of money that may be to my credit, either on savings accounts, certificates of deposit or checking accounts, or which I might be entitled to receive, as I might or could do; to sell and/or encumber any part or parts of my real and personal estate, wheresoever situated, to make all necessary deeds, deeds of trust and conveyances thereof, with all necessary covenants, warranties and assurances, to sign, seal, acknowledge and deliver the same; to enter any safe deposit box of which I am the Lessee in any bank or depository where same is located, as I might or could do if acting personally, and to deposit therein or remove therefrom any item, paper, or the contents thereto, using any method to gain such entry thereto as I would if acting personally, and said bank or banking institution is relieved of any obligation it might otherwise have upon production of the Power of Attorney and a card signed by me, acting through my Attorney-in-Fact; to borrow against or obtain the cash surrender value of any of my life insurance policies, and transfer the ownership of any such policies to the beneficiaries therein named, to create, and to add to, Intervivos trusts for my benefit; to make gifts to beneficiaries named in my will by way of total or partial satisfaction of any bequests, legacies or devises made to such beneficiaries in my will as written at the time of such gifts, and

BK 1425PG288

should my acting Attorney-in-Fact be one of the beneficiaries or devisees, then he/she is expressly authorized on my behalf to make said gift or conveyance to himself/herself.

This Power of Attorney shall not terminate on disability of the principal, pursuant to Section 11-9.1 of the Code of Virginia of 1950, as amended.

WITNESS the following signature and seal this 2nd day of March, 2004. *Marva Jones Davis*

\_\_\_\_\_  
MARVA JONES DAVIS (SEAL)

STATE OF VIRGINIA  
COUNTY OF PITTSYLVANIA; to-wit:

The foregoing instrument was acknowledged before me this 2nd day of March, 2004, by MARVA JONES DAVIS, in my jurisdiction aforesaid.

My commission expires: 10-31-2006

*Daniel D. McMich*  
Notary Public



VIRGINIA:	
Clerk	301
St. R. Tax	039
Co. R. Tax	213
Grantor Tax	038/220
Process Fee	036
VSLF	145
Transfer	212
Tech Fee	106
Total	\$ 14.00

CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY

The foregoing instrument with acknowledgement was admitted to record on March 3, 2004 at 10:01 A M. in D.B. 1425 Page 286 Inst. No. 04-01229

Taxes: H.F. HAYMORE JR., CLERK

By: *Deborah S. Sautter* Deputy Clerk

Given Mailed to Edward Jones

**SPECIAL POWER OF ATTORNEY**

**Property Description (GPIN, Street Address or Common Description, Borough):**

2465-78-0611, 2465-36-9039, 2465-77-7331, 2465-77-0438

**GPIN #**

I  Thomas Keith Atkinson & Kimberly M. Atkinson, am/ are

\_\_\_\_\_ the applicant for the above-referenced application

the owner(s) of the property described above

I  do hereby make, constitute, and appoint Henry Yun, authorized agent of Shockoe Solar, LLC, my/our true and lawful attorney-in-fact, and grant unto my/ attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to a solar energy generating facility and related improvements, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to a solar energy generating facility and related improvements on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

I  ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to a solar energy generating facility & related improvements on the Property.

Thomas Keith Atkinson  
Kimberly M. Atkinson

Kimberly M. Atkinson  
Owner: Print Name

Commonwealth of Virginia City/County of Pittsylvania, to-wit:

Subscribed and sworn to before me this 1st day of May, 2020, in my City and State aforesaid, by Philip Nathan Anderson Notary Public

My Commission Expires: November 30, 2021

PHILIP NATHAN ANDERSON  
NOTARY PUBLIC  
REGISTRATION # 7718566  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
NOVEMBER 30, 2021







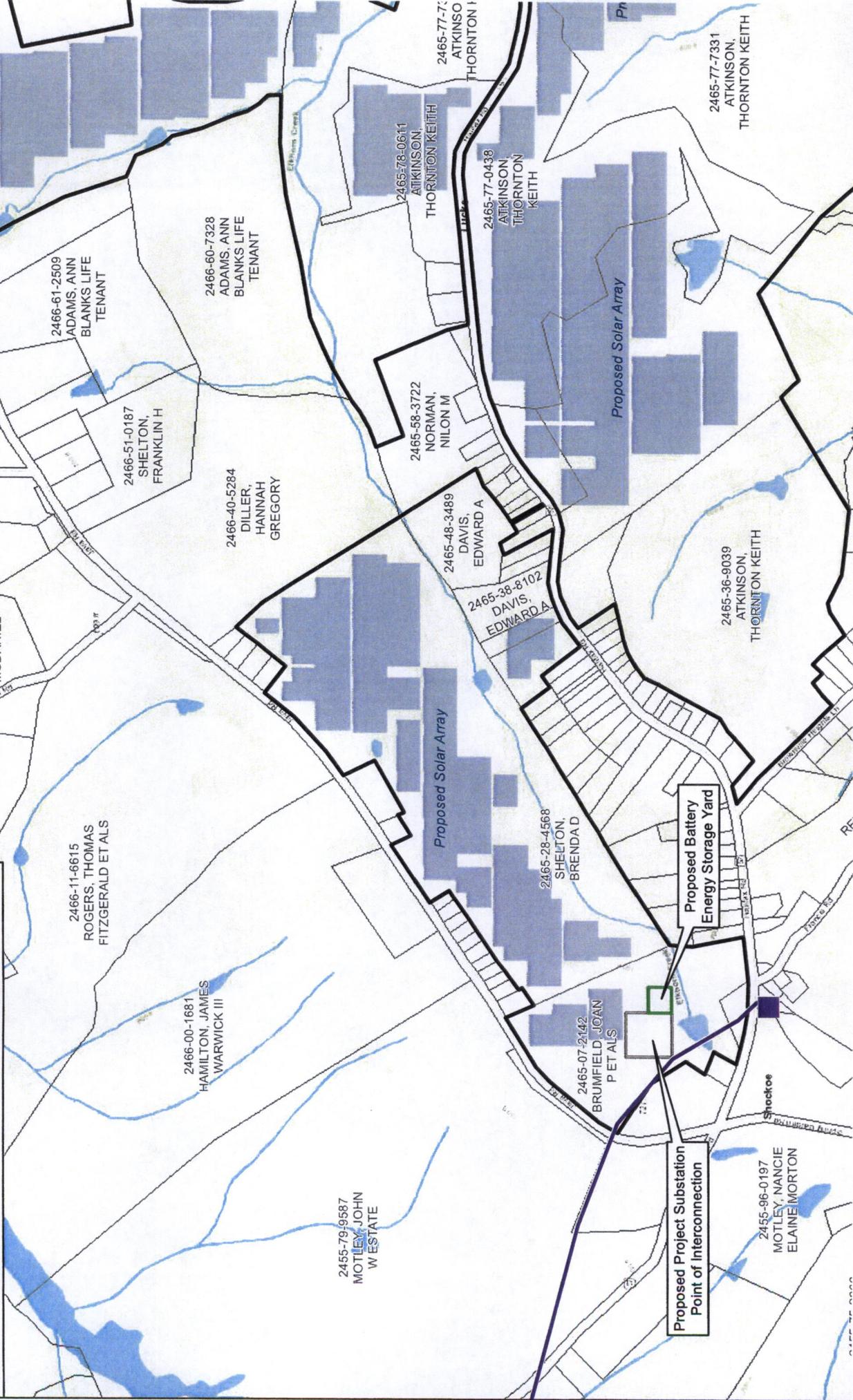
# SHOCKOE SOLAR

Pittsylvania County, Virginia

-  Proposed Project Area
-  Proposed Solar Array
-  Proposed Battery Energy Storage Yard
-  Proposed Project Substation
-  Shockoe Substation
-  Existing Transmission Line
-  NWI Wetland
-  Parcel Boundary



March 2020





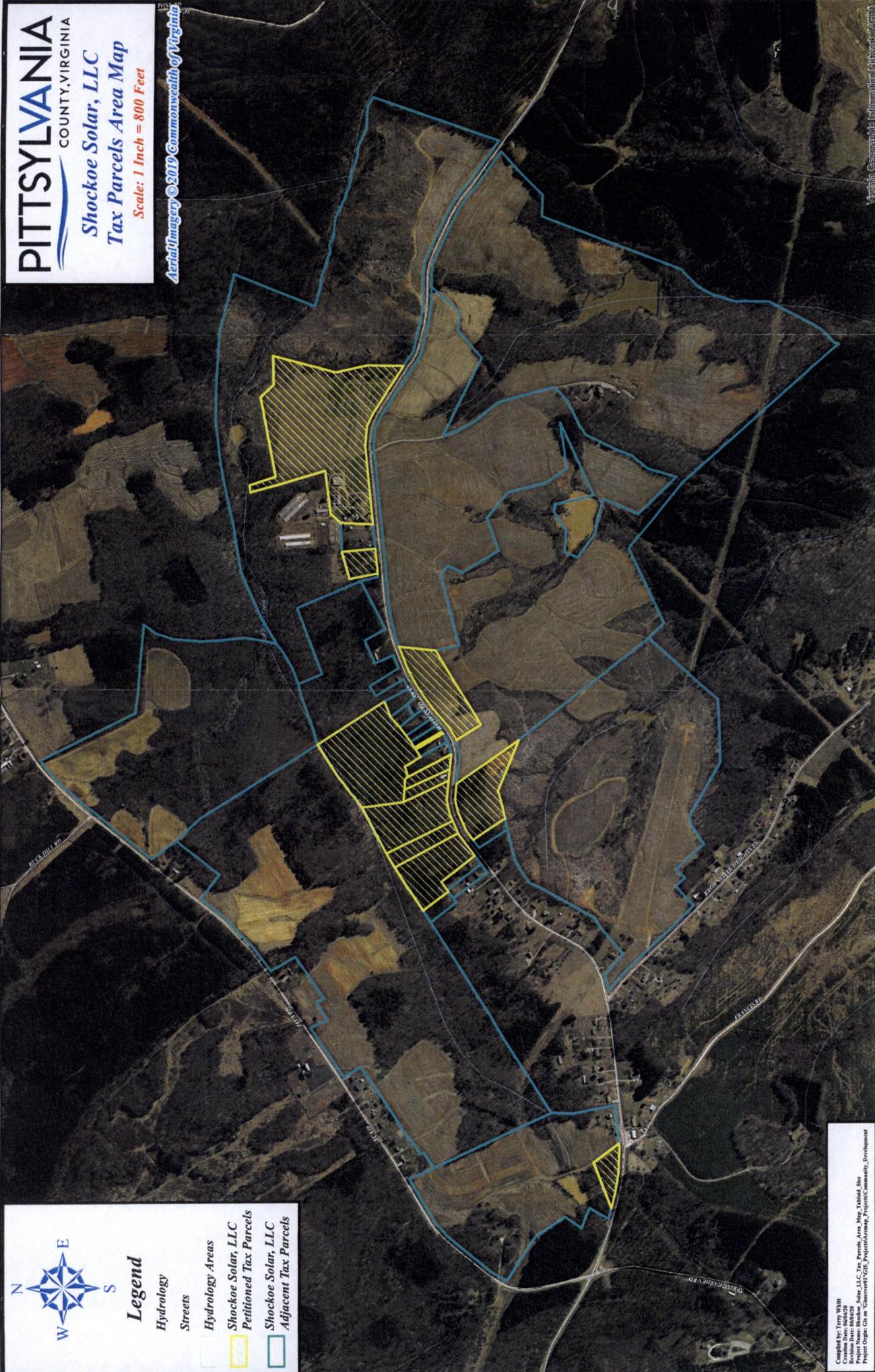
**PITTSYLVANIA**  
 COUNTY, VIRGINIA  
*Shockoe Solar, LLC*  
**Tax Parcels Area Map**  
 Scale: 1 Inch = 800 Feet

Aerial Imagery © 2019 Commonwealth of Virginia



**Legend**

- Hydrology
- Streets
- Hydrology Areas
- Shockoe Solar, LLC  
Petitioned Tax Parcels
- Shockoe Solar, LLC  
Adjacent Tax Parcels



Created by: 1/17/2019 10:31 AM  
 Revision Date: 08/08/2019  
 Project Origin: GIS as 'ShockoeSolar\_ParcelArea\_Map\_Site' /  
 Project Origin: GIS as 'ShockoeSolar\_ParcelArea\_Map\_Site'

Virginia Geographic Information Networks (VGIN)

*Case S-20-009*

*RE BLUE RIDGE, LLC*

## CODE COMPLIANCE SUMMARY

<p><b>CASE</b> S-20-009</p>	<p style="text-align: center;"><b>ZONING</b> A-1</p>	<p><b>CYCLE</b> July 2020</p>
<p><b>SUBJECT/PROPOSAL/REQUEST</b> RE Blue Ridge, LLC, is requesting a Special Use Permit for a solar energy facility.</p>		<p><b>PLANNING COMMISSION:</b> July 7, 2020</p> <p><b>BOARD OF ZONING APPEALS:</b> July 14, 2020</p> <p><b>ADVERTISED:</b> June 24 &amp; July 1, 2020</p> <p><b>REVIEWED BY:</b> ESK</p>
<p><b>DISTRICT:</b> Callands-Gretna</p>		

**SUBJECT:**

RE Blue Ridge, LLC, petitioned the Planning Commission/Board of Zoning Appeals on May 28, 2020, requesting a Special Use Permit on a total of forty-six (46) parcels of land, totaling 2,263.19 acres, located on State Road 703/Tightsqueeze Road, State Road 703/Irish Road, State Road 824/West Giles Road, State Road 612/Hickory Road, State Road 613/Newby Lane, State Road 823/Concord Road, State Road 1435/Deep Run Road and off State Road 836/White Oak Circle, in the Callands-Gretna, Banister, and Tunstall Election Districts. The parcels are shown on our records as GPIN #s 2414-06-2742 (48.57 acres), 2414-23-9797 (165.65 acres), 2414-24-0160 (73 acres), 2414-02-4627 (186.40 acres), 2404-37-8775 (65.22 acres), 2404-46-4975 (5.41 acres), 2404-46-4488 (9.78 acres), 2404-45-2857 (6.85 acres), 2404-45-5996 (2.18 acres), 2404-46-8363 (4.64 acres), 2404-71-3982 (100 acres), 2404-91-1949 (56 acres), 2404-95-0672 (62.67 acres), 2404-95-6589 (17.93 acres), 2404-69-1910 (99.43 acres), 2405-40-4679 (97 acres), 2405-43-7393 (82.61 acres), 2405-44-6135 (23.10 acres), 2405-55-2459 (23.9 acres), 2405-56-3629 (23.9 acres), 2405-57-2540 (19.12 acres), 2405-60-9857 (2.45 acres), 2405-61-7950 (95.47 acres), 2405-67-6181 (58.9 acres), 2405-70-2850 (2.08 acres), 2405-70-7763 (5.73 acres), 2405-75-0526 (91.07 acres), 2405-75-8920 (69.12 acres), 2405-80-0641 (5.9 acres), 2405-80-3407 (5.9 acres), 2405-80-6316 (7.47 acres), 2405-80-6973 (8.93 acres), 2405-81-8132 (6.9 acres), 2405-90-0125 (9 acres), 2405-90-0269 (5.42 acres), 2405-91-0219 (6.54 acres), 2405-91-1499 (6.25 acres), 2405-70-4765 (2.81 acres), 2405-73-5194 (98.88 acres), 2404-55-1139 (198.67 acres), 2404-74-2783 (8.14 acres), 2404-99-1357 (1.3 acres), 2414-08-3703 (71.23 acres), 2403-89-1581 (320.16 acres), 2404-56-7273 (0.63 acre), and 2404-45-2236 (0.88 acre).

**BACKGROUND/DISCUSSION**

RE Blue Ridge, LLC is requesting a Special Use Permit to operate a utility scale solar energy facility on 46 parcels located on State Road 703/Tightsqueeze Road, State Road 703/Irish Road, State Road 824/West Giles Road, State Road 612/Hickory Road, State Road 613/Newby Lane, State Road 823/Concord Road, State Road 1435/Deep Run Road and off State Road 836/White Oak Circle, in the Callands-Gretna, Banister, and Tunstall Election Districts. The proposed facility will be a 150 MW (AC) photovoltaic (PV) facility covering approximately 1,400 acres. The project will consist of ground-mounted solar panels with associated inverter equipment, an onsite substation and associated collection system, and transmission line to interconnect the facility to the utility transmission system grid. Other associated access roads, parking, meteorological station, etc. will also be included in the project as shown on the attached site plan.

Pittsylvania County Zoning Ordinance requires a site plan and landscape plan to be submitted and approved before any permits for construction can be issued to ensure compliance with setback and vegetative screening requirements. The proposed development must also be reviewed by the Virginia Department of Environmental Quality to ensure that all stormwater and erosion and sediment control regulations are being met. A decommissioning plan is required to be submitted and a bond secured to ensure compliance with the plan at the end of the project's life.

**DIRECTIONS**

See Map Quest directions.

**RELATIONSHIP TO THE SURROUNDING LAND USE AND NEIGHBORING AREAS**

Mostly surrounded by agriculture and residential uses.

**ZONING OF SURROUNDING PROPERTIES**

Mostly surrounded by A-1, Agricultural District, R-1, Residential Suburban Subdivision District, RC-1, Residential Combined Subdivision District, B-2, Business District, General, M-1, Industrial District, Light Industry, M-2, Industrial District, Heavy Industry, and C-1, Conservation District, zoned properties.

## **SITE DEVELOPMENT PLAN**

A proposed site plan is enclosed in the board packet.

## **RECOMMENDATION**

Staff recommends APPROVAL of the request with the following conditions:

1. **Site Development Plan; Location.** All solar panels and other above-ground equipment will be located within the “Project Area” shown on the Conceptual Site Plan included with the SUP application. All Site Plan requirements of Section 35-141 must be met before permits are issued.
2. **Height.** Except for the collection yard and substation or otherwise as required by applicable building code, the maximum height of the solar panels and other above-ground equipment will be 15 feet.
3. **Setbacks.** Except for fencing and any pole mounted electronic lines, consistent with the County ordinance, all above-ground equipment will have a minimum front setback of at least 60 feet from the centerline of the specified right-of-way, or 35 feet from the edge of the right-of-way, whichever is greatest. The side setback shall be 10 percent of the road frontage distance, with a minimum of 10 feet. The rear minimum setback shall be at least 40 feet. No setbacks are required between the parcels lines of parcels that are part of a single Project.
4. **Fencing.** Fencing for the Project will be standard chain-link and at least 6 feet high. The Applicant shall maintain the fence for the life of the Project.
5. **Landscaping.** Applicant will comply with Section 35-121 Fencing – Screening. At the perimeter locations, the setback will include a minimum 15-foot-wide landscaped area comprised of any existing vegetation supplemented as needed with a staggered row of planted trees or large shrubs. The vegetation will be designed to be at least 8 feet high at maturity of any new plantings, and shall be a minimum of 5 feet in height at time of planting. Prior to construction and site plan approval, a landscaping maintenance plan will be submitted to the Zoning Administrator for approval, which shall provide for the posting of a bond or other surety in an amount sufficient to ensure that the plantings are successfully established and the landscaping is maintained or replaced during the life of the Project.
6. **Construction Management and Mitigation.** Prior to construction, the Applicant shall prepare and submit to the Zoning Administrator a construction management plan to address: traffic control methods, site access, fencing, lighting, mitigation of construction operations, and hours of construction activity.
7. **Road Repairs.** Any damage to public roads caused by construction will be promptly repaired.
8. **Erosion and Sediment Control.** Prior to construction, an approved erosion and sediment control plan will be implemented for the entire Project, and an erosion and sediment control bond will be provided.
9. **Stormwater Management.** Prior to construction, a Virginia Stormwater Management Program Permit from the Virginia DEQ will be obtained for the Project, including an approved Stormwater Pollution Prevention Plan.
10. **Operational Noise and Electrical Interference.** The Project will comply with all applicable County requirements for noise and shall not generate or create electrical interruptions or interference with existing electrical or electronic uses.
11. **Operational Light.** Fixed lighting at the perimeter of the Project will be limited to gates and will be shielded/downward facing to minimize light spillage and shall be motion-activated.
12. **Compliance.** The project shall be designed, constructed, and tested to meet all applicable local, state, and federal standards.
13. **Decommissioning.** In accordance with Section 35-141(E), the applicant shall completely decommission the facility within 12 months, if the facility ceases to generate electricity for a continuous period of 12 months, including all solar collectors, cabling, electrical components, fencing and any other associated equipment, facilities and structures. Prior to construction and approval of the entire site plan, a decommissioning plan will be submitted to the Zoning Administrator, which shall provide for the posting of a bond or other surety acceptable to the County in the amount of the decommissioning costs, not including salvage value, for the Project.
14. **Start of construction.** The SUP will expire unless construction of the entire Project is commenced within 3 years of the date of issuance of the SUP.

15. **Survival.** So long as the Project is operated in conformance with these conditions, the SUP shall continue for the life of the Project.
16. **Comply with all DEQ regulations regarding nonpoint source pollutants.** Chemical sprays used in weed control shall comply with DEQ regulations.
17. **Fire and Rescue Training.** The applicant shall provide annual training to the local fire department regarding battery storage.

**PLANNING COMMISSION OPTIONS:**

1. Recommend approval of Case S-20-009 as submitted.
2. Recommend approval of Case S-20-009 subject to conditions by staff.
3. Recommend approval of Case S-20-009 subject to conditions by the Planning Commission.
4. Recommend denial of Case S-20-009 as submitted.

**ATTACHMENTS:**

- A. Application
- B. Maps and Directions
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners
- H. Special Power of Attorney
- I. Site Plan

bing maps

**A** 53 N Main St, Chatham, VA 24531

12 min , 5.9 miles

**B** 620 Deep Run Rd, Chatham, VA 24531

Light traffic

Via US-29 BR, Tight Squeeze Rd

THIS IS ONE OF THE PETITIONED PARCELS.

**A** 53 N Main St, Chatham, VA 24531

↑	1. Head <b>southwest</b> on <b>US-29 BR</b> toward Center St	1.3 mi
↑	2. Keep <b>straight</b> onto <b>S Main St</b>	0.1 mi
Ⓢ	3. Take ramp <b>left</b> and follow signs for <b>US-29 South</b>	1.3 mi
↗	4. Turn <b>right</b> onto <b>Tight Squeeze Rd</b> Hardee's on the corner	2.4 mi
↶	5. Turn <b>left</b> onto <b>Deep Run Rd</b>	0.8 mi
	6. Arrive at <b>Deep Run Rd</b>	

**B** 620 Deep Run Rd, Chatham, VA 24531



**A** 53 N Main St, Chatham, VA 24531

10 min , 6.1 miles

**B** 1112 Irish Rd, Chatham, VA 24531

Light traffic

Via US-29 BR, Tight Squeeze Rd

THIS IS ONE OF THE PETITIONED PARCELS.

**A** 53 N Main St, Chatham, VA 24531

	1. Head <b>southwest</b> on <b>US-29 BR</b> toward Center St	1.3 mi
	2. Keep <b>straight</b> onto <b>S Main St</b>	0.1 mi
	3. Take ramp <b>left</b> and follow signs for <b>US-29 South</b>	1.3 mi
	4. Turn <b>right</b> onto <b>Tight Squeeze Rd</b> Hardee's on the corner	2.4 mi
	5. Road name changes to <b>Irish Rd</b>	1.0 mi
	6. Arrive at <b>Irish Rd</b> The last intersection is Newby Ln If you reach Creek Bottom Rd, you've gone too far	

**B** 1112 Irish Rd, Chatham, VA 24531



**A** 53 N Main St, Chatham, VA 24531

12 min , 6.0 miles

**B** 673 W Giles Rd, Chatham, VA 24531

Light traffic  
Via US-29 BR, Tight Squeeze Rd

THIS SITE ADDRESS IS ONE OF THE PETITIONED PARCELS.

**A** 53 N Main St, Chatham, VA 24531

↑	1.	Head <b>southwest</b> on <b>US-29 BR</b> toward Center St	1.3 mi
↑	2.	Keep <b>straight</b> onto <b>S Main St</b>	0.1 mi
29	3.	Take ramp <b>left</b> and follow signs for <b>US-29 South</b>	1.3 mi
↘	4.	Turn <b>right</b> onto <b>Tight Squeeze Rd</b> Hardee's on the corner	2.4 mi
↘	5.	Turn <b>right</b> onto <b>Concord Rd</b>	0.3 mi
↙	6.	Bear <b>left</b> onto <b>W Giles Rd</b>	0.5 mi
		<b>Arrive at W Giles Rd</b>	
	7.	The last intersection is Concord Rd If you reach Green Rock Branch Rd, you've gone too far	

**B** 673 W Giles Rd, Chatham, VA 24531

**RE Blue Ridge LLC**

May 28, 2020

Ms. Karen Hayes  
Director of Code Compliance/Zoning Administrator  
Pittsylvania County  
53 N. Main Street  
Chatham, Virginia 24531

Subject: Letter of Intent – Special Use Permit Application of RE Blue Ridge LLC Regarding Blue Ridge Solar Project

Dear Ms. Hayes,



RE Blue Ridge LLC (the “Applicant”), a wholly-owned subsidiary of Recurrent Energy, LLC (“Recurrent Energy”) respectively provides this Letter of Intent for a Special Use Permit (“SUP”) to allow the construction and operation of the Blue Ridge Solar Project (the “Project”), a 150 MW (AC) photovoltaic (“PV”) solar energy conversion facility (“Facility”) on approximately 2,251 acres in Pittsylvania County, Virginia. In connection with the Project, parcels recently rezoned (where necessary) to A-1 Agricultural will be converted from rural residential, agricultural row crop, and pastureland uses to a solar facility, which requires a SUP be granted. The operating life of the Facility is expected to be 40 years.

Aside from small control buildings, the Project consists of ground mounted solar panels and an electric collection system. The PV panels will be situated on top of steel and aluminum support structures. The support structures will rest on metal pilings driven into the ground to a depth of approximately 8 to 10 feet. The solar equipment will be connected by underground electrical cables and inverters and transformers will be located on grade-level concrete pads. An electrical substation will be built within the Project boundary, which will rest on a concrete foundation on grade, with underground grounding cables.

The proposed use will have a minimal impact on the surrounding community, as is discussed in further detail in the Application. The Facility will not require services such as schools, recreational facilities, refuse disposal, or water and sewer. Because of the passive nature of solar facilities, the Facility will produce minimal sound during daylight hours, which is not audible at the Project perimeter. The Facility will generate no noise at night. Light impacts are de minimus and will not adversely impact neighboring properties or offsite rights-of-way.



No hazardous materials are associated with the process and therefore do not create chemical or toxic by-products that threaten air, soil, ground water, or surface water resources. Use of the land by the Project will prevent alternative uses that could otherwise create nuisances. Furthermore, the Project will protect

the groundwater, surface waters, and air quality from more impactful uses that could otherwise be developed on the land over the years.

The Project will only periodically require maintenance employees to be on site once in operation, further minimizing impacting neighboring residents and roads.

In conclusion, the Project will not have any adverse effect upon the adjacent and surrounding area and will be compatible with present and future uses of those areas.

The Applicant has reviewed the County's Zoning Ordinance and Comprehensive Plan and believes that the proposed use is in accord with the Comprehensive Plan.

Recurrent Energy, the parent of the Applicant, is a leading utility-scale solar and energy storage project developer, delivering competitive, clean electricity to large energy buyers. Based in the United States, Recurrent Energy is a wholly-owned subsidiary of Canadian Solar Inc. and functions as its U.S. project development arm.

Founded in 2006, Recurrent Energy has developed, originated, and constructed solar projects ranging from commercial rooftop installations to large utility-scale ground-mounted power plants. We have in-house experts across all stages of the project development lifecycle, from siting, design, interconnection, permitting and procurement to power marketing, financing, construction, and asset management.

Recurrent Energy is committed to being a good neighbor and beneficial contributor to the Pittsylvania County community, and will operate in full compliance with all applicable federal, state, and local laws and regulations.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Allen', with a long horizontal line extending to the right.

Timothy Allen  
Vice President  
RE Blue Ridge LLC

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Contra Costa )

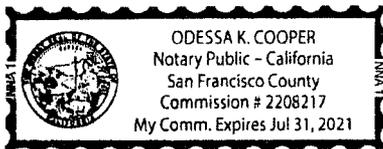
On May 26, 2020 before me, Odessa K. Cooper, a Notary Public,  
*Date Here Insert Name and Title of the Officer*

personally appeared Timothy Allen  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Odessa K. Cooper*  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Blue Ridge - Pittsylvania SUP LOI Document Date: \_\_\_\_\_

Number of Pages: 2 Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Timothy Allen

Corporate Officer — Title(s): Vice President

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

## Executive Summary

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This report assesses the economic and fiscal contribution that the proposed Blue Ridge Solar project would make to Pittsylvania County, Virginia. The primary findings from that assessment are as follows:

- 1) **Blue Ridge Solar is a 149.9-Megawatt (MW) AC solar photovoltaic power generating facility. The project would be located near the intersection of West Giles Road and Green Rock Bridge Road in Pittsylvania County, Virginia. The lease encompasses approximately 1,976 acres that are currently used primarily for agriculture, with some parcels zoned residential. The actively used, fenced-in portion of the solar site would be approximately 1,404 acres.**
  
- 2) **The proposed Blue Ridge Solar project would make a significant economic contribution to Pittsylvania County:**
  - The proposed Blue Ridge Solar project would provide an estimated one-time pulse of economic activity to Pittsylvania County during its construction phase supporting approximately:
    - 410 jobs.
    - \$12.6 million in associated labor income.
    - \$43.5 million in economic output.
  
  - The proposed Blue Ridge Solar project would provide an estimated annual economic impact to Pittsylvania County during its ongoing operational phase supporting approximately:
    - 11 jobs.
    - \$324,567 in associated labor income.
    - \$929,524 in economic output.
  
- 3) **The proposed Blue Ridge Solar project would also make a significant fiscal contribution to Pittsylvania County. We estimate that the proposed project would generate approximately:**
  - \$1.2 million in state and local tax revenue from the one-time pulse of economic activity associated with the project's construction.
  
  - \$7.5 million in cumulative county revenue over the facility's anticipated 40-year operational life.

4) In and of itself, it is unlikely that the proposed Blue Ridge Solar project would effect a meaningful change in Pittsylvania County’s Composite Index or locally funded school budget:

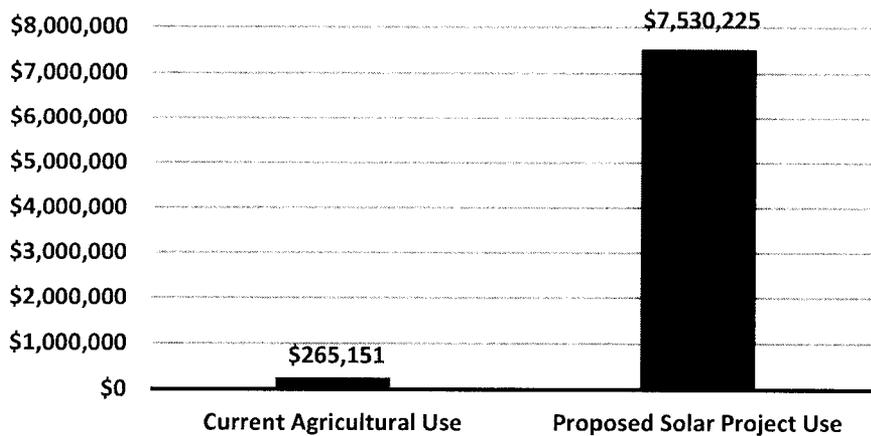
- Solar facilities affect a locality’s Composite Index in the same way that any other large capital investment does – the part of the investment that is taxable is included as a factor in the Composite Index calculation. In the case of Blue Ridge Solar, that means the 20 percent of the capital investment that is taxable pursuant to Virginia Code § 58.1-3660 is considered in the Composite Index, and only that 20 percent.
- To have a meaningful impact on Pittsylvania County’s Composite Index, the proposed Blue Ridge Solar project would have to drive a percentage change in Pittsylvania County’s total real property tax base that was larger than the percentage change in the total real property tax base across all Virginia localities. Between the Virginia Department of Education’s 2018-20 and 2020-22 Composite Index calculations, that increase was 7.3 percent.

Even after accounting for the capital investment in the project itself and rezoning 1,404 acres to solar use, the proposed Blue Ridge Solar project would only drive a 0.9 percent increase in Pittsylvania County’s total real property tax base.

5) The proposed Blue Ridge Solar project will have a significantly greater fiscal impact on Pittsylvania County than the property generates in its current agricultural use:

- The proposed Blue Ridge Solar project will generate approximately \$7.5 million in cumulative county revenue over the facility’s anticipated 40-year operational life, as compared to approximately \$265,151 in cumulative county revenue in the property’s current agricultural use – a difference of approximately \$7.3 million.

Cumulative Pittsylvania County Tax Revenue over 40-Years (2020 dollars)



**6) The proposed Blue Ridge Solar project would provide a boost to Pittsylvania County's construction sector:**

- At 1,059 jobs, construction is Pittsylvania County's 4<sup>th</sup> largest major industry sector. It also pays average weekly wages (\$801/wk.) that are above the county-wide average (\$714/wk.).
- However, it posted the third largest job loss of any major industry sector in the county between 2<sup>nd</sup> quarter 2018 and 2<sup>nd</sup> quarter 2019 (a loss of 73 jobs).
- We estimate that the proposed Blue Ridge Solar project would directly support 353 jobs and \$10.8 million in wages in Pittsylvania County's construction sector.

**7) The proposed Blue Ridge Solar project could aid in attracting high-tech industries to Pittsylvania County:**

- Industrial development prospects with high energy needs are becoming increasingly sensitive to the proportion of their energy requirements that are produced through renewable sources. A good example of this is data centers.
- Two examples of the relationship between data centers and renewable energy are the 500 MW Spotsylvania Solar Energy Center, which was developed in part because of long-term purchase agreements with Microsoft, and the 80 MW Amazon Solar Farm U.S. East in Accomack County, which was developed because of a long-term power purchase agreement with Amazon Web Services, an affiliate of Amazon's cloud computing business. As these examples illustrate, renewable energy is becoming an important asset for localities in promoting technology-driven economic development.
- This growing connection between renewable energy and data centers is of particular relevance to Pittsylvania County because of its proximity to Microsoft's \$2 billion Boydton data center campus in nearby Mecklenburg County, and because of its ready access to Mid-Atlantic Broadband's extensive open-access fiber optic network.

*The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing that information. However, because these estimates attempt to foresee circumstances that have not yet occurred, it is not possible to provide any assurance that they will be representative of actual events. These estimates are intended to provide a general indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.*

**PITTSYLVANIA COUNTY  
APPLICATION FOR SPECIAL USE PERMIT**

I/We, Henry Easley, as Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Henry Easley Phone: (434) 441-0356  
Address: 561 Deep Run Road, Chatham, VA  
ZIP 24531

2. Location of Property: See Attachment

3. Tax Map Parcel Number: See Attachment

4. Election District: See Attachment Total Amount: \$1,150.00  
Taken By: KWB CK# 218  
CK# 219

5. Size of Property: See Attachment acres/square feet

Size of Proposed Special Use: See Attachment acres/square feet

6. Existing Land Use: See Attachment TREASURER OF PITTSYLVANIA COUNTY

Existing Zoning: See Attachment JUN 12 2020

7. Proposed Land Use: Utility Scale Solar Energy Facility

8. Check completed items:  
 Letter of Application  Site Development Plan  Legal Forms  
 11" x 17" Concept Plan  Application Fee  Plat Map  
 List of Adjoining Properties

9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

Kala.Laughlin@RecurrentEnergy.com (Email)  
Perry@FontanaEnergy.com; APeterson@Kleinfelder.com

*Through application for this permit, the owner authorizes a right-of-entry to the designated parcel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance*

City/County of Pittsylvania  
Commonwealth of Virginia  
The foregoing instrument was subscribed and sworn before me this 21 day of May, 2020  
by Henry Easley  
Notary Public's Signature [Signature]  
Reg# 7821917 Commission Expires 10/31/2023

[Signature]  
Applicant

Sworn to and subscribed before me in my presence this 19<sup>th</sup> day of May, 2020, in my City and State aforesaid, by [Signature] Notary Public. My commission Expires: 10/31/2023

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OFFICE USE ONLY: Application No.: S-20-009

Application Deadline: 05/28/2020 P. C. Hearing Date: 07/07/2020

Received By: ESR Date Received: 05/28/2020

B.Z.A. Hearing Date: 07/14/2020 Action: \_\_\_\_\_

**ATTACHMENT**

LANDOWNER	PHONE	ADDRESS	LOCATION OF PROPERTY	TAX MAP PARCEL	ELECTION DISTRICT	SIZE OF PROPERTY (ACRES)	SIZE OF PROPOSED SPECIAL USE (ACRES)	EXISTING LAND USE	EXISTING ZONING
EASLEY, HENRY MOORE	(434) 441-0356	561 DEEP RUN ROAD CHATHAM, VA 24531	EAST OF DEEP RUN ROAD	2414-06-2742	05 CHATHAM MAGISTERIAL	48.57	48.57	AGRICULTURE	A1 AGRICULTURAL
EASLEY, HENRY MOORE	(434) 441-0356	561 DEEP RUN ROAD CHATHAM, VA 24531	WEST OF PONDEROSA ROAD	2414-23-9797	05 CHATHAM MAGISTERIAL	165.65	165.65	AGRICULTURE	A1 AGRICULTURAL
EASLEY, HENRY MOORE	(434) 441-0356	561 DEEP RUN ROAD CHATHAM, VA 24531	EAST OF DEEP RUN ROAD	2414-24-0160	05 CHATHAM MAGISTERIAL	73	73	AGRICULTURE	A1 AGRICULTURAL

**PITTSYLVANIA COUNTY**  
**APPLICATION FOR SPECIAL USE PERMIT**

I/We, Benjamin Easley, as  
Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning  
Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Benjamin Easley Phone: (434) 688-1374  
Address: 947 Deep Run Road, Chatham, VA  
ZIP 24531
2. Location of Property: Along Deep Run Road
3. Tax Map Parcel Number: 2414-02-4627  
Total Amount: \$1,150.00
4. Election District: 05 Chatham Magisterial  
Taken By: \_\_\_\_\_
5. Size of Property: 186.4 acres acres/square feet  
Size of Proposed Special Use: 186.4 acres acres/square feet
6. Existing Land Use: Agriculture  
Existing Zoning: A1 Agricultural
7. Proposed Land Use: Utility Scale Solar Energy Facility
8. Check completed items:  
 Letter of Application  Site Development Plan  Legal Forms  
 11" x 17" Concept Plan  Application Fee  Plat Map  
 List of Adjoining Properties

9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

Kala.Laughlin@RecurrentEnergy.com (Email) Pittsylvania City/County of  
Perry@FontanaEnergy.com; APeterson@Kleinfelder.com Commonwealth of Virginia

Through application for this permit, the owner authorizes a right-of-entry to the designated hereinafter by Benjamin Easley on 2020 day of May, 2020, for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

Benjamin K. Easley

Notary Public's Signature: SKK  
Reg# 7021917 Commission Expires 10/31/2023

**Applicant**

Sworn to and subscribed before me in my presence this 21<sup>st</sup> day of May, 2020, in my City and State aforesaid, by SKK Notary Public. My commission Expires: 10/31/2023

\*\*\*\*\*

OFFICE USE ONLY: Application No.: S-20-009

Application Deadline: 05/28/2020 P. C. Hearing Date: 07/07/2020

Received By: ESR Date Received: 05/28/2020

B.Z.A. Hearing Date: 07/14/2020 Action: \_\_\_\_\_

**PITTSYLVANIA COUNTY**  
**APPLICATION FOR SPECIAL USE PERMIT**

I/We, Richard and Janet Stickel, as  
Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning  
Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Richard and Janet Stickel Phone: (434) 432-4535  
Address: 740 Creek Bottom Road, Chatham, VA  
ZIP 24531
2. Location of Property: See Attachment
3. Tax Map Parcel Number: See Attachment
4. Election District: See Attachment Total Amount: \$ 1,150.00  
Taken By: \_\_\_\_\_
5. Size of Property: See Attachment acres/square feet  
Size of Proposed Special Use: See Attachment acres/square feet
6. Existing Land Use: See Attachment  
Existing Zoning: See Attachment
7. Proposed Land Use: Utility Scale Solar Energy Facility
8. Check completed items:  
 Letter of Application  Site Development Plan  Legal Forms  
 11" x 17" Concept Plan  Application Fee  Plat Map  
 List of Adjoining Properties
9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

Kala.Laughlin@RecurrentEnergy.com (Email)  
Perry@FontanaEnergy.com; APeterson@Kleinfelder.com

*Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.*

Richard Stickel  
Janet Stickel  
Applicant

JOYCE S. KELLY  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #199139  
My Commission Expires 7/31/2021

Sworn to and subscribed before me in my presence this 19th day of May, 2020, at my City and State \_\_\_\_\_  
aforesaid, by Joyce S. Kelly Notary Public. My commission Expires: 7-31-2021

\*\*\*\*\*

OFFICE USE ONLY: Application No.: S-20-009

Application Deadline: 05/28/2020 P. C. Hearing Date: 07/07/2020  
Received By: ESR Date Received: 05/28/2020  
B.Z.A. Hearing Date: 07/14/2020 Action: \_\_\_\_\_

**ATTACHMENT**

LANDOWNER	PHONE	ADDRESS	LOCATION OF PROPERTY	TAX MAP PARCEL	ELECTION DISTRICT	SIZE OF PROPERTY (ACRES)	SIZE OF PROPOSED SPECIAL USE (ACRES)	EXISTING LAND USE	EXISTING ZONING
STICKEL, RICHARD AND JANET	(434) 432-4535	740 CREEK BOTTOM ROAD CHATHAM, VA 24531	END OF CREEK BOTTOM ROAD	2404-37-8775	05 CHATHAM MAGISTERIAL	65.22	65.22	AGRICULTURE	A1 AGRICULTURAL
STICKEL, RICHARD AND JANET	(434) 432-4535	740 CREEK BOTTOM ROAD CHATHAM, VA 24531	NORTHEAST OF INTERSECTION OF CREEKBOTTOM ROAD AND IRISH ROAD	2404-46-4975	05 CHATHAM MAGISTERIAL	5.41	5.41	AGRICULTURE	A1 AGRICULTURAL
STICKEL, RICHARD AND JANET	(434) 432-4535	740 CREEK BOTTOM ROAD CHATHAM, VA 24531	NORTHEAST OF INTERSECTION OF CREEKBOTTOM ROAD AND IRISH ROAD	2404-46-4488	05 CHATHAM MAGISTERIAL	9.78	9.78	AGRICULTURE	A1 AGRICULTURAL
STICKEL, RICHARD AND JANET	(434) 432-4535	740 CREEK BOTTOM ROAD CHATHAM, VA 24531	NORTHEAST OF INTERSECTION OF CREEKBOTTOM ROAD AND IRISH ROAD	2404-45-2857	05 CHATHAM MAGISTERIAL	6.85	6.85	AGRICULTURE	A1 AGRICULTURAL
STICKEL, RICHARD AND JANET	(434) 432-4535	740 CREEK BOTTOM ROAD CHATHAM, VA 24531	NORTHEAST OF INTERSECTION OF CREEKBOTTOM ROAD AND IRISH ROAD	2404-45-5996	05 CHATHAM MAGISTERIAL	2.18	2.18	AGRICULTURE	A1 AGRICULTURAL
STICKEL, RICHARD AND JANET	(434) 432-4535	740 CREEK BOTTOM ROAD CHATHAM, VA 24531	NORTHEAST OF INTERSECTION OF CREEKBOTTOM ROAD AND IRISH ROAD	2404-46-8363	05 CHATHAM MAGISTERIAL	4.64	4.64	AGRICULTURE	A1 AGRICULTURAL

**PITTSYLVANIA COUNTY**  
**APPLICATION FOR SPECIAL USE PERMIT**

I/We, Malinda Newby, as  
Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning  
Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Malinda Newby Phone: (434) 432-0659  
Address: 165 Irish Road, Chatham, VA  
ZIP 24531
2. Location of Property: See Attachment
3. Tax Map Parcel Number: See Attachment
4. Election District: See Attachment Total Amount: \$ 1,150.00  
Taken By: \_\_\_\_\_
5. Size of Property: See Attachment acres/square feet  
Size of Proposed Special Use: See Attachment acres/square feet
6. Existing Land Use: See Attachment  
Existing Zoning: See Attachment
7. Proposed Land Use: Utility Scale Solar Energy Facility
8. Check completed items:  
 Letter of Application  Site Development Plan  Legal Forms  
 11" x 17" Concept Plan  Application Fee  Plat Map  
 List of Adjoining Properties
9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

Kala.Laughlin@RecurrentEnergy.com (Email)  
Perry@FontanaEnergy.com; APeterson@Kleinfelder.com

*Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.*

Malinda Newby  
Applicant

Sworn to and subscribed before me in my presence this 15<sup>th</sup> day of May, 2020 in my City and State  
aforesaid, by Malinda Newby Notary Public. My commission Expires: 08/31/2022

\*\*\*\*\*

OFFICE USE ONLY: Application No.: S-20-009

Application Deadline: 05/28/2020 P. C. Hearing Date: 07/07/2020  
Received By: ESR Date Received: 05/28/2020  
B.Z.A. Hearing Date: 07/14/2020 Action: \_\_\_\_\_

**ATTACHMENT**

LANDOWNER	PHONE	ADDRESS	LOCATION OF PROPERTY	TAX MAP PARCEL	ELECTION DISTRICT	SIZE OF PROPERTY (ACRES)	SIZE OF PROPOSED SPECIAL USE (ACRES)	EXISTING LAND USE	EXISTING ZONING
NEWBY, MALINDA	(434) 432-0659	165 IRISH ROAD CHATHAM, VA 24531	AT THE END OF NEWBY LANE	2404-71-3982	05 CHATHAM MAGISTERIAL	100	100	AGRICULTURE	A1 AGRICULTURAL
NEWBY, MALINDA	(434) 432-0659	165 IRISH ROAD CHATHAM, VA 24531	EAST OF THE END OF NEWBY LANE	2404-91-1949	05 CHATHAM MAGISTERIAL	56	56	AGRICULTURE	A1 AGRICULTURAL
NEWBY, MALINDA	(434) 432-0659	165 IRISH ROAD CHATHAM, VA 24531	SOUTHWEST OF INTERSECTION OF TIGHTSQUEEZE ROAD AND DEEP RUN ROAD	2404-95-0672	05 CHATHAM MAGISTERIAL	62.67	62.67	AGRICULTURE	A1 AGRICULTURAL
NEWBY, MALINDA	(434) 432-0659	165 IRISH ROAD CHATHAM, VA 24531	SOUTHWEST OF INTERSECTION OF TIGHTSQUEEZE ROAD AND DEEP RUN ROAD	2404-95-6589	05 CHATHAM MAGISTERIAL	17.93	17.93	AGRICULTURE	A1 AGRICULTURAL

**PITTSYLVANIA COUNTY**  
**APPLICATION FOR SPECIAL USE PERMIT**

I/We, Samuel and Myrtie Giles, as  
Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning  
Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Samuel and Myrtie Giles Phone: (434) 251-3609  
Address: 673 West Giles Road, Chatham, VA  
ZIP 24531
2. Location of Property: See Attachment
3. Tax Map Parcel Number: See Attachment
4. Election District: See Attachment Total Amount: \$ 1,150.00  
Taken By: \_\_\_\_\_
5. Size of Property: See Attachment \_\_\_\_\_ acres/square feet  
Size of Proposed Special Use: See Attachment \_\_\_\_\_ acres/square feet
6. Existing Land Use: See Attachment  
Existing Zoning: See Attachment
7. Proposed Land Use: Utility Scale Solar Energy Facility
8. Check completed items:  
 Letter of Application \_\_\_\_\_ Site Development Plan  Legal Forms  
 11" x 17" Concept Plan  Application Fee  Plat Map  
 List of Adjoining Properties
9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

Kala.Laughlin@RecurrentEnergy.com (Email)  
Perry@FontanaEnergy.com; APeterson@Kleinfelder.com

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

Samuel M. Giles  
Myrtie P. Giles

**Applicant**

Sworn to and subscribed before me in my presence this 15<sup>th</sup> day of May, 2020, in my City and State aforesaid, by Christine Tos Hasten Notary Public. My commission Expires: June 30, 2020

\*\*\*\*\*

OFFICE USE ONLY: Application No.: S-20-009

Application Deadline: 05/28/2020 P. C. Hearing Date: 07/07/2020  
Received By: ESR Date Received: 05/28/2020  
B.Z.A. Hearing Date: 07/14/2020 Action: \_\_\_\_\_



## ATTACHMENT

LANDOWNER	PHONE	ADDRESS	LOCATION OF PROPERTY	TAX MAP PARCEL	ELECTION DISTRICT	SIZE OF PROPERTY (ACRES)	SIZE OF PROPOSED SPECIAL USE (ACRES)	EXISTING LAND USE	EXISTING ZONING
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	SOUTHWEST OF W. GILES ROAD	2404-69-1910	05 CHATHAM MAGISTERIAL	99.43	99.43	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	EAST OF MARION ROAD AND WEST OF W. GILES ROAD	2405-40-4679	05 CHATHAM MAGISTERIAL	97	97	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	WEST OF W. GILES ROAD	2405-43-7393	05 CHATHAM MAGISTERIAL	82.61	82.61	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	EAST OF INTERSECTION OF HICKORY ROAD AND MARION ROAD	2405-44-6135	05 CHATHAM MAGISTERIAL	23.1	23.1	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	WEST OF W. GILES ROAD	2405-55-2459	05 CHATHAM MAGISTERIAL	23.9	23.9	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	WEST OF W. GILES ROAD	2405-56-3629	05 CHATHAM MAGISTERIAL	23.9	23.9	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	SOUTHWEST OF INTERSECTION OF HICKORY ROAD AND W. GILES ROAD	2405-57-2540	05 CHATHAM MAGISTERIAL	19.12	19.12	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTH OF W. GILES ROAD	2405-60-9857	05 CHATHAM MAGISTERIAL	2.45	2.45	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	EAST OF W. GILES ROAD	2405-61-7950	05 CHATHAM MAGISTERIAL	95.47	95.47	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHEAST OF INTERSECTION W. GILES ROAD AND GREEN ROCK BRANCH ROAD	2405-67-6181	05 CHATHAM MAGISTERIAL	58.9	58.9	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHEAST OF W. GILES ROAD	2405-70-2850	05 CHATHAM MAGISTERIAL	2.08	2.08	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHEAST OF W. GILES ROAD	2405-70-7763	05 CHATHAM MAGISTERIAL	5.73	5.73	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	ALONG W. GILES ROAD	2405-75-0526	05 CHATHAM MAGISTERIAL	91.07	91.07	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	END OF GREEN ROCK BRANCH ROAD	2405-75-8920	05 CHATHAM MAGISTERIAL	69.12	69.12	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHEAST OF W. GILES ROAD	2405-80-0641	05 CHATHAM MAGISTERIAL	5.9	5.9	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHEAST OF W. GILES ROAD	2405-80-3407	05 CHATHAM MAGISTERIAL	5.9	5.9	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHEAST OF W. GILES ROAD	2405-80-6316	05 CHATHAM MAGISTERIAL	7.47	7.47	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHWEST OF CONCORD ROAD	2405-80-6973	05 CHATHAM MAGISTERIAL	8.93	8.93	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHWEST OF CONCORD ROAD	2405-81-8132	05 CHATHAM MAGISTERIAL	6.9	6.9	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTH OF INTERSECTION OF CONCORD RD AND WEST GILES ROAD	2405-90-0125	05 CHATHAM MAGISTERIAL	9	9	AGRICULTURE	A1 AGRICULTURAL

GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	WEST OF CONCORD ROAD	2405-90-0269	05 CHATHAM MAGISTERIAL	5.42	5.42	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHWEST OF CONCORD ROAD	2405-91-0219	05 CHATHAM MAGISTERIAL	6.54	6.54	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHWEST OF CONCORD ROAD	2405-91-1499	05 CHATHAM MAGISTERIAL	6.25	6.25	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHEAST OF W. GILES ROAD	2405-70-4765	05 CHATHAM MAGISTERIAL	2.81	2.81	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	SOUTH OF GREEN ROCK BRANCH ROAD	2405-73-5194	05 CHATHAM MAGISTERIAL	98.88	98.88	AGRICULTURE	A1 AGRICULTURAL

**PITTSYLVANIA COUNTY**  
**APPLICATION FOR SPECIAL USE PERMIT**

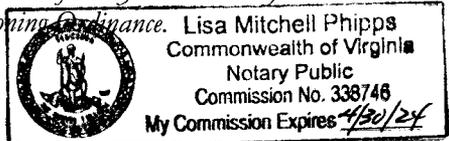
I/We, Maxey Properties, LLC, as  
Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning  
Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Maxey Properties, LLC Phone: (434) 250-6618  
Address: 1353 Jones Mill Road, Chatham, VA  
ZIP 24531
2. Location of Property: See Attachment
3. Tax Map Parcel Number: See Attachment
4. Election District: See Attachment Total Amount: \$ 1,150.00  
Taken By: \_\_\_\_\_
5. Size of Property: See Attachment \_\_\_\_\_ acres/square feet  
Size of Proposed Special Use: See Attachment \_\_\_\_\_ acres/square feet
6. Existing Land Use: See Attachment  
Existing Zoning: See Attachment
7. Proposed Land Use: Utility Scale Solar Energy Facility
8. Check completed items:  
 Letter of Application \_\_\_\_\_ Site Development Plan  Legal Forms  
 11" x 17" Concept Plan  Application Fee  Plat Map  
 List of Adjoining Properties
9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

Kala.Laughlin@RecurrentEnergy.com (Email)  
Perry@FontanaEnergy.com; APeterson@Kleinfelder.com

*Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.*

*Kala Laughlin*  
Applicant



Sworn to and subscribed before me in my presence this 18 day of MAY, 2020, in my City and State aforesaid, by Lisa Mitchell Phipps Notary Public. My commission Expires: 4/30/24

\*\*\*\*\*

OFFICE USE ONLY: Application No.: S-20-009

Application Deadline: 05/28/2020 P. C. Hearing Date: 07/07/2020  
Received By: ESR Date Received: 05/28/2020  
B.Z.A. Hearing Date: 07/14/2020 Action: \_\_\_\_\_

## ATTACHMENT

LANDOWNER	PHONE	ADDRESS	LOCATION OF PROPERTY	TAX MAP PARCEL	ELECTION DISTRICT	SIZE OF PROPERTY (ACRES)	SIZE OF PROPOSED SPECIAL USE (ACRES)	EXISTING LAND USE	EXISTING ZONING
MAXEY PROPERTIES, LLC	(434) 250-6618	1353 JONES MILL ROAD CHATHAM, VA 24531	SOUTH OF IRISH ROAD AND NORTH OF BEAGLE ROAD	2404-55-1139	05 CHATHAM MAGISTERIAL	198.67	198.67	AGRICULTURE	A1 AGRICULTURAL
MAXEY PROPERTIES, LLC	(434) 250-6618	1353 JONES MILL ROAD CHATHAM, VA 24531	WEST OF NEWBY LANE	2404-74-2783	05 CHATHAM MAGISTERIAL	8.14	8.14	AGRICULTURE	A1 AGRICULTURAL
MAXEY PROPERTIES, LLC	(434) 250-6618	1353 JONES MILL ROAD CHATHAM, VA 24531	NORTHEAST OF INTERSECTION OF CONCORD ROAD AND W. GILES ROAD	2404-99-1357	05 CHATHAM MAGISTERIAL	1.3	1.3	AGRICULTURE	A1 AGRICULTURAL
MAXEY PROPERTIES, LLC	(434) 250-6618	1353 JONES MILL ROAD CHATHAM, VA 24531	TIGHTSQUEEZE RD & CONCORD RD	2414-08-3703	05 CHATHAM MAGISTERIAL	71.23	71.23	AGRICULTURE	A1 AGRICULTURAL
MAXEY PROPERTIES, LLC	(434) 250-6618	1353 JONES MILL ROAD CHATHAM, VA 24531	NORTH OF WHITE OAK CIRCLE	2403-89-1581	05 CHATHAM MAGISTERIAL	320.16	320.16	AGRICULTURE	A1 AGRICULTURAL
MAXEY PROPERTIES, LLC	(434) 250-6618	1353 JONES MILL ROAD CHATHAM, VA 24531	SOUTH OF IRISH ROAD	2404-56-7273	05 CHATHAM MAGISTERIAL	0.63	0.63	AGRICULTURE	A1 AGRICULTURAL
MAXEY PROPERTIES, LLC	(434) 250-6618	1353 JONES MILL ROAD CHATHAM, VA 24531	SOUTHEAST OF IRISH ROAD	2404-45-2236	05 CHATHAM MAGISTERIAL	0.88	0.88	AGRICULTURE	A1 AGRICULTURAL

VIRGINIA

:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A See Attachment acre parcel of land, )  
generally located, See Attachment )  
within the See Attachment )  
Election District, and recorded as )  
parcel # See Attachment in the )  
Pittsylvania County tax records. )

PETITION

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Henry Easley respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A1 Agricultural District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Utility Scale Solar Energy Facility.

WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

  
\_\_\_\_\_  
Petitioner

Sworn to and subscribed before me in my presence this 3<sup>rd</sup> day of JUNE, 2020, in my City and State aforesaid, by Sylke Notary Public. My commission Expires: 10/31/2023

City/County of Pittsylvania  
Commonwealth of Virginia  
The foregoing instrument was subscribed and sworn before me this 3<sup>rd</sup> day of JUNE, 2020  
by Henry Easley  
Notary Public's Signature Sylke  
Reg# 7821917 Commission Expires 10/31/2023

VIRGINIA

:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 186.4 acre parcel of land, )  
generally located along Deep Run Road )  
within the 05 Chatham Magisterial )  
Election District, and recorded as )  
parcel # 2414-02-4627 in the )  
Pittsylvania County tax records. )

PETITION

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Benjamin Easley respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A1 Agricultural District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Utility Scale Solar Energy Facility.

WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Benjamin K. Easley  
Petitioner

Sworn to and subscribed before me in my presence this 3<sup>rd</sup> day of June, 2020, in my City and State aforesaid, by SJK/KE Notary Public. My commission Expires: 10/31/2023

City/County of Pittsylvania  
Commonwealth of Virginia  
The foregoing instrument was subscribed and sworn before me this 3<sup>rd</sup> day of June, 2020  
by Benjamin K. Easley  
Notary Public's Signature SJK/KE  
Reg# 7821917 Commission Expires 10/31/2023

VIRGINIA

:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A See Attachment acre parcel of land, )  
generally located. See Attachment )  
within the See Attachment )  
Election District, and recorded as )  
parcel # See Attachment in the )  
Pittsylvania County tax records. )

PETITION

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

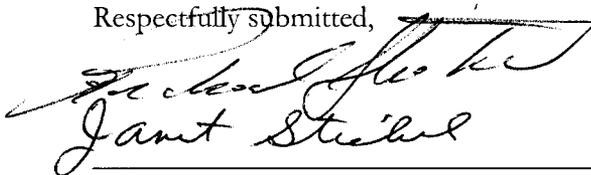
WHEREAS, your Petitioner Richard and Janet Stickel respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A1 Agricultural District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Utility Scale Solar Energy Facility.

WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

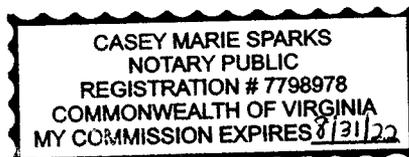
Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

  
\_\_\_\_\_

Petitioner

Sworn to and subscribed before me in my presence this 3 day of June, 2020, in my City and State aforesaid, by Pittsylvania County Notary Public. My commission Expires: 8/31/22



*Casey Marie Sparks*

**ATTACHMENT**

LANDOWNER	PHONE	ADDRESS	LOCATION OF PROPERTY	TAX MAP PARCEL	ELECTION DISTRICT	SIZE OF		EXISTING LAND USE	EXISTING ZONING
						PROPERTY (ACRES)	PROPOSED SPECIAL USE (ACRES)		
STICKEL, RICHARD AND JANET	(434) 432-4535	740 CREEK BOTTOM ROAD CHATHAM, VA 24531	END OF CREEK BOTTOM ROAD	2404-37-8775	05 CHATHAM MAGISTERIAL	65.22	65.22	AGRICULTURE	A1 AGRICULTURAL
STICKEL, RICHARD AND JANET	(434) 432-4535	740 CREEK BOTTOM ROAD CHATHAM, VA 24531	NORTHEAST OF INTERSECTION OF CREEKBOTTOM ROAD AND IRISH ROAD	2404-46-4975	05 CHATHAM MAGISTERIAL	5.41	5.41	AGRICULTURE	A1 AGRICULTURAL
STICKEL, RICHARD AND JANET	(434) 432-4535	740 CREEK BOTTOM ROAD CHATHAM, VA 24531	NORTHEAST OF INTERSECTION OF CREEKBOTTOM ROAD AND IRISH ROAD	2404-46-4488	05 CHATHAM MAGISTERIAL	9.78	9.78	AGRICULTURE	A1 AGRICULTURAL
STICKEL, RICHARD AND JANET	(434) 432-4535	740 CREEK BOTTOM ROAD CHATHAM, VA 24531	NORTHEAST OF INTERSECTION OF CREEKBOTTOM ROAD AND IRISH ROAD	2404-45-2857	05 CHATHAM MAGISTERIAL	6.85	6.85	AGRICULTURE	A1 AGRICULTURAL
STICKEL, RICHARD AND JANET	(434) 432-4535	740 CREEK BOTTOM ROAD CHATHAM, VA 24531	NORTHEAST OF INTERSECTION OF CREEKBOTTOM ROAD AND IRISH ROAD	2404-45-5996	05 CHATHAM MAGISTERIAL	2.18	2.18	AGRICULTURE	A1 AGRICULTURAL
STICKEL, RICHARD AND JANET	(434) 432-4535	740 CREEK BOTTOM ROAD CHATHAM, VA 24531	NORTHEAST OF INTERSECTION OF CREEKBOTTOM ROAD AND IRISH ROAD	2404-46-8363	05 CHATHAM MAGISTERIAL	4.64	4.64	AGRICULTURE	A1 AGRICULTURAL

VIRGINIA

:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A See Attachment acre parcel of land, )  
generally located. See Attachment )  
within the See Attachment )  
Election District, and recorded as )  
parcel # See Attachment in the )  
Pittsylvania County tax records. )

PETITION

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Samuel and Myrtie Giles respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A1 Agricultural District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Utility Scale Solar Energy Facility.

WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Samuel M. Giles  
Myrtie P. Giles  
Petitioner

Sworn to and subscribed before me in my presence this 3rd day of June, 2020, in my City and State aforesaid, by Christine Tosh Haskins Notary Public. My commission Expires: June 30, 2020

Christine Tosh Haskins



## ATTACHMENT

LANDOWNER	PHONE	ADDRESS	LOCATION OF PROPERTY	TAX MAP PARCEL	ELECTION DISTRICT	SIZE OF PROPERTY (ACRES)	SIZE OF PROPOSED SPECIAL USE (ACRES)	EXISTING LAND USE	EXISTING ZONING
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	SOUTHWEST OF W. GILES ROAD	2404-69-1910	05 CHATHAM MAGISTERIAL	99.43	99.43	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	EAST OF MARION ROAD AND WEST OF W. GILES ROAD	2405-40-4679	05 CHATHAM MAGISTERIAL	97	97	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	WEST OF W. GILES ROAD	2405-43-7393	05 CHATHAM MAGISTERIAL	82.61	82.61	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	EAST OF INTERSECTION OF HICKORY ROAD AND MARION ROAD	2405-44-6135	05 CHATHAM MAGISTERIAL	23.1	23.1	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	WEST OF W. GILES ROAD	2405-55-2459	05 CHATHAM MAGISTERIAL	23.9	23.9	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	WEST OF W. GILES ROAD	2405-56-3629	05 CHATHAM MAGISTERIAL	23.9	23.9	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	SOUTHWEST OF INTERSECTION OF HICKORY ROAD AND W. GILES ROAD	2405-57-2540	05 CHATHAM MAGISTERIAL	19.12	19.12	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTH OF W. GILES ROAD	2405-60-9857	05 CHATHAM MAGISTERIAL	2.45	2.45	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	EAST OF W. GILES ROAD	2405-61-7950	05 CHATHAM MAGISTERIAL	95.47	95.47	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHEAST OF INTERSECTION W. GILES ROAD AND GREEN ROCK BRANCH ROAD	2405-67-6181	05 CHATHAM MAGISTERIAL	58.9	58.9	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHEAST OF W. GILES ROAD	2405-70-2850	05 CHATHAM MAGISTERIAL	2.08	2.08	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHEAST OF W. GILES ROAD	2405-70-7763	05 CHATHAM MAGISTERIAL	5.73	5.73	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	ALONG W. GILES ROAD	2405-75-0526	05 CHATHAM MAGISTERIAL	91.07	91.07	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	END OF GREEN ROCK BRANCH ROAD	2405-75-8920	05 CHATHAM MAGISTERIAL	69.12	69.12	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHEAST OF W. GILES ROAD	2405-80-0641	05 CHATHAM MAGISTERIAL	5.9	5.9	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHEAST OF W. GILES ROAD	2405-80-3407	05 CHATHAM MAGISTERIAL	5.9	5.9	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHEAST OF W. GILES ROAD	2405-80-6316	05 CHATHAM MAGISTERIAL	7.47	7.47	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHWEST OF CONCORD ROAD	2405-80-6973	05 CHATHAM MAGISTERIAL	8.93	8.93	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHWEST OF CONCORD ROAD	2405-81-8132	05 CHATHAM MAGISTERIAL	6.9	6.9	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTH OF INTERSECTION OF CONCORD RD AND WEST GILES ROAD	2405-90-0125	05 CHATHAM MAGISTERIAL	9	9	AGRICULTURE	A1 AGRICULTURAL

GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	WEST OF CONCORD ROAD	2405-90-0269	05 CHATHAM MAGISTERIAL	5.42	5.42	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHWEST OF CONCORD ROAD	2405-91-0219	05 CHATHAM MAGISTERIAL	6.54	6.54	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHWEST OF CONCORD ROAD	2405-91-1499	05 CHATHAM MAGISTERIAL	6.25	6.25	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	NORTHEAST OF W. GILES ROAD	2405-70-4765	05 CHATHAM MAGISTERIAL	2.81	2.81	AGRICULTURE	A1 AGRICULTURAL
GILES, SAMUEL AND MYRTIE	(434) 251-3609	673 WEST GILES ROAD CHATHAM, VA 24531	SOUTH OF GREEN ROCK BRANCH ROAD	2405-73-5194	05 CHATHAM MAGISTERIAL	98.88	98.88	AGRICULTURE	A1 AGRICULTURAL

VIRGINIA

:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A See Attachment acre parcel of land, )  
generally located. See Attachment )  
within the See Attachment )  
Election District, and recorded as )  
parcel # See Attachment in the )  
Pittsylvania County tax records. )

PETITION

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Malinda Newby respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A1 Agricultural District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Utility Scale Solar Energy Facility.

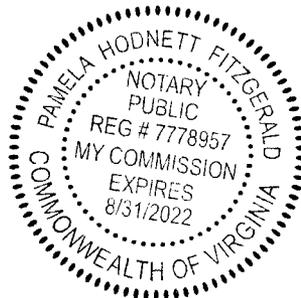
WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

Malinda Newby  
Petitioner

Sworn to and subscribed before me in my presence this 2<sup>nd</sup> day of June, 2020, in my City and State aforesaid, by Pamela Fitzgerald Notary Public. My commission Expires: 08/31/2022



**ATTACHMENT**

LANDOWNER	PHONE	ADDRESS	LOCATION OF PROPERTY	TAX MAP PARCEL	ELECTION DISTRICT	SIZE OF PROPERTY (ACRES)	SIZE OF PROPOSED SPECIAL USE (ACRES)	EXISTING LAND USE	EXISTING ZONING
NEWBY, MALINDA	(434) 432-0659	165 IRISH ROAD CHATHAM, VA 24531	AT THE END OF NEWBY LANE	2404-71-3982	05 CHATHAM MAGISTERIAL	100	100	AGRICULTURE	A1 AGRICULTURAL
NEWBY, MALINDA	(434) 432-0659	165 IRISH ROAD CHATHAM, VA 24531	EAST OF THE END OF NEWBY LANE	2404-91-1949	05 CHATHAM MAGISTERIAL	56	56	AGRICULTURE	A1 AGRICULTURAL
NEWBY, MALINDA	(434) 432-0659	165 IRISH ROAD CHATHAM, VA 24531	SOUTHWEST OF INTERSECTION OF TIGHTSQUEEZE ROAD AND DEEP RUN ROAD	2404-95-0672	05 CHATHAM MAGISTERIAL	62.67	62.67	AGRICULTURE	A1 AGRICULTURAL
NEWBY, MALINDA	(434) 432-0659	165 IRISH ROAD CHATHAM, VA 24531	SOUTHWEST OF INTERSECTION OF TIGHTSQUEEZE ROAD AND DEEP RUN ROAD	2404-95-6589	05 CHATHAM MAGISTERIAL	17.93	17.93	AGRICULTURE	A1 AGRICULTURAL

VIRGINIA

:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A See Attachment acre parcel of land, ) See Attachment  
 generally located. See Attachment )  
 within the See Attachment ) PETITION  
 Election District, and recorded as )  
 parcel # See Attachment in the )  
 Pittsylvania County tax records. )

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

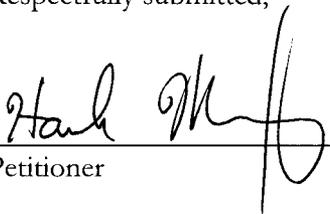
WHEREAS, your Petitioner Maxey Properties, LLC respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A1 Agricultural District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Utility Scale Solar Energy Facility.

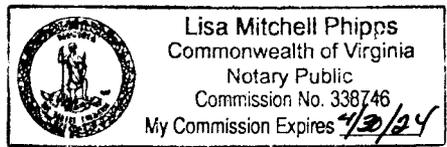
WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

  
 \_\_\_\_\_  
 Petitioner

Sworn to and subscribed before me in my presence this 3 day of June, 2020, in my City and State aforesaid, by Lisa Mitchell Phipps Notary Public. My commission Expires: 4/30/24



## ATTACHMENT

LANDOWNER	PHONE	ADDRESS	LOCATION OF PROPERTY	TAX MAP PARCEL	ELECTION DISTRICT	SIZE OF PROPERTY (ACRES)	SIZE OF PROPOSED SPECIAL USE (ACRES)	EXISTING LAND USE	EXISTING ZONING
MAXEY PROPERTIES, LLC	(434) 250-6618	1353 JONES MILL ROAD CHATHAM, VA 24531	SOUTH OF IRISH ROAD AND NORTH OF BEAGLE ROAD	2404-55-1139	05 CHATHAM MAGISTERIAL	198.67	198.67	AGRICULTURE	A1 AGRICULTURAL
MAXEY PROPERTIES, LLC	(434) 250-6618	1353 JONES MILL ROAD CHATHAM, VA 24531	WEST OF NEWBY LANE	2404-74-2783	05 CHATHAM MAGISTERIAL	8.14	8.14	AGRICULTURE	A1 AGRICULTURAL
MAXEY PROPERTIES, LLC	(434) 250-6618	1353 JONES MILL ROAD CHATHAM, VA 24531	NORTHEAST OF INTERSECTION OF CONCORD ROAD AND W. GILES ROAD	2404-99-1357	05 CHATHAM MAGISTERIAL	1.3	1.3	AGRICULTURE	A1 AGRICULTURAL
MAXEY PROPERTIES, LLC	(434) 250-6618	1353 JONES MILL ROAD CHATHAM, VA 24531	TIGHTSQUEEZE RD & CONCORD RD	2414-08-3703	05 CHATHAM MAGISTERIAL	71.23	71.23	AGRICULTURE	A1 AGRICULTURAL
MAXEY PROPERTIES, LLC	(434) 250-6618	1353 JONES MILL ROAD CHATHAM, VA 24531	NORTH OF WHITE OAK CIRCLE	2403-89-1581	05 CHATHAM MAGISTERIAL	320.16	320.16	AGRICULTURE	A1 AGRICULTURAL
MAXEY PROPERTIES, LLC	(434) 250-6618	1353 JONES MILL ROAD CHATHAM, VA 24531	SOUTH OF IRISH ROAD	2404-56-7273	05 CHATHAM MAGISTERIAL	0.63	0.63	AGRICULTURE	A1 AGRICULTURAL
MAXEY PROPERTIES, LLC	(434) 250-6618	1353 JONES MILL ROAD CHATHAM, VA 24531	SOUTHEAST OF IRISH ROAD	2404-45-2236	05 CHATHAM MAGISTERIAL	0.88	0.88	AGRICULTURE	A1 AGRICULTURAL



**SIGN AFFIDAVIT**

**Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-**

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

**Sec. 35-818, POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-**

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

**Sec. 25-819. MAINTENANCE AND REMOVAL OF SIGNS.**

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant with fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

***Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.***

Case S-20-009 Applicant [Signature] Date 5/19/20

Sworn to and subscribed before me in my presence this 19<sup>th</sup> day of May, 2020, in my City and State aforesaid, by [Signature] Notary Public. My commission Expires: 10/31/2023

City/County of Pittsylvania  
Commonwealth of Virginia  
The foregoing instrument was subscribed and sworn before me this 19<sup>th</sup> day of May, 2020  
by Henry Easter  
Notary Public's Signature [Signature]  
Reg# 7821917 Commission Expires 10/31/2023



**SIGN AFFIDAVIT**

**Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-**

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

**Sec. 35-818, POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-**

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

**Sec. 25-819. MAINTENANCE AND REMOVAL OF SIGNS.**

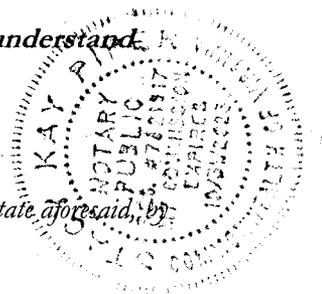
Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant with fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

***Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.***

Case S-20-009 Applicant Benjamin K Esley Date 5/21/2020

Sworn to and subscribed before me in my presence this 21<sup>st</sup> day of May, 2020, in my City and State aforesaid, by [Signature] Notary Public. My commission Expires: 10/31/2023



City/County of Pittsylvania  
Commonwealth of Virginia  
The foregoing instrument was subscribed and sworn before me this 21<sup>st</sup> day of May, 2020  
by Benjamin K Esley  
Notary Public's Signature [Signature]  
Reg# 7821917 Commission Expires 10/31/2023



**SIGN AFFIDAVIT**

**Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-**

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

**Sec. 35-818, POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-**

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

**Sec. 25-819. MAINTENANCE AND REMOVAL OF SIGNS.**

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant with fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

*Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.*

Case S-20-009 Applicant Richard Stute Date 5-19-2020  
*Richard Stute* 5-19-2020

Sworn to and subscribed before me in my presence this 19<sup>th</sup> day of May, 2020, in my City and State aforesaid, by Joyce S. Kelly Notary Public. My commission Expires: 7-31-2021

JOYCE S. KELLY  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #199139  
My Commission Expires 7/31/2021



## SIGN AFFIDAVIT

### Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

### Sec. 35-818, POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

### Sec. 25-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant with fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

***Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.***

Case S-20-009 Applicant Melinda Neeley Date 5-15-2020

Sworn to and subscribed before me in my presence this 15<sup>th</sup> day of May, 2020 in my City and State aforesaid, by  
Daniel H. Fudge Notary Public. My commission Expires: 08/31/2020



**SIGN AFFIDAVIT**

**Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-**

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

**Sec. 35-818, POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-**

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

**Sec. 25-819. MAINTENANCE AND REMOVAL OF SIGNS.**

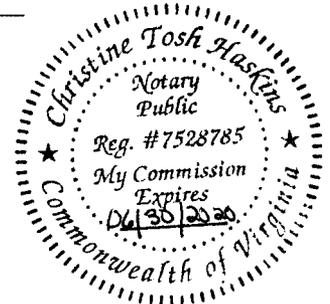
Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant with fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

***Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.***

Case S-20-009 Applicant *Samuel A. Klein* *Mylene P. Davis* Date 5-15-2020

Sworn to and subscribed before me in my presence this 15<sup>th</sup> day of May, 2020, in my City and State aforesaid, by *Christine Tosh Hasler* Notary Public. My commission Expires: June 30, 2020  
*Christine Tosh Hasler*





**SIGN AFFIDAVIT**

**Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-**

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

**Sec. 35-818, POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-**

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

**Sec. 25-819. MAINTENANCE AND REMOVAL OF SIGNS.**

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant with fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

***Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.***

Case S-20-009 Applicant *Paul H. [Signature]* Date 5/18/20

Sworn to and subscribed before me in my presence this 18 day of May 2020, in my City and State aforesaid, by *Lisa Mitchell Phipps* Notary Public. My commission Expires: 4/30/24



**ADJACENT PROPERTY OWNERS**

<b>NAME</b>	<b>MAILING ADDRESS</b>	<b>CITY, STATE ZIP CODE</b>	<b>APN</b>
ALDERSON, ANNE BAGBY RAGSDALE LIFE TENANT ET ALS	2332 BEVERLY HEIGHTS RD	CHATHAM, VA 24531	2415-30-2013
ALLEN, MARY HELEN	2073 HICKORY RD	CHATHAM, VA 24531	2405-47-8658
ANDERSON, PAMELA K and MOLLIE S	2365 CONCORD RD	CHATHAM, VA 24531	2405-90-4724
BAKER, KEVIN THOMAS	1300 IRISH RD	CHATHAM, VA 24531	2405-90-7001
BOARD OF SUPERVISORS PITTS CO	P O BOX 426	CHATHAM, VA 24531	2404-45-0329
BRADNER, LLOYD HOWARD LIFE TENANT	841 WEST GILES RD	CHATHAM, VA 24531	2414-30-0213
BRUSSO, ELLA GRACE MOTLEY	680 BEAGLE RD	CHATHAM, VA 24531	2405-61-1240
BUGGER, JULIE LANETTE	2276 W GILES RD	CHATHAM, VA 24531	2405-61-2295
BYRD, JONATHAN LEE	6868 CALLANDS RD	CHATHAM, VA 24531	2404-53-0127
CAROTHERS FAMILY LIVING TRUST C/O JANET CAROTHERS	3772 REDBUD RD	CHATHAM, VA 24531	2405-67-2804
CONCORD UNITED METHODIST CHURCH	2597 TIGHTSQUEEZE RD	HAW RIVER, NC 27258	2404-35-7765
COWAN, GARLAND MASON	313 IRISH RD	CHATHAM, VA 24531	2413-09-7363
CRIDER, KEITH WADE	1061 W GILES RD	CHATHAM, VA 24531	2404-87-7611
DALTON, CHRISTOPHER S	904 W GILES RD	CHATHAM, VA 24531	2404-87-7673
DAVIS, JOSEPH HENRY JR ET ALS C/O GERALD N DAVIS	660 IRISH RD	CHATHAM, VA 24531	2404-87-8623
DEBOE, DONALD WAYNE	1600 WHITE OAK CIRCLE	CHATHAM, VA 24531	2404-97-0527
DEMOTT, H GARLAND	202 MARKET ST	CHATHAM, VA 24531	2404-97-2416
DEMOTT, HARRY L	2756 CONCORD RD	CHATHAM, VA 24531	2404-97-3415
DODD, MARY E	401 W GILES RD	CHATHAM, VA 24531	2404-86-5352
EANES, JANET RENEE	P O BOX 724	CHATHAM, VA 24531	2404-86-6742

EASLEY, JAMES ROBERT	2652 CONCORD RD	CHATHAM, VA 24531	2404-88-7659
			2404-88-8935
			2404-98-1729
EDMUNDS, MITTIE LOU	1421 HICKORY RD	CHATHAM, VA 24531	2405-47-2828
			2405-48-9280
			2405-58-2307
			2405-78-5412
FOX, JENNIFER AUTUMN C/O ROBERT WARD, JR	P O BOX 8	ROLESVILLE, NC 27571	2405-90-9625
GALLIER, KENNETH LEE JR	515 OLEANDER DRIVE	FLORENCE, SC 29501	2404-84-4128
GILES LESLIE L REV TRUST DTD 12-18-1997	3221 LANDOR RD	RALEIGH, NC 27609	2414-27-3832
			2414-37-3076
GILES, BEATRICE K LIFE TENANT	1633 WEST GILES RD	CHATHAM, VA 24531	2405-43-5406
GILES, BILLY LEE JR	1424 WEST GILES RD	CHATHAM, VA 24531	2405-22-7287
			2405-23-9348
			2405-42-9791
			2405-52-3580
			2405-42-8583
GILES, CHRISTIAN PAGE	2298 W GILES RD	CHATHAM VA 24531	2405-57-4757
GILES, DANIEL E	2037 HICKORY RD	CHATHAM, VA 24531	2405-57-0871
GILES, GLORIA JEAN	269 GILES LANE	CHATHAM, VA 24531	2414-46-5002
GILES, JAMES I	405 DEEP RUN ROAD	CHATHAM, VA 24531	2414-06-0232
GILES, JOHN COLLINS	289 GREEN ROCK BRANCH RD.	CHATHAM, VA 24531	2405-65-5718
GILES, LINDA GIVENS	1533 LANGHORNE RD	LYNCHBURG, VA 24503	2405-55-8936
GILES, MARK S	2084 WEST GILES ROAD	CHATHAM, VA 24531	2405-56-9636
GILES, NELSON PAGE JR	2298 WEST GILES RD	CHATHAM, VA 24531	2405-68-1094
GILES, ROGER CLIFTON	108 PONDEROSA RD	CHATHAM, VA 24531	2414-26-0840
			2414-26-7642
GILES, SAMANTHA C/O SAMANTHA GILES	1109 WINONA AVE SW	ROANOKE, VA 24015	2405-52-9599
GILES, THOMAS STEPHEN LIFE TENANT ET ALS	2120 WEST GILES RD	CHATHAM, VA 24531	2405-56-9876
			2405-67-1305
GREGORY, MAYNARD	745 UNDERWOOD RD	ELON, NC 27244	2415-06-5166
HARRIS, MICHAEL B	4353 MARION RD	CHATHAM, VA 24531	2404-16-4330
HARRIS, ROBERT CARSON	4031 MARION ROAD	CHATHAM, VA 24531	2404-26-7774
HODGIN, THOMAS WAYNE JR	396 CREEK BOTTOM RD	CHATHAM, VA 24531	2404-35-6200

HODNETT, MICHAEL E	837 HICKORY RD	CHATHAM, VA 24531	2405-97-3429
HOLLEY FLORENCE H IRREVOC THIRD PARTY ET ALS	P O BOX 864	BASSETT, VA 24055	2403-77-4325
HOLLEY, BETTY E ET ALS	3930 BEECHRIDGE ROAD	WINSTON SALEM, NC 27106	2414-12-0891
HOWLETT, PATTI JO	244 CREEK BOTTOM RD	CHATHAM, VA 24531	2404-36-8141
HUTCHERSON, JAMES WILLIAM	360 COUNTRY LANE	DANVILLE, VA 24540	2403-57-7642
KEY, JOE THOMAS	901 ROCKY KNOLL LN	DANVILLE, VA 24541	2414-42-3913
MCGUIRE, STEPHANIE M	2501 CONCORD RD	CHATHAM, VA 24531	2414-09-2830
MINTER, ETHEL L	1940 CONCORD RD	CHATHAM, VA 24531	2405-92-2376
			2405-91-5765
			2415-00-6779
MITCHELL, GEORGE LEON LIFE TENANT ET ALS	P O BOX 684	CHATHAM, VA 24531	2405-45-2621
MOORE, JAMES ANDERSON JR	1330 WHITE OAK CIRCLE	DRY FORK, VA 24549	2403-96-6095
			2403-97-6095
MOTLEY, DUDLEY EDWARD	680 BEAGLE RD	CHATHAM, VA 24531	2404-52-6078
			2404-53-0786
NEWBY, JESSE B JR	308 SAMUEL HARRIS LANE	CHATHAM, VA 24531	2404-74-6785
NUCKOLS, JESSE T	3000 MARION RD	CHATHAM, VA 24531	2405-20-1652
OAKES, JOSHUA DARREL	341 GREEN ROCK BRANCH RD	CHATHAM, VA 24531	2405-76-6352
OWEN, GERTRUDE OSBORNE LIFE TENANT	429 CREEK BOTTOM RD	CHATHAM, VA 24531	2404-36-5374
PAYNE, RONNIE WOODROW	809 WEST GILES RD	CHATHAM, VA 24531	2405-61-3095
PIGG, GARLAND DALE	P O BOX 1017	CHATHAM, VA 24531	2404-14-4152
			2405-83-8776
			2405-94-4430
			2404-22-2371
POWELL, CLYDE DOUGLAS	2224 W GILES RD	CHATHAM, VA 24531	2405-57-8338
			2405-57-9501
PRICE, KELVIN ET ALS C/O ALBERTA PRICE HOLLIS	301 BLUE HERON CT	MIDDLETOWN, DE 19709	2405-92-5928
RIGGINS, JUDITH M	592 DEEP RUN RD	CHATHAM, VA 24531	2404-94-9979
SIMMONS, BRIAN H	226 BEACH BLVD HAMILTON	ONTARIO, CANADA L8H6V9	2405-33-3970
SOURS, WILLIAM TATE	442 D LORIMER ST #313	BROOKLYN, NY 11206	2414-14-1626
STOWE, DAVID EDWIN	3655 MARION RD	CHATHAM, VA 24531	2404-28-4972
THOMAS, GARRY V	2297 TIGHTSQUEEZE RD	CHATHAM, VA 24531	2414-08-7175
			2414-17-0762
TIGHTSQUEEZE REAL ESTATE TRUST	151 N MAIN ST.	CHATHAM, VA 24531	2405-90-8208

TOWLER, DANE C	P O BOX 903	CHATHAM, VA 24531	2414-18-1749
TUCK, ROBERT P	2068 TIGHTSQUEEZE RD	CHATHAM, VA 24531	2414-18-2897
WILLIAMS, DEBORAH S	326 BRECKENRIDGE DR	WILMINGTON, NC 28412	2414-18-4847
			2414-22-1045

SPECIAL POWER OF ATTORNEY

**Property Description (Tax Map Number, Street Address or Common Description, Borough):**

Tax Map # 2414-06-2742; 2414-23-9797; 2414-24-0160

I/we Henry Easley,  am/are:

\_\_\_\_\_ the applicant for the above-referenced application

X the owner(s) of the property described above

I/we do hereby make, constitute, and appoint Michael Arndt, Timothy Allen, Jeffery Kalikow, Odessa Cooper, authorized agent of RE Blue Ridge LLC, my/our true and lawful attorney-in-fact, and grant unto  my/our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to special use permit application, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to special use permit application, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

I/we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to special use permit application, on the Property.

Henry Easley  
Owner:

Print Name Henry Easley

Commonwealth of Virginia City/County of Pittsylvania, to-wit:  
Subscribed and sworn to before me this 19<sup>th</sup> day of May, 2020, in my City and State aforesaid, by [Signature] Notary Public.  
My Commission Expires: 10/31/2023

City/County of Pittsylvania  
Commonwealth of Virginia  
The foregoing instrument was subscribed and sworn before me this 19<sup>th</sup> day of May, 2020  
by Henry Easley  
Notary Public's Signature [Signature]  
Reg# 7821917 Commission Expires 10/31/2023

SPECIAL POWER OF ATTORNEY

**Property Description (Tax Map Number, Street Address or Common Description, Borough):**

Tax Map # 2414-02-4627

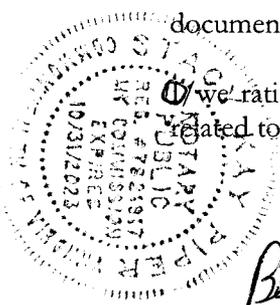
I/we Benjamin Easley, am/are:

\_\_\_\_\_ the applicant for the above-referenced application

X the owner(s) of the property described above

I/we do hereby make, constitute, and appoint Michael Arndt, Timothy Allen, Jeffery Kalikow, Odessa Cooper, authorized agent of RE Blue Ridge LLC, my/our true and lawful attorney-in-fact, and grant unto am/our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to special use permit application, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to special use permit application, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

I/we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to special use permit application, on the Property.



Benjamin K. Easley  
Owner:

Print Name Benjamin K. Easley

Commonwealth of Virginia City/County of Pittsylvania, to-wit:  
Subscribed and sworn to before me this 21<sup>st</sup> day of May, 2020, in my City and State aforesaid, by Benjamin K. Easley Notary Public.  
My Commission Expires: 10/31/2023

City/County of Pittsylvania  
Commonwealth of Virginia  
The foregoing instrument was subscribed and sworn before me this 21<sup>st</sup> day of MAY, 2020  
by Benjamin K. Easley  
Notary Public's Signature Benjamin K. Easley  
Reg# 7821917 Commission Expires 10/31/2023

SPECIAL POWER OF ATTORNEY

**Property Description (Tax Map Number, Street Address or Common Description, Borough):**

Tax Map # 2404-37-8775; 2404-46-4975; 2404-46-4488; 2404-45-2857; 2404-45-5996; 2404-46-8363

I/we Richard and Janet Stickel, am/are

\_\_\_\_\_ the applicant for the above-referenced application

X the owner(s) of the property described above

I/we do hereby make, constitute, and appoint Michael Arndt, Timothy Allen, Jeffery Kalikow, Odessa Cooper, authorized agent of RE Blue Ridge LLC, my/our true and lawful attorney-in-fact, and grant unto my/ou attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to special use permit application, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to special use permit application, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

I/we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to special use permit application, on the Property.

*Richard Stickel*  
*Janet Stickel*

Owner: Richard Stickel

Print Name Janet Stickel

Commonwealth of Virginia City/County of Danville, to-wit:  
Subscribed and sworn to before me this 19<sup>th</sup> day of May, 2020, in my City and State aforesaid, by Joyce S. Kelly Notary Public.  
My Commission Expires: 2-31-2021

JOYCE S. KELLY  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #199139  
My Commission Expires 2/31/2021

SPECIAL POWER OF ATTORNEY

**Property Description (Tax Map Number, Street Address or Common Description, Borough):**

Tax Map # 2404-71-3982; 2404-91-1949; 2404-95-0672; 2404-95-6589

we Malinda Newby,  am/are:

the applicant for the above-referenced application

the owner(s) of the property described above

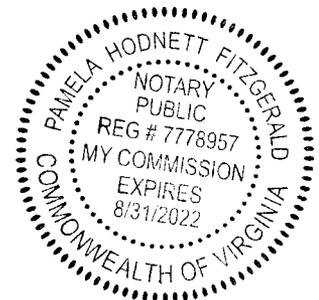
we do hereby make, constitute, and appoint Michael Arndt, Timothy Allen, Jeffery Kalikow, Odessa Cooper, authorized agent of RE Blue Ridge LLC,  our true and lawful attorney-in-fact, and grant unto  our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to special use permit application, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to special use permit application, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to special use permit application, on the Property.

Malinda Newby  
Owner:

Print Name Malinda Newby

Commonwealth of Virginia City/County of Pittsylvania, to-wit:  
Subscribed and sworn to before me this 15<sup>th</sup> day of May, 2020, in my City and State aforesaid, by Pamela Hodnett Fitzgerald Notary Public.  
My Commission Expires: 08/31/2022



SPECIAL POWER OF ATTORNEY

**Property Description (Tax Map Number, Street Address or Common Description, Borough):**

Tax Map # 2404-69-1910; 2405-40-4679; 2405-43-7393; 2405-44-6135; 2405-55-2459; 2405-56-3629; 2405-57-2540; 2405-60-9857; 2405-61-7950; 2405-67-6181; 2405-70-2850; 2405-70-7763; 2405-75-0526; 2405-75-8920; 2405-80-0641; 2405-80-3407; 2405-80-6316; 2405-80-6973; 2405-81-8132; 2405-90-0125; 2405-90-0269; 2405-91-0219; 2405-91-1499; 2405-70-4765; 2405-73-5194

I/we Samuel and Myrtie Giles, am/are

\_\_\_\_\_ the applicant for the above-referenced application

X the owner(s) of the property described above

I/we do hereby make, constitute, and appoint Michael Arndt, Timothy Allen, Jeffery Kalikow, Odessa Cooper, authorized agent of RE Blue Ridge LLC, my/our true and lawful attorney-in-fact, and grant unto my/our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to special use permit application, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to special use permit application, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

I/we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to special use permit application, on the Property.

Samuel M. Giles  
Myrtie P. Giles

Owner:

Print Name SAMUEL M. GILES Myrtie P. Giles

Commonwealth of Virginia City/County of Pittsylvania, to-wit:

Subscribed and sworn to before me this 15<sup>th</sup> day of May, 2020, in my City and State aforesaid, by Christine Tosh Haskins Notary Public.

My Commission Expires: June 30, 2020



SPECIAL POWER OF ATTORNEY

**Property Description (Tax Map Number, Street Address or Common Description, Borough):**

Tax Map # 2404-55-1139; 2404-74-2783; 2404-99-1357; 2414-08-3703; 2403-89-1581; 2404-56-7273; 2404-45-2236

I/we Maxey Properties, LLC, am/are:

\_\_\_\_\_ the applicant for the above-referenced application

X the owner(s) of the property described above

I/we do hereby make, constitute, and appoint Michael Arndt, Timothy Allen, Jeffery Kalikow, Odessa Cooper, authorized agent of RE Blue Ridge LLC, my/our true and lawful attorney-in-fact, and grant unto my/our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to special use permit application, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to special use permit application, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

I/we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to special use permit application, on the Property.

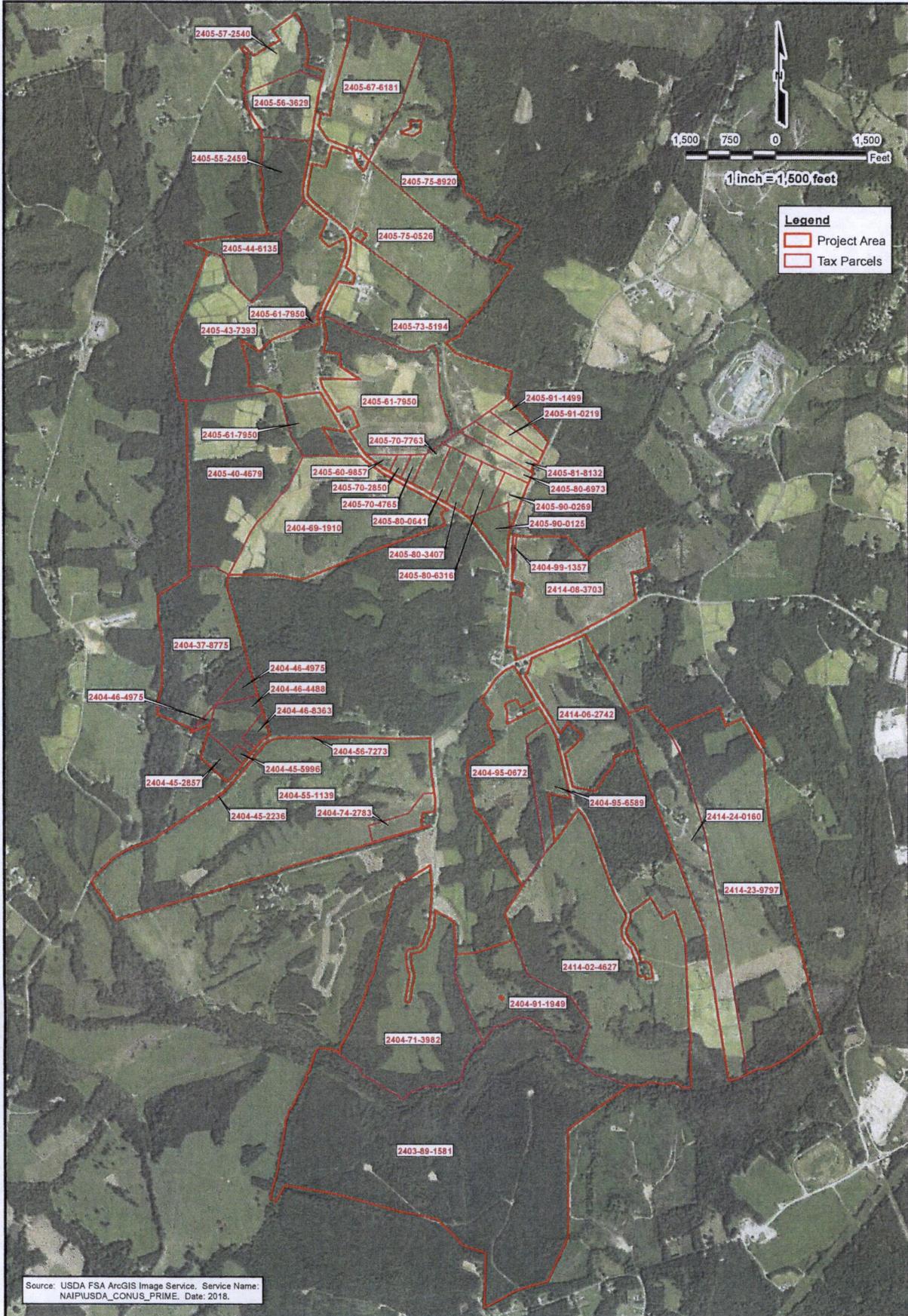
Frank H. Maxey Sr  
Owner:

Print Name Frank H. Maxey Sr

Commonwealth of Virginia City/County of Pennsylvania, to-wit:  
Subscribed and sworn to before me this 18 day of May, 2020, in my City and State aforesaid, by Lisa Mitchell Phipps Notary Public.  
My Commission Expires: 4/30/24







The information included on this graphic representation has been compiled from a variety of sources and is subject to change without notice. Kleinfelder makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a land survey product nor is it designed or intended as a construction design document. The use or misuse of the information contained on this graphic representation is at the sole risk of the party using or misusing the information.

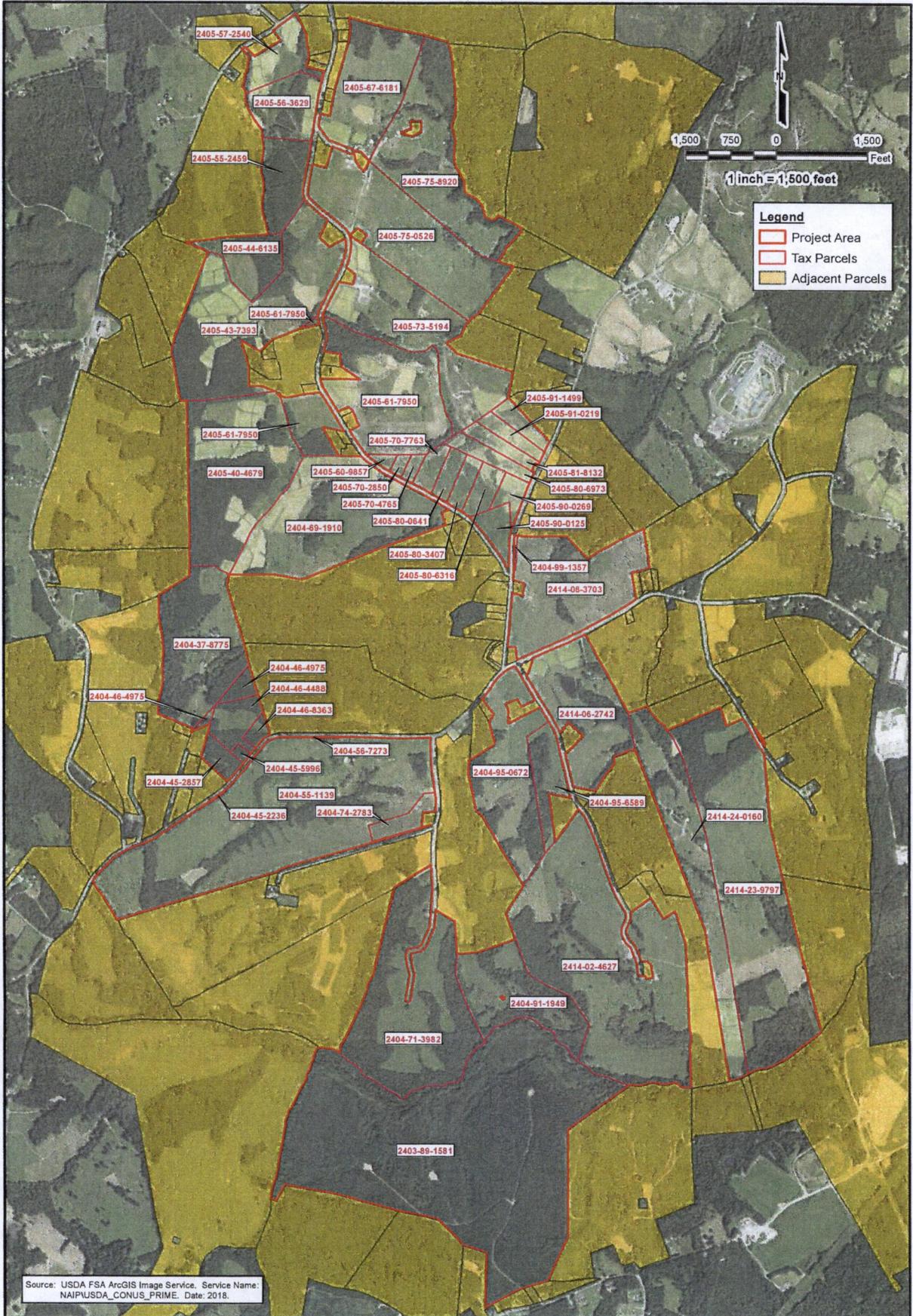


PROJECT NO. 20202178.001A  
 DRAWN: 5/14/2020  
 DRAWN BY: NL  
 CHECKED BY: ACP  
 FILE NAME: 20-0504-Recurrent BlueRidge-OverallProjMap.mxd

**Project Parcel Map**

Blue Ridge Solar Site  
 Recurrent Energy  
 Pittsylvania County, Virginia

**FIGURE**  
**2**



**Legend**

- Project Area
- Tax Parcels
- Adjacent Parcels

Source: USDA FSA ArcGIS Image Service. Service Name: NAI\USDA\_CONUS\_PRIME. Date: 2018.

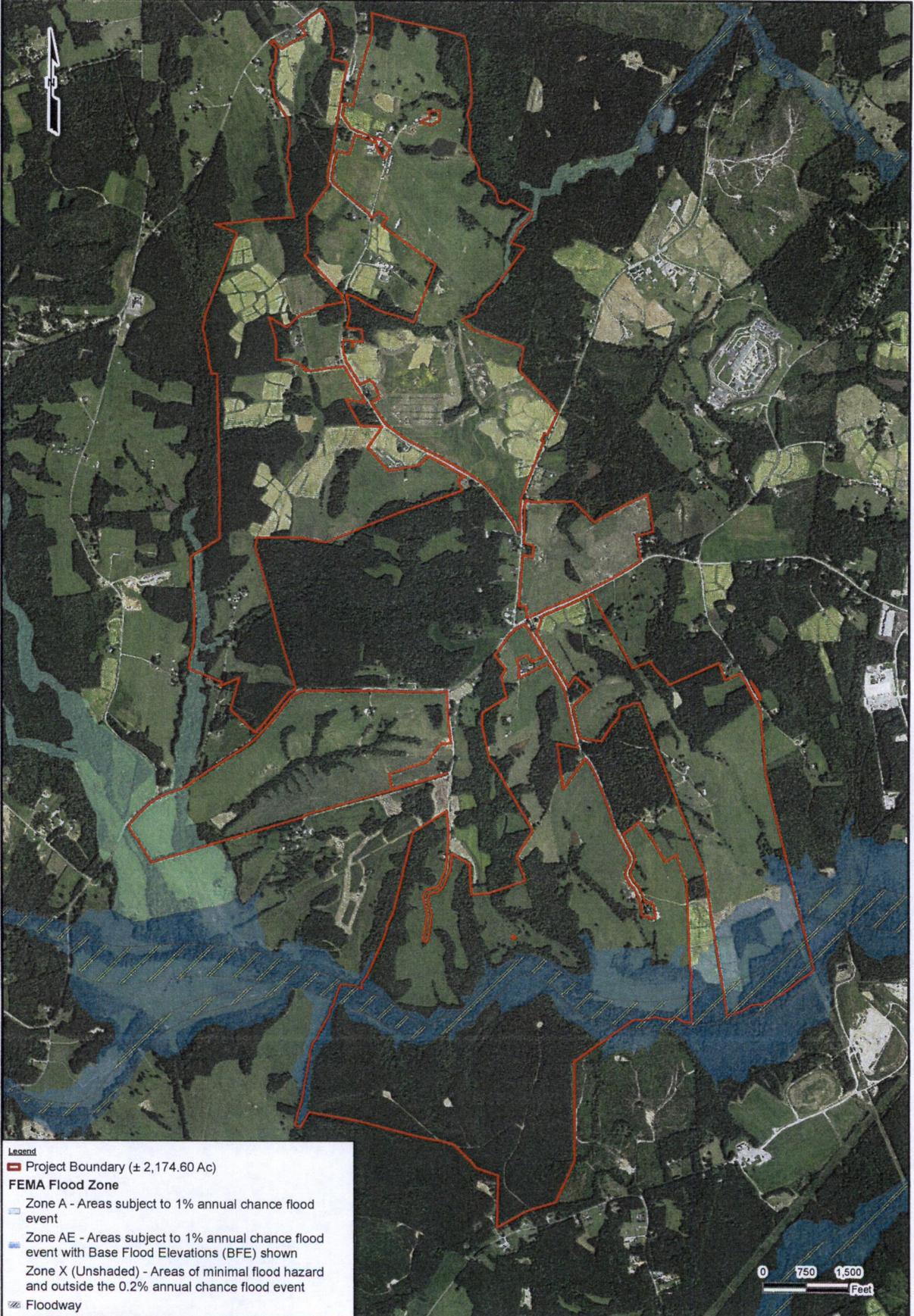
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PROJECT NO.	20202178.001A
DRAWN:	5/4/2020
DRAWN BY:	NL
CHECKED BY:	ACP
FILE NAME:	20-0504-Recurrent BlueRidge-OverallAdjParcels.mxd

**Adjacent Properties Map**

Blue Ridge Solar Site  
 Recurrent Energy  
 Pittsylvania County, Virginia

**FIGURE**  
**3**



**Legend**

- Project Boundary (± 2,174.60 Ac)
- FEMA Flood Zone**
- Zone A - Areas subject to 1% annual chance flood event
- Zone AE - Areas subject to 1% annual chance flood event with Base Flood Elevations (BFE) shown
- Zone X (Unshaded) - Areas of minimal flood hazard and outside the 0.2% annual chance flood event
- Floodway



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PROJECT NO.	20202219.001A
DRAWN:	1/30/2020
DRAWN BY:	LP
CHECKED BY:	CK
FILE NAME:	See File Path

**FEMA Floodplain Map**

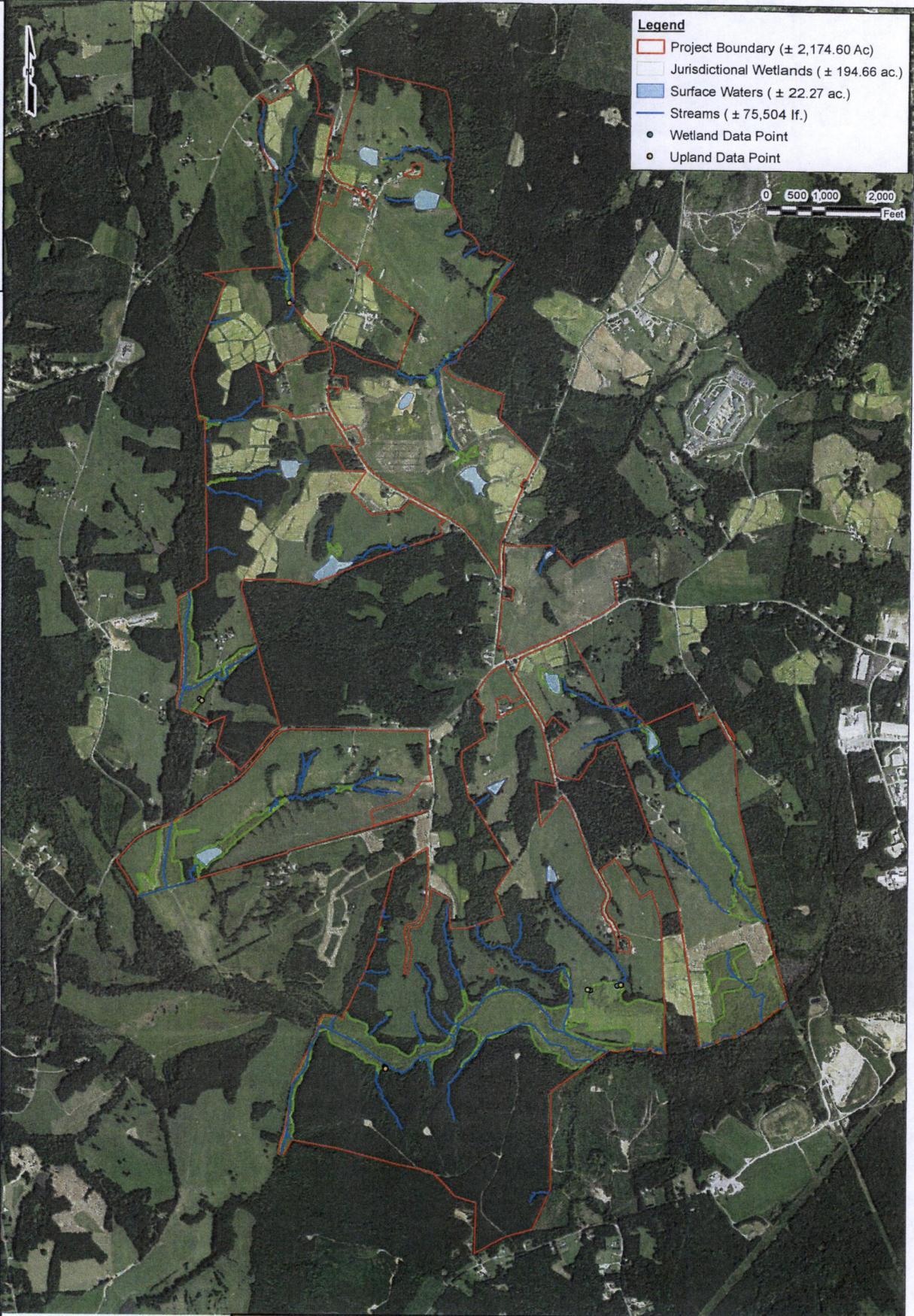
Blue Ridge Solar  
Pittsylvania County, Virginia

**FIGURE**

**4**

Document Path: W:\Public\Projects\Recurrence\Blue Ridge\CIAM\XD\Flood Map - Fig. 5 (UPDATED 2.10.20).mxd

Source: Imagery was obtained from NAIP Imagery USDA Census Prime



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PROJECT NO.	20202178.001A
DRAWN:	2/4/2020
DRAWN BY:	LP
CHECKED BY:	CK
FILE NAME:	See File Path

**Wetland and Stream Map**

Blue Ridge Solar  
Pittsylvania County, Virginia

**FIGURE**  
**5**







REVISIONS			
REV	DESCRIPTION	DATE	ISSUED FOR PERMITTING
0	ISSUED FOR PERMITTING	07/11/2022	001

**ISSUED FOR PERMITTING**

**SCALE VERIFICATION**  
THIS BASIS 1 INCH = 100 FEET  
ON ORIGINAL DRAWING  
IF IT'S NOT 1 INCH ON THIS SHEET ADJUST YOUR SCALES PROPORTIONALLY



ORIGINAL DRAWING SIZE IS 22.5 x 34

OVERALL SITE PLAN

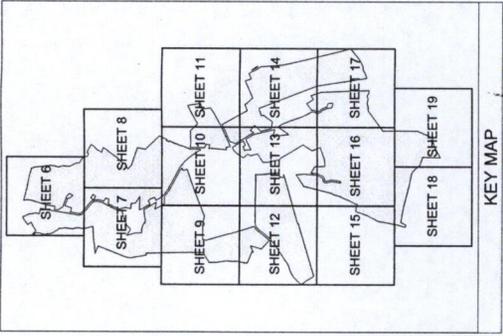
SPECIAL USE PERMIT PLANS  
PERMIT APPLICATION  
PITTSYLVANIA COUNTY, VA

**RECURRENT ENERGY**  
A subsidiary of Canadian Solar

RECURRENCE ENERGY RE BLUE RIDGE LLC  
3000 OAK RIDG. STE. 300  
WALNUT CREEK, CA 94597

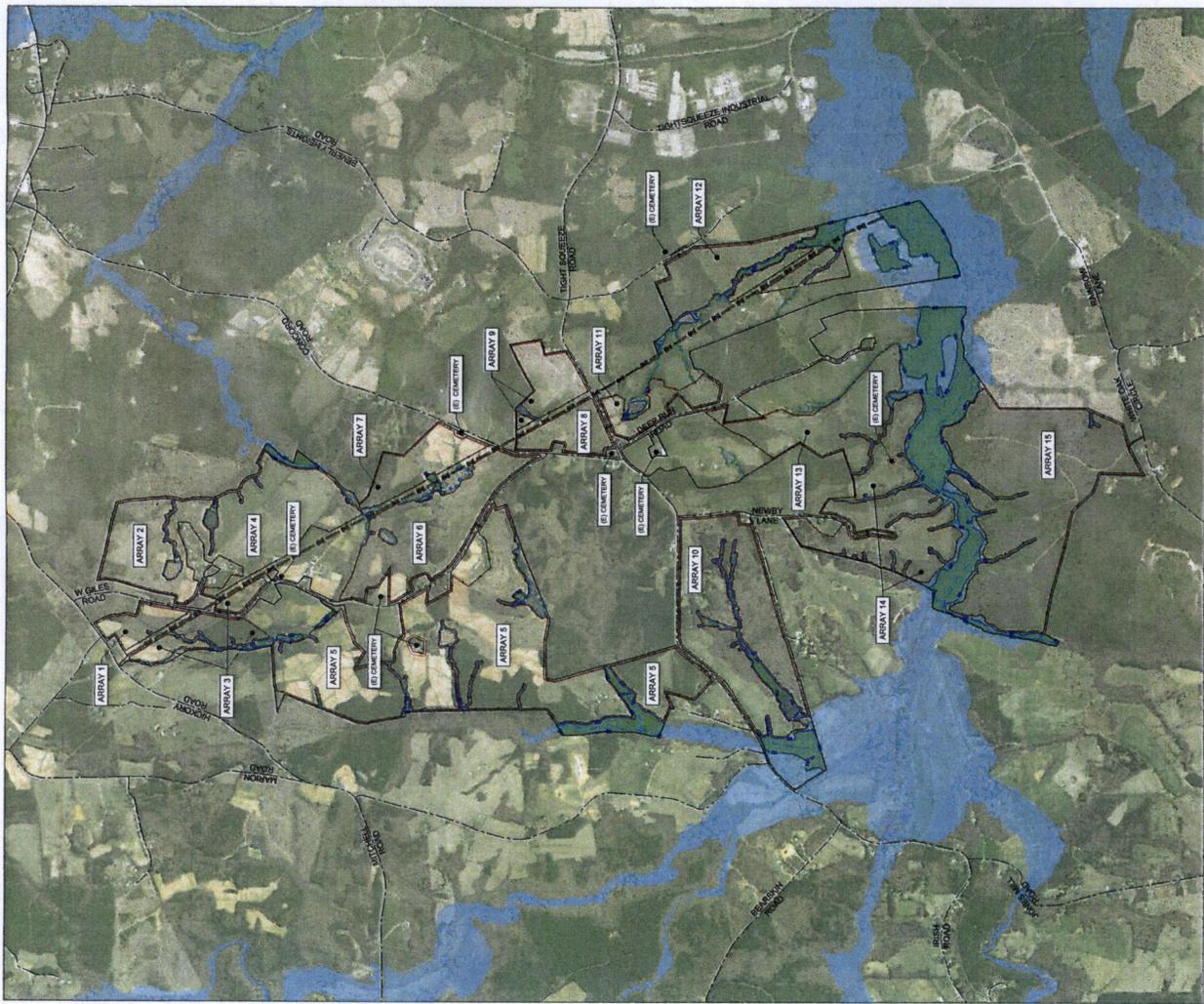
SPECIAL USE PERMIT PLANS

PROJECT NO.	200217R-001
ISSUE DATE	07/20/2022
CURRENT REVISION	0
DESIGNED BY	MD
DRAWN BY	MD
CHECKED BY	CCD
APPROVED BY	CCD



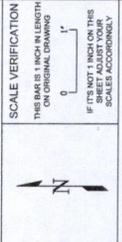
**LEGEND**

- (E) WETLAND
- (E) SURFACE WATER
- (E) 100-YR FEMA FLOODPLAIN
- (P) BUILDABLE AREA
- (E) STREAM CENTERLINE
- (E) OVERHEAD UTILITY LINE
- (E) DIS ROAD CENTERLINE
- (P) SURFACE WATER BUFFER
- (P) SITE CONTROL BOUNDARY
- (P) FENCE



REVISIONS		DSN	CHK	DATE
REV	DESCRIPTION	NO.	NO.	NO.
0	ISSUED FOR PERMITTING	001	000	02/22/2020

**ISSUED FOR PERMITTING**



ORIGINAL DRAWING SIZE IS 23 X 34

**OVERALL SITE PLAN**

SPECIAL USE PERMIT PLANS  
PERMIT APPLICATION  
PITTSYLVANIA COUNTY, VA

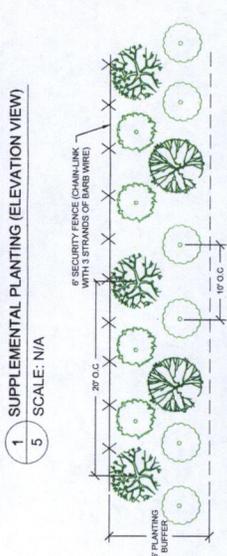
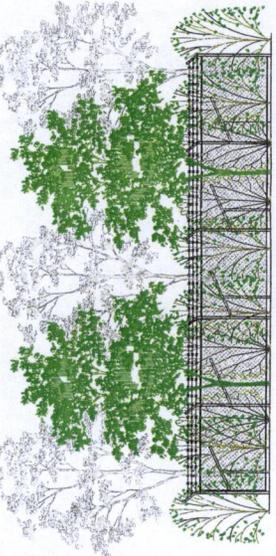
**RECURRENT ENERGY**  
A subsidiary of Canadian Solar

RECURRENT ENERGY RE BLUE RIDGE LLC  
3000 OAK RD, STE 300  
WALNUT CREEK, CA 94697

**SPECIAL USE PERMIT PLANS**

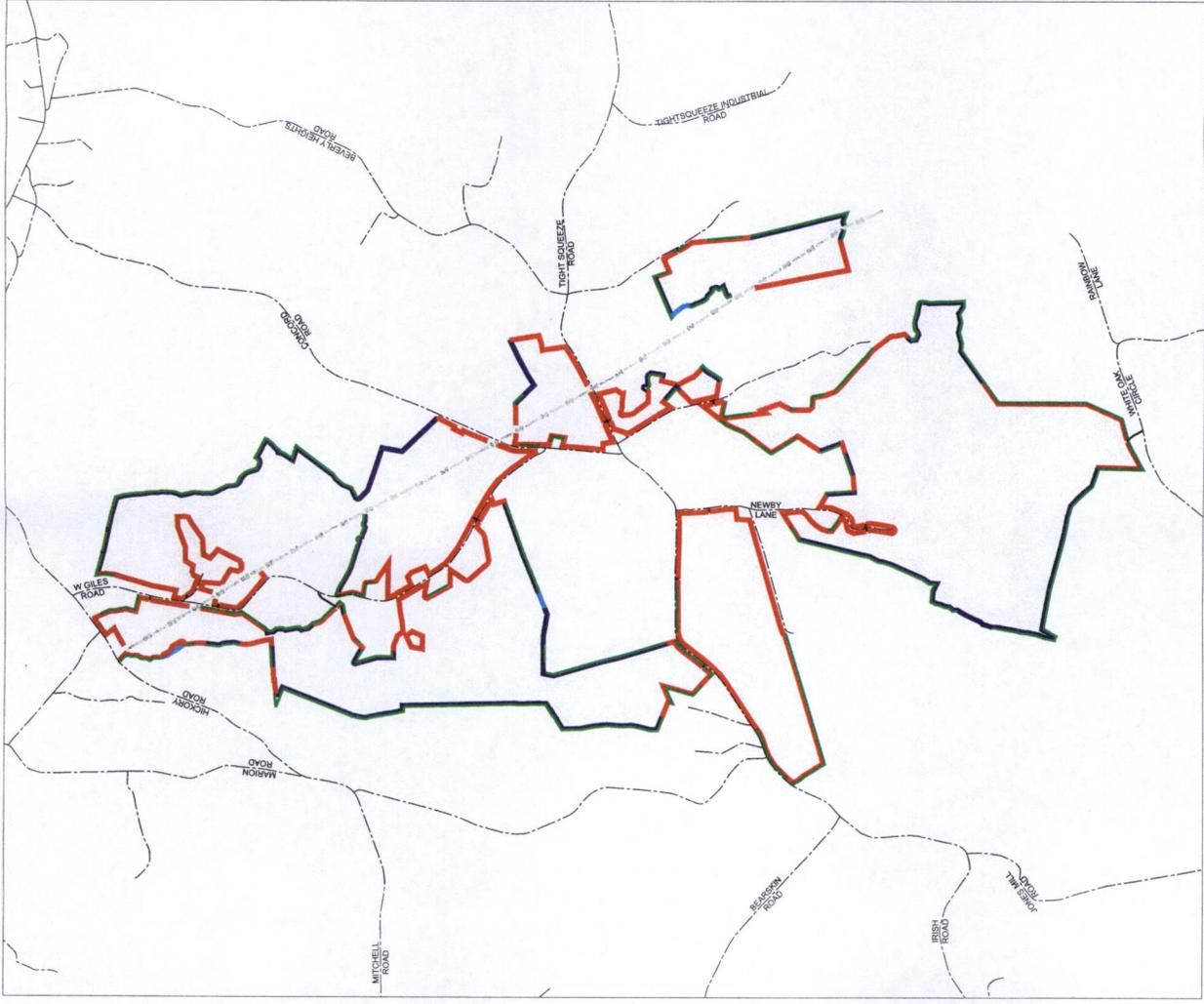
PROJECT NO.	202017R1014
ISSUE DATE	02/22/2020
CURRENT REVISION	0
DESIGNED BY	MAH
DRAWN BY	MAH
CHECKED BY	COG
APPROVED BY	COG

PROJECT NO. 202017R1014  
ISSUE DATE 02/22/2020  
CURRENT REVISION 0  
DESIGNED BY MAH  
DRAWN BY MAH  
CHECKED BY COG  
APPROVED BY COG



- NOTES:**
- SCREENING SHRUBS:  
BEAUTY BERRY  
SOUTHERN WAX MYRTLE  
SCURF GRAPPEL
  - SCREENING TREES:  
RED MAPLE  
WILLOW OAK  
TULIP POPLAR
- TWO ROW - BUFFER TO BE 15' TOTAL WIDTH  
PLANTING SPECIES DETAILS ARE TENTATIVE AND SUBJECT TO LOCAL AVAILABILITY. IN THE EVENT A CHANGE IS MADE, REPLACEMENT SPECIES WILL BE NATIVE SHRUBS OR TREES THAT MEET HEIGHT REQUIREMENTS AT 15' BUFFER WIDTH AND ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

- LEGEND**
- (E) GIS ROAD CENTERLINE
  - (E) OVERHEAD UTILITY LINE
  - (E) VEGETATED BUFFER (PRE-EXISTING)
  - (E) WATER EDGE
  - (P) VEGETATED BUFFER (SUPPLEMENTAL PLANTINGS)
  - (P) VEGETATED BUFFER (NATURALIZED)
  - (P) SITE CONTROL BOUNDARY





REV	DESCRIPTION	DATE	CHKD	DATE
0	ISSUED FOR PERMITTING	05/22/2020	JAV	05/22/2020

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**SCALE VERIFICATION**  
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SCALE: 1" = 200'  
ORIGINAL DRAWING SIZE IS 22.134"

**SITE PLAN**

SPECIAL USE PERMIT PLANS  
PERMIT APPLICATION  
PITTSYLVANIA COUNTY, VA

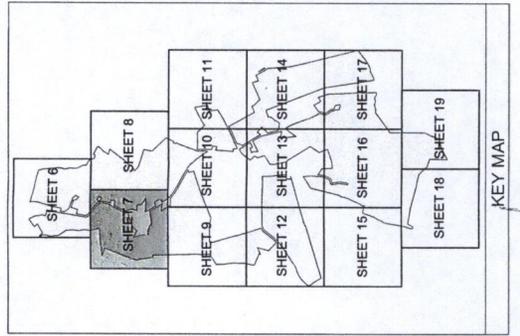
**RECURRENT ENERGY**  
A subsidiary of Canadian Solar

RECURRENT ENERGY RE BLUE RIDGE LLC  
3000 OAK RD, STE 300  
WALNUT CREEK, CA 94597

**SPECIAL USE PERMIT PLANS**

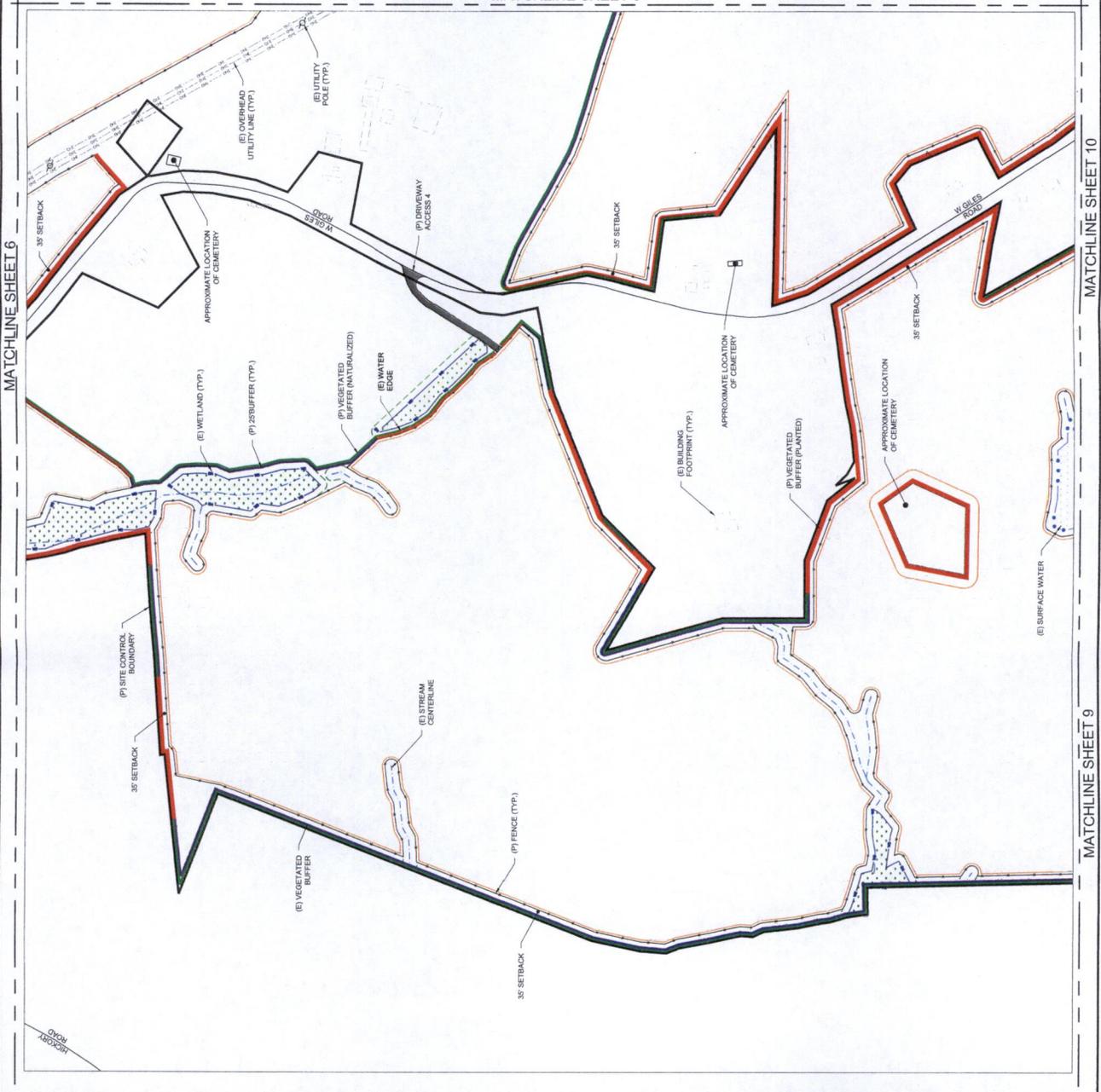
PROJECT NO.	202017R 0014
ISSUE DATE	06/22/2020
CURRENT REVISION	0
DESIGNED BY	MDI
DRAWN BY	MDI
CHECKED BY	MDI
APPROVED BY	MDI

7



**LEGEND**

- (E) WETLAND
- (E) SURFACE WATER
- (E) 100-YR FEMA FLOODPLAIN
- (P) BUILDABLE AREA
- (E) STREAM CENTERLINE
- (E) OVERHEAD UTILITY LINE
- (E) GAS ROAD CENTERLINE
- (E) BUILDING FOOTPRINT
- (E) VEGETATED BUFFER (PRE-EXISTING)
- (E) WATER EDGE
- (P) VEGETATED BUFFER (SUPPLEMENTAL PLANTINGS)
- (P) VEGETATED BUFFER (NATURALIZED)
- (P) SURFACE WATER BUFFER
- (P) SITE CONTROL BOUNDARY
- (P) FENCE



REV	DESCRIPTION	DSN	CHK	DATE
0	ISSUED FOR PERMITTING	JDY	MD	05/22/2020
		JDY	COO	

**ISSUED FOR PERMITTING**

**SCALE VERIFICATION**  
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING  
IF ITS NOT 1 INCH ON THIS SHEET ADJUST YOUR SCALES ACCORDINGLY

SCALE 1" = 200'  
ORIGINAL DRAWING SIZE IS 22.5 X 34"

**SITE PLAN**  
SPECIAL USE PERMIT PLANS  
PERMIT APPLICATION  
PITTSYLVANIA COUNTY, VA

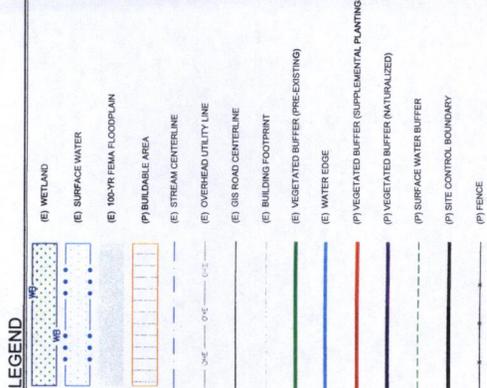
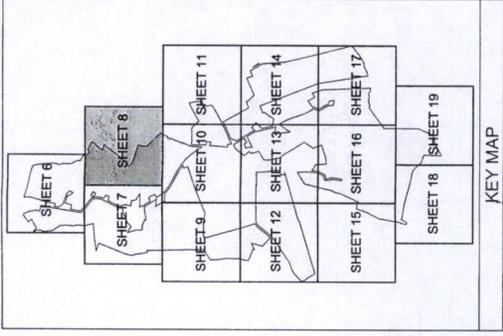
**RECURRENT ENERGY**  
A subsidiary of Canadian Solar

RECURRENT ENERGY FEDERAL ROAD LLC  
3000 OAK RIDGE RD SW  
WALNUT CREEK, CA 94597

**SPECIAL USE PERMIT PLANS**

PROJECT NO.	20200719.001A
ISSUE DATE	05/22/2020
CURRENT REVISION	0
DESIGNED BY	MD
CHECKED BY	MD
APPROVED BY	COO

8 of 21



MATCHLINE SHEET 6

MATCHLINE SHEET 7

MATCHLINE SHEET 10

MATCHLINE SHEET 11



REV	DESCRIPTION	ISSN	CHK	DATE
0	ISSUED FOR PERMITTING	JOV	MD	06/22/2020

**ISSUED FOR PERMITTING**

**SCALE VERIFICATION**  
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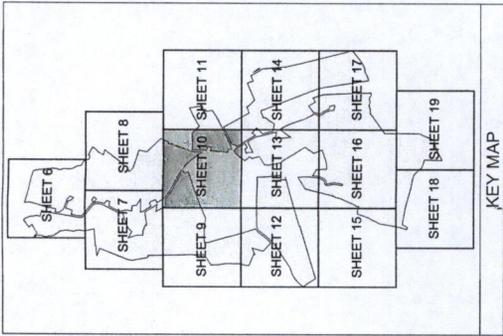
**SITE PLAN**  
SPECIAL USE PERMIT PLANS  
PERMIT APPLICATION  
PITTSYLVANIA COUNTY, VA

**RECURRENT ENERGY**  
A subsidiary of Canadian Solar

RECURRENT ENERGY THE BLUE RIDGE LLC  
1600 OAK RID, SITE 300  
WALNUT CREEK, CA 94599

**SPECIAL USE PERMIT PLANS**

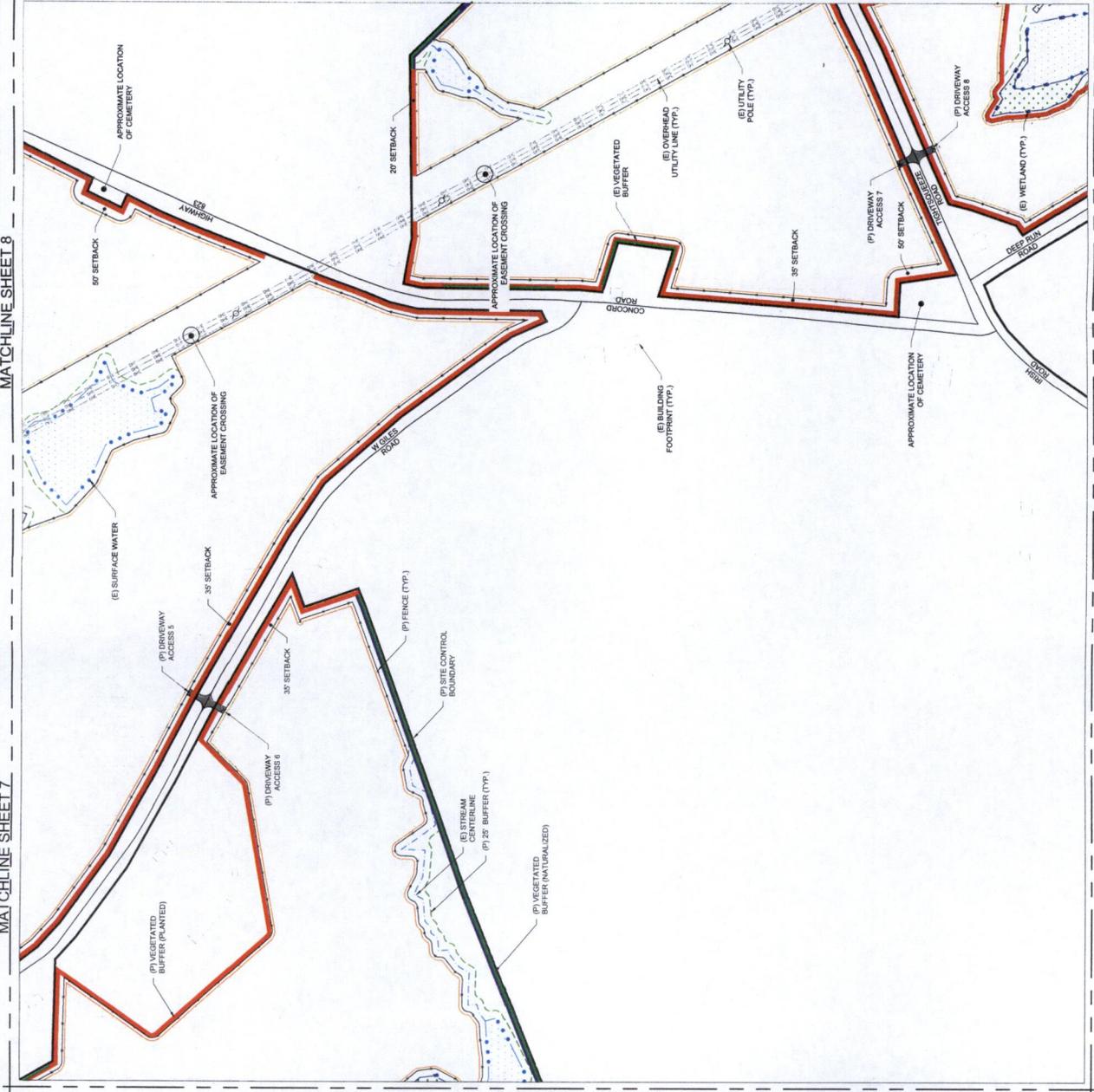
PROJECT NO.	202017R1001A
ISSUE DATE	06/22/2020
CURRENT REVISION	0
DESIGNED BY	MD
CHECKED BY	MD
DATE	06/22/2020
APPROVED BY	COE



MATCHLINE SHEET 11

**LEGEND**

- (E) WETLAND
- (E) SURFACE WATER
- (E) 100-YR FEMA FLOODPLAIN
- (P) BUILDABLE AREA
- (E) STREAM CENTERLINE
- (E) OVERHEAD UTILITY LINE
- (E) GIS ROAD CENTERLINE
- (E) BUILDING FOOTPRINT
- (E) VEGETATED BUFFER (PRE-EXISTING)
- (E) WATER EDGE
- (P) VEGETATED BUFFER (SUPPLEMENTAL PLANTINGS)
- (P) VEGETATED BUFFER (NATURALIZED)
- (P) SURFACE WATER BUFFER
- (P) SITE CONTROL BOUNDARY
- (P) FENCE

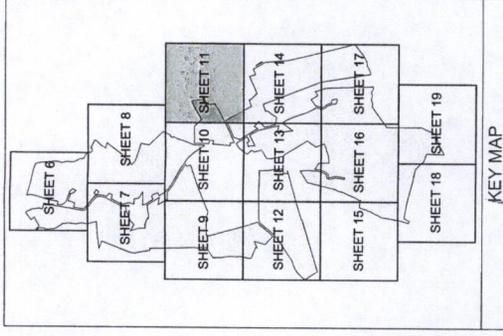


MATCHLINE SHEET 8

MATCHLINE SHEET 7

MATCHLINE SHEET 9

MATCHLINE SHEET 13



LEGEND

- (E) WETLAND
- (E) SURFACE WATER
- (E) 100-YR FEMA FLOODPLAIN
- (P) BUILDABLE AREA
- (E) STREAM CENTERLINE
- (E) OVERHEAD UTILITY LINE
- (E) GR ROAD CENTERLINE
- (E) BUILDING FOOTPRINT
- (E) VEGETATED BUFFER (PRE-EXISTING)
- (E) WATER EDGE
- (P) VEGETATED BUFFER (SUPPLEMENTAL PLANTINGS)
- (P) VEGETATED BUFFER (NATURALIZED)
- (P) SURFACE WATER BUFFER
- (P) SITE CONTROL BOUNDARY
- (P) FENCE

**SCALE VERIFICATION**  
 THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING  
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SCALE IN FEET  
 SCALE IN METERS  
 ORIGINAL DRAWING SIZE IS 24 X 36

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REV	DESCRIPTION	DSH/CHK	DATE
0	ISSUED FOR PERMITTING	JVJ/MJ	06/22/2020

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2000 University Center Drive, Suite 100  
 Fairfax, VA 22031  
 Phone: 813-350-2611  
 Fax: 813-350-2612  
 VA Business Entity ID: 17354800

**RECURRENT ENERGY**  
 A subsidiary of Canadian Solar  
 RECURRENT ENERGY RE BLUE RIDGE LLC  
 3000 OAK RD, STE 300  
 WALNUT CREEK, CA 94597

**SPECIAL USE PERMIT PLANS**

PROJECT NO.	202017R.001A
ISSUE DATE	06/22/2020
CURRENT REVISION	0
DESIGNED BY	MJ
DRAWN BY	MJ
CHECKED BY	COG
APPROVED BY	COG





REV	DESCRIPTION	ISSN	CHK	DATE
0	ISSUED FOR PERMITTING	JDV	MDI	06/22/2020

**ISSUED FOR PERMITTING**

**SCALE VERIFICATION**  
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IF IT'S NOT 1 INCH ON THIS SHEET ADJUST YOUR SCALE ACCORDINGLY

SCALE: 1" = 200'  
ORIGINAL DRAWING SIZE IS 22.5" x 34"

**SITE PLAN**

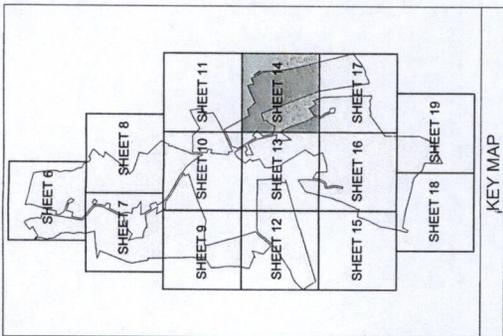
SPECIAL USE PERMIT PLANS  
PERMIT APPLICATION  
PITTSYLVANIA COUNTY, VA



RECURRENT ENERGY RE BLUE RIDGE LLC  
3000 OAK RD, SITE 300  
WALNUT CREEK, CA 94597

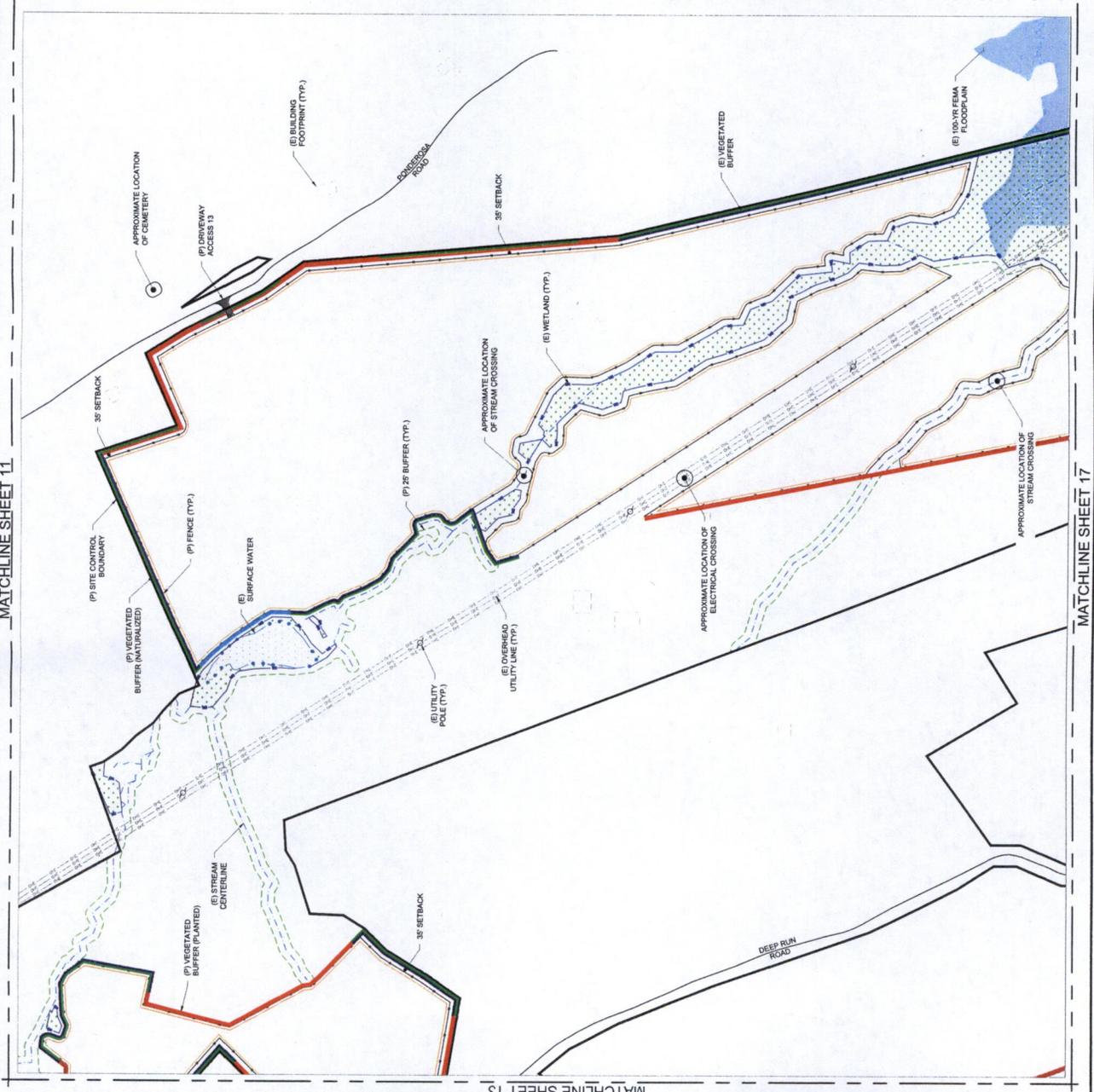
**SPECIAL USE PERMIT PLANS**

PROJECT NO.	2020178101A
ISSUE DATE	06/22/2020
CURRENT REVISION	0
DESIGNED BY	MDI
CHECKED BY	MDI
DATE	06/22/2020
APPROVED BY	COE



**LEGEND**

- (E) WETLAND
- (E) SURFACE WATER
- (E) 100-YR FEMA FLOODPLAIN
- (P) BUILDABLE AREA
- (E) STREAM CENTERLINE
- (E) OVERHEAD UTILITY LINE
- (E) GIS ROAD CENTERLINE
- (E) BUILDING FOOTPRINT
- (E) VEGETATED BUFFER (PRE-EXISTING)
- (E) WATER EDGE
- (P) VEGETATED BUFFER (SUPPLEMENTAL PLANTINGS)
- (P) VEGETATED BUFFER (NATURALIZED)
- (P) SURFACE WATER BUFFER
- (P) SITE CONTROL BOUNDARY
- (P) FENCE



MATCHLINE SHEET 11

MATCHLINE SHEET 17

MATCHLINE SHEET 13



REV	DESCRIPTION	ISSN CHK	DATE
0	ISSUED FOR PERMITTING	JAY JCD	06/22/2020

**ISSUED FOR PERMITTING**

**SCALE VERIFICATION**  
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING

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ORIGINAL DRAWING SIZE: 8.21 x 11.41

**SITE PLAN**

SPECIAL USE PERMIT PLANS  
PERMIT APPLICATION  
PITTSYLVANIA COUNTY, VA

**RECURRENT ENERGY**  
A subsidiary of Canadian Solar

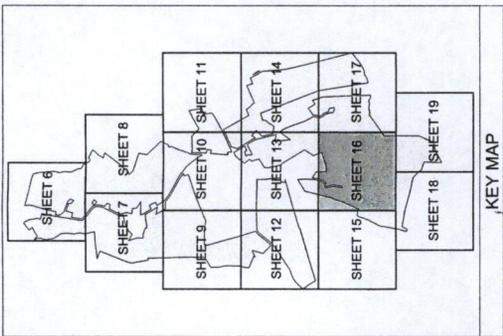
RECURRENT ENERGY (RE) BLUE RIDGE LLC  
3000 GAY DR., STE 300  
WALNUT CREEK, CA 94597

**SPECIAL USE PERMIT PLANS**

PROJECT NO.	200217810VA
DATE	05/22/20
DESIGNED BY	0
CHECKED BY	MD
DRAWN BY	MD
CHECKED BY	CCD
APPROVED BY	CCD

16

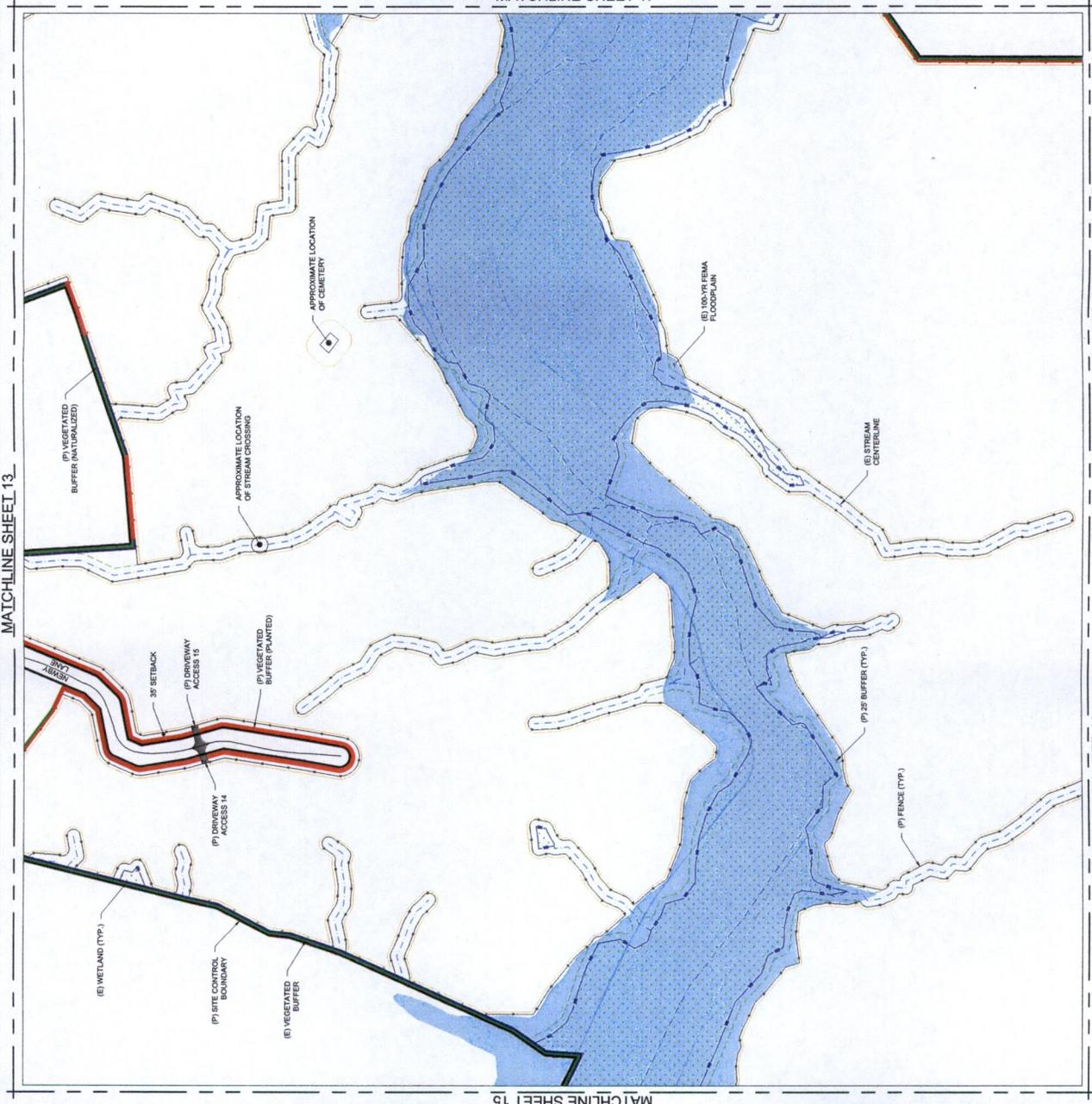
16 of 21



MATCHLINE SHEET 17

**LEGEND**

- (E) WETLAND
- (E) SURFACE WATER
- (E) 100-YR FEMA FLOODPLAIN
- (P) BUILDABLE AREA
- (E) STREAM CENTERLINE
- (E) OVERHEAD UTILITY LINE
- (E) GIS ROAD CENTERLINE
- (E) BUILDING FOOTPRINT
- (E) VEGETATED BUFFER (PRE-EXISTING)
- (E) WATER EDGE
- (P) VEGETATED BUFFER (SUPPLEMENTAL PLANTINGS)
- (P) VEGETATED BUFFER (NATURALIZED)
- (P) SURFACE WATER BUFFER
- (P) SITE CONTROL BOUNDARY
- (P) FENCE



MATCHLINE SHEET 13

MATCHLINE SHEET 19

MATCHLINE SHEET 18

MATCHLINE SHEET 15

REV	DESCRIPTION	ISSN	CHK	DATE
0	ISSUED FOR PERMITTING	JZY	MDI	06/22/2025

**ISSUED FOR PERMITTING**

**SCALE VERIFICATION**  
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING  
IF IT'S NOT 1 INCH ON THIS SHEET ADJUST YOUR SCALES ACCORDINGLY

SCALE: 1" = 200'  
ORIGINAL DRAWING SIZE IS 22 x 34

**SITE PLAN**  
SPECIAL USE PERMIT PLANS  
PERMIT APPLICATION  
PITTSYLVANIA COUNTY, VA

**RECURRENT ENERGY**  
A subsidiary of Canadian Solar

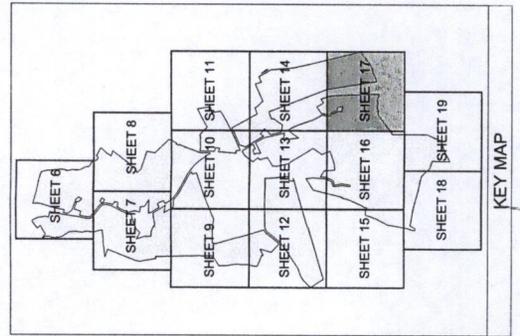
RECURRENT ENERGY OF BLUE RIDGE LLC  
3600 DAN RD S STE 101  
WALNUT CREEK, CA 94597

**SPECIAL USE PERMIT PLANS**

PROJECT NO.	20251781001A
ISSUE DATE	05/22/2025
CURRENT REVISION	0
DESIGNED BY	MDI
DRAWN BY	MDI
CHECKED BY	CCG
APPROVED BY	CCG

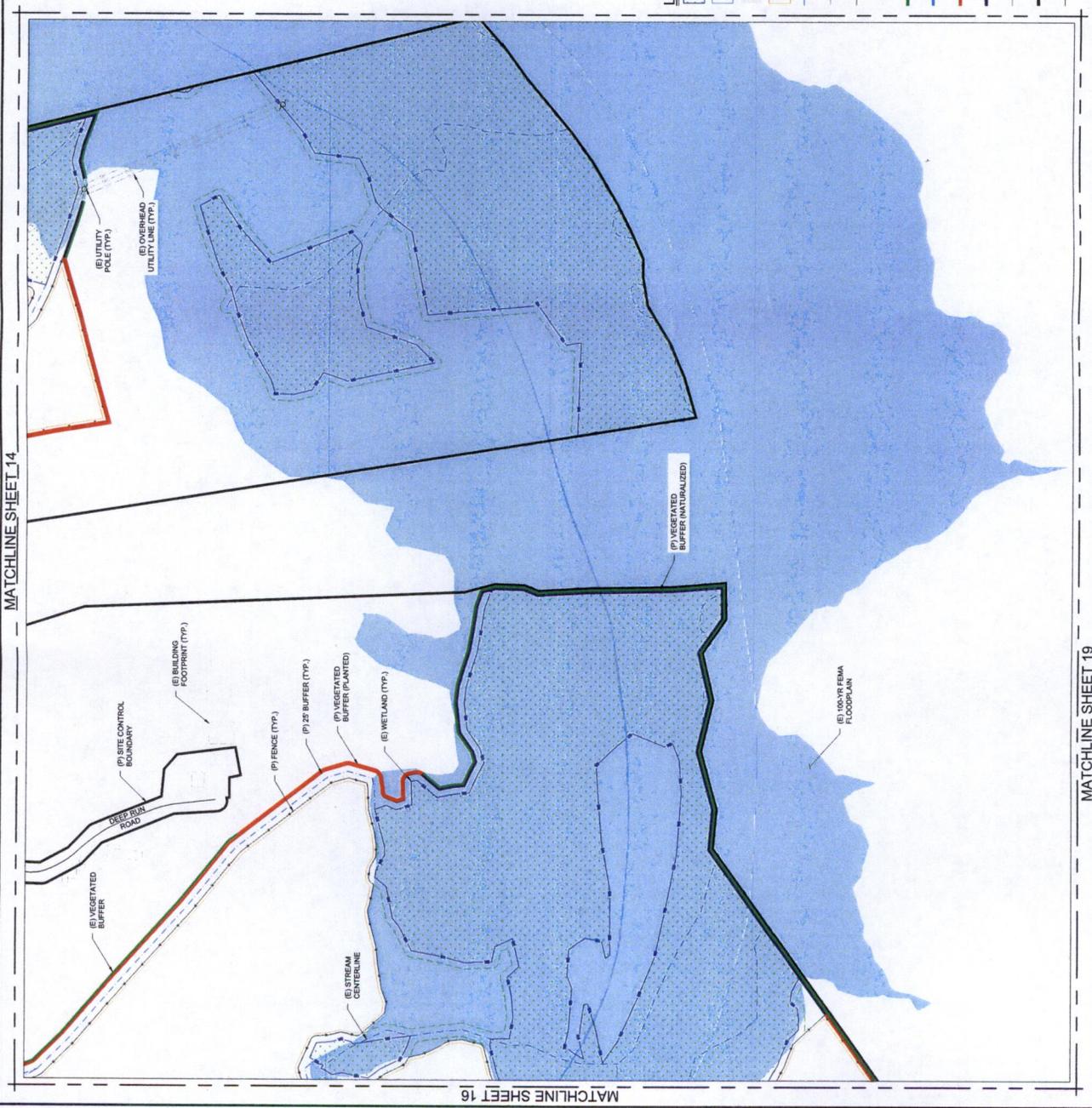
17

17 of 21



**LEGEND**

- (E) WETLAND
- (E) SURFACE WATER
- (E) 100-YR FEMA FLOODPLAIN
- (P) BUILDABLE AREA
- (E) STREAM CENTERLINE
- (E) OVERHEAD UTILITY LINE
- (E) GAS ROAD CENTERLINE
- (E) BUILDING FOOTPRINT
- (E) VEGETATED BUFFER (PRE-EXISTING)
- (E) WATER EDGE
- (P) VEGETATED BUFFER (SUPPLEMENTAL PLANTINGS)
- (P) VEGETATED BUFFER (NATURALIZED)
- (P) SURFACE WATER BUFFER
- (P) SITE CONTROL BOUNDARY
- (P) FENCE



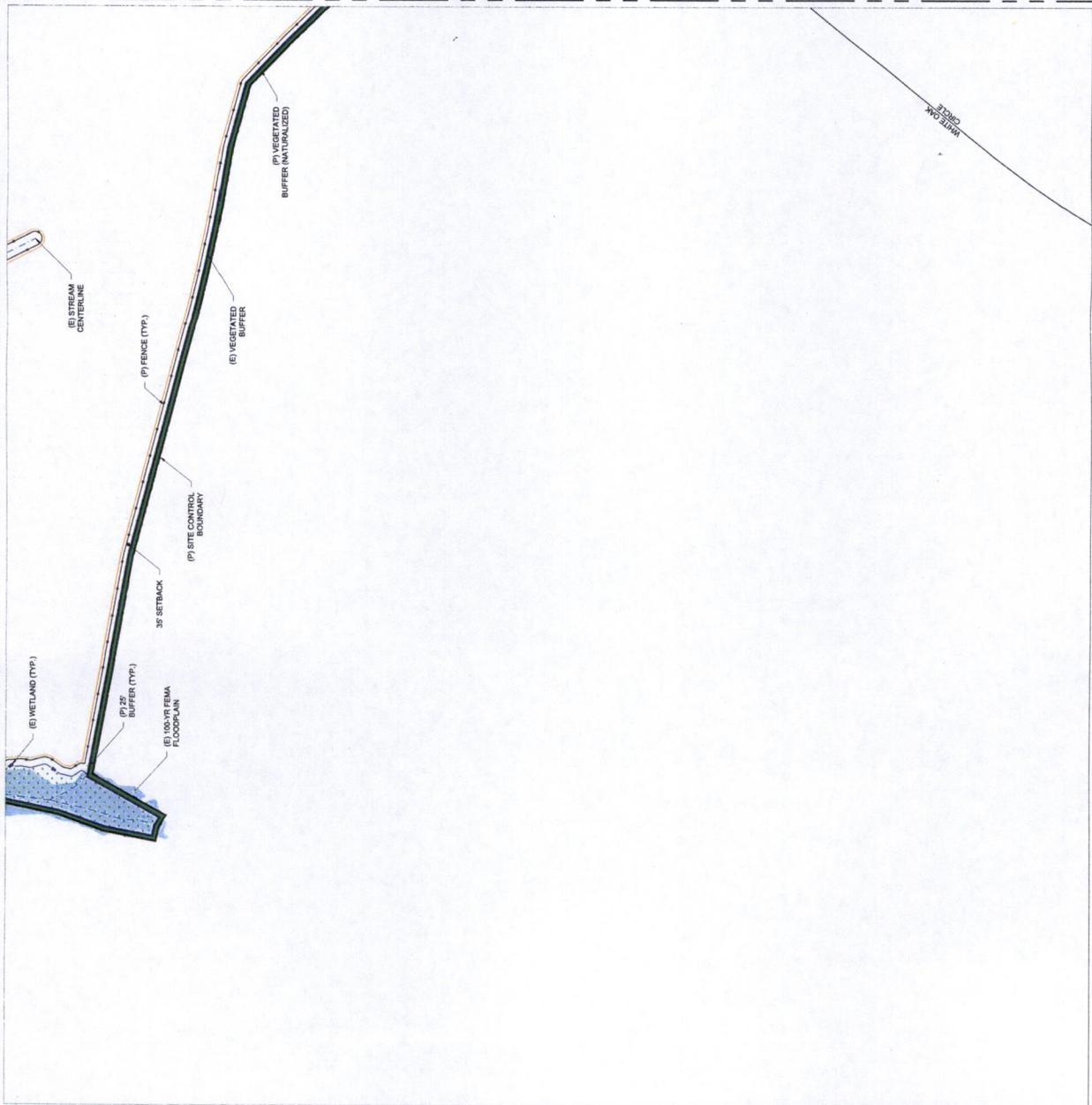
MATCHLINE SHEET 14

MATCHLINE SHEET 16

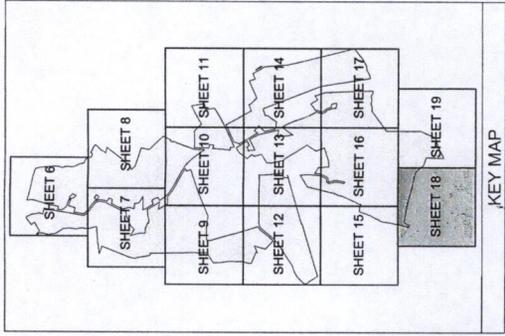
MATCHLINE SHEET 19

MATCHLINE SHEET 15

MATCHLINE SHEET 16



MATCHLINE SHEET 19



LEGEND

- (E) WETLAND
- (E) SURFACE WATER
- (E) 100-YR FEMA FLOODPLAIN
- (P) BUILDABLE AREA
- (E) STREAM CENTERLINE
- (E) OVERHEAD UTILITY LINE
- (E) GAS ROAD CENTERLINE
- (E) BUILDING FOOTPRINT
- (E) VEGETATED BUFFER (PRE-EXISTING)
- (E) WATER EDGE
- (P) VEGETATED BUFFER (SUPPLEMENTAL PLANTINGS)
- (P) VEGETATED BUFFER (NATURALIZED)
- (P) SURFACE WATER BUFFER
- (P) SITE CONTROL BOUNDARY
- (P) FENCE

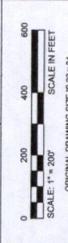
**KLEINFELDER**  
Bright People. Right Solutions.

1300 Gateway Center Blvd., Suite 100  
Roanoke, VA 24060  
www.kleinfelder.com  
VA Registration No. 17-000000

REV	DESCRIPTION	ISSN	CHK	DATE
0	ISSUED FOR PERMITTING	0	APR	05/22/2020
		0	COO	

ISSUED FOR PERMITTING

SCALE VERIFICATION  
THIS DRAWING IS IN INCHES AND ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.  
IF ITS NOT 1 INCH ON THIS DRAWING, IT IS NOT 1 INCH.  
SCALE: 1" = 200'



SITE PLAN

SPECIAL USE PERMIT PLANS  
PERMIT APPLICATION  
PITTSYLVANIA COUNTY, VA

**RECURRENT ENERGY**  
A subsidiary of Canadian Solar  
RECURRENT ENERGY RE BLUE RIDGE LLC  
3000 GAK RD, STE 300  
WALNUT CREEK, CA 94597

SPECIAL USE PERMIT PLANS

PROJECT NO.	2002118.001A
ISSUE DATE	05/22/2020
CURRENT REVISION	0
DESIGNED BY	MO
DRAWN BY	MO
CHECKED BY	COO
APPROVED BY	COO

REV	DESCRIPTION	ISSN	CHK	DATE
0	ISSUED FOR PERMITTING	JDV	MD	05/22/2020

**ISSUED FOR PERMITTING**

**SCALE VERIFICATION**  
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING  
IF ITS NOT 1 INCH ON THIS SHEET ADJUST YOUR SCALE ACCORDINGLY

SCALE: 1" = 200'  
ORIGINAL DRAWING SIZE IS 22.5 X 34

**SITE PLAN**  
SPECIAL USE PERMIT PLANS  
PERMIT APPLICATION  
PITTSYLVANIA COUNTY, VA

**RECURRENT ENERGY**  
A subsidiary of Canadian Solar

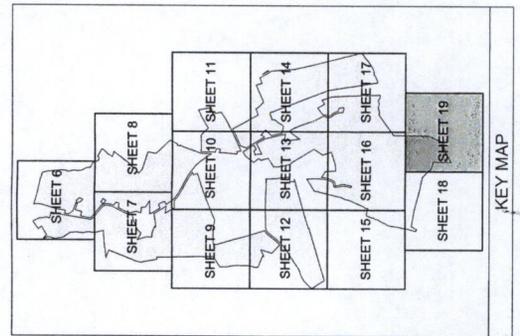
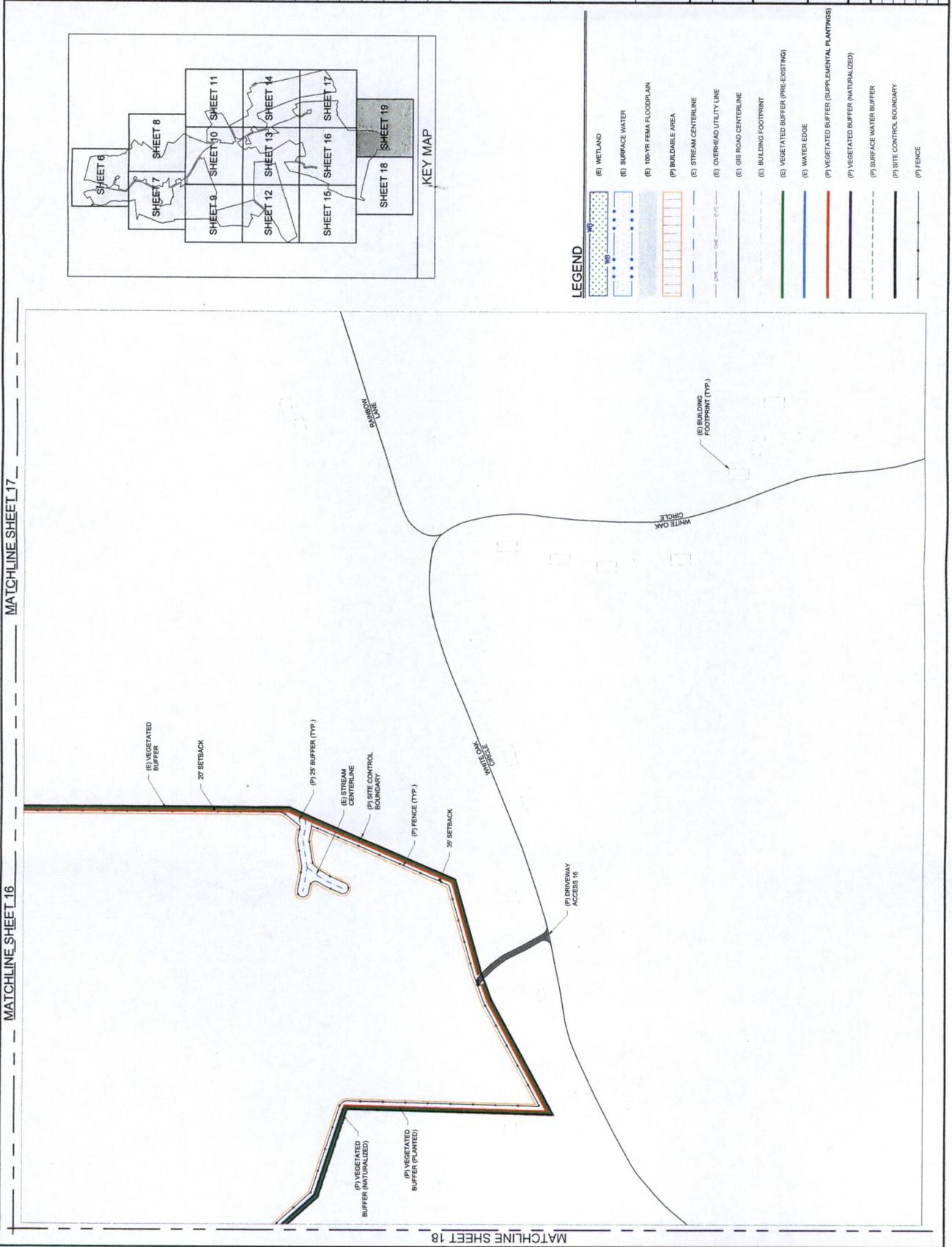
RECURRENT ENERGY RE BLUE RIDGE, LLC  
1400 OAK RID, SITE 300  
WALFORD CREEK, VA 46399

**SPECIAL USE PERMIT PLANS**

PROJECT NO.	202017R1001A
ISSUE DATE	05/22/2020
CURRENT REVISION	0
DESIGNED BY	MD
CHECKED BY	MD
APPROVED BY	COG

19

19 of 21



**LEGEND**

- (B) WETLAND
- (B) SURFACE WATER
- (B) 100-YR FEMA FLOODPLAIN
- (P) BUILDABLE AREA
- (B) STREAM CENTERLINE
- (B) OVERHEAD UTILITY LINE
- (B) GIS ROAD CENTERLINE
- (B) BUILDING FOOTPRINT
- (B) VEGETATED BUFFER (PRE-EXISTING)
- (B) WATER EDGE
- (P) VEGETATED BUFFER (SUPPLEMENTAL PLANTINGS)
- (P) VEGETATED BUFFER (NATURALIZED)
- (P) SURFACE WATER BUFFER
- (P) SITE CONTROL BOUNDARY
- (P) FENCE

MATCHLINE SHEET 16

MATCHLINE SHEET 17

MATCHLINE SHEET 18



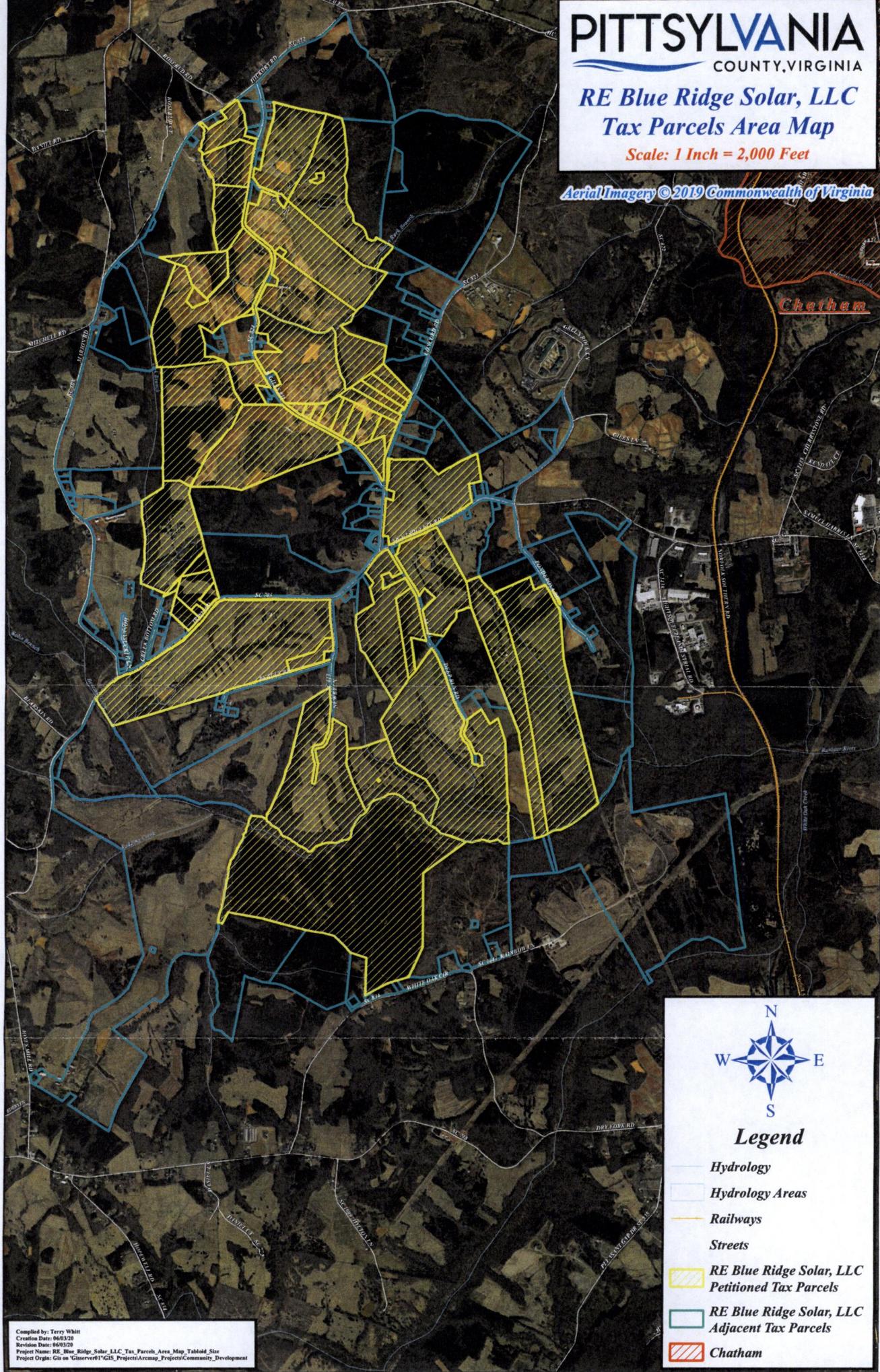


# PITTSYLVANIA COUNTY, VIRGINIA

## RE Blue Ridge Solar, LLC Tax Parcels Area Map

Scale: 1 Inch = 2,000 Feet

Aerial Imagery © 2019 Commonwealth of Virginia



### Legend

- Hydrology
- Hydrology Areas
- Railways
- Streets
- RE Blue Ridge Solar, LLC  
Petitioned Tax Parcels
- RE Blue Ridge Solar, LLC  
Adjacent Tax Parcels
- Chatham