



BOARD OF ZONING APPEALS

JULY 14, 2020

**Board of Zoning Appeals
List of Members
2020**

Kenneth Talbott

January 16, 2022

R. Allan Easley

January 16, 2021

Ann Deering

January 14, 2025

Mrs. Helen Glass

January 16, 2021

Joseph A. Craddock

January 16, 2021

Ronald E. Merricks

January 14, 2025

Carroll Yeaman

January 14, 2025

For Information on the Board of Zoning Appeals

Please contact Karen Hayes at (434) 432-7752 or Karen.Hayes@pittgov.org



**PITTSYLVANIA COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING**

Tuesday, July 14, 2020 - 7:00 p.m.

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

AGENDA

1. **Call to Order (Chairman remind Board Members and Staff to turn on and adjust Microphones)**
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - a. June 9, 2020
5. Old Business
6. New Business
 - a. Cases For Next Month:
 - Special Use Permit for a Kennel**
 - Special Use Permit for a Utility Scale Solar Energy Facility**
7. Chairman's Report
8. **Public Hearing**

Case S-20-009 RE Blue Ridge, LLC – Callands-Gretna, Banister and Tunstall Election Districts
Special Use Permit for a Solar Energy Facility
9. Adjournment

PITTSYLVANIA COUNTY BOARD OF ZONING APPEALS

REGULAR MEETING

June 9, 2020

MINUTES

VIRGINIA: The Pittsylvania County Board of Zoning Appeals met on Tuesday, June 9, 2020, at the Community Center, Chatham, Virginia. Mr. Talbott, Chairman, called the meeting to order at approximately 7:00 p.m. Mrs. Ragsdale called the roll.

PRESENT

Kenneth Talbott
R. Allan Easley
Ann Deering
Helen Glass
Joseph "Jay" Craddock
Ronald Merricks
Carroll Yeaman
Emily Ragsdale
Karen N. Hayes
Christopher Dadak, Attorney

APPROVAL OF THE AGENDA

Upon motion of Mr. Merricks, seconded by Mrs. Glass, and by a unanimous vote, the agenda was approved as presented.

APPROVAL OF THE MINUTES

Upon motion of Mr. Easley, seconded by Mrs. Deering, and by a unanimous vote, the May 12, 2020, minutes were approved as presented.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Mrs. Ragsdale reported there is a Special Use Permit case for July for a solar energy facility, RE Blue Ridge Solar, LLC.

CHAIRMAN'S REPORT

There was no Chairman's report.

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

Case S-20-005, Timothy O. Thompson & Rhonda N. Thompson – Mr. Talbott opened the public hearing at 7:04 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. She then stated the Planning Commission recommended by a unanimous vote, with no opposition, that the petitioners' request be granted. She further stated the staff summary was in the board packet for their review. Mrs. Thompson was present to represent the petition. She stated the home would be for her daughter and future son-in-law. When questioned by a Board member, she stated there are two (2) driveways on her property; one leading to her home, and the other driveway leading to the petitioned lot behind her home. There was no opposition to the petition. Mr. Talbott closed the public hearing at 7:06 p.m. The Board discussed the petition as the Committee of the Whole. Upon motion of Mr. Easley, seconded by Mr. Craddock, the following motion was adopted: **Whereas**, Timothy and Rhonda Thompson have petitioned the Board of Zoning Appeals for a Special Use Permit to allow for placement of a single-wide mobile home for their daughter's residence, **and, Whereas**, we find no substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of the Ordinance, I move the Special Use Permit be **granted**. Motion passed unanimously.

Case S-20-006, John S. Orebaugh – Mr. Talbott opened the public hearing at 7:08 p.m. Mrs. Ragsdale, Director of Community Development, reported that Jon 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. She then stated the Planning Commission recommended by a unanimous vote, with no opposition, that the petitioner's request be granted. She further stated the staff summary was in the board packet for their review. Mr. Orebaugh was present to represent the petition. He stated the home would be his future retirement home. There was no opposition to the petition. Mr. Talbott closed the public hearing at 7:09 p.m. The Board discussed the petition as the Committee of the Whole. Upon motion of Mr. Merricks, seconded by Mr. Yeaman, the following motion was adopted: **Whereas**, John Orebaugh has petitioned the Board of Zoning Appeals for a Special Use Permit to allow for placement of a single-wide mobile home for his personal residence, **and, Whereas**, we find no substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of the Ordinance, I move the Special Use Permit be **granted**. Motion passed unanimously.

Case S-20-007, Linda M. Holley – Mr. Talbott opened the public hearing at 7:11 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. She then stated the Planning Commission recommended by a unanimous vote, with no opposition, that the petitioner's request be granted. She further stated the staff summary was in the board packet for their review. Ms. Shelby Clark, Mrs. Holley's daughter, was present to represent the petition. She stated

she wants to slow down and ease into retirement, and she would be working part-time. There was no opposition to the petition. Mr. Talbott closed the public hearing at 7:14 p.m. The Board discussed the petition as the Committee of the Whole. Upon motion of Mr. Easley, seconded by Mrs. Glass, the following motion was adopted: **Whereas**, Linda M. Holley has petitioned the Board of Zoning Appeals for a Special Use Permit for a beauty shop, **and, Whereas**, we find no substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of the Ordinance, I move the Special Use Permit be **granted**. Motion passed unanimously.

Case S-20-008, Monroe Solar Partners, LLC – Mr. Talbott opened the public hearing at 7:15 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. She then stated the Planning Commission recommended by a unanimous vote, with opposition, that the petitioner’s request be granted with the amended condition submitted by staff 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. She further stated the staff summary was in the board packet for their review. Chris Gordon and Geoffrey Suttle with Monroe Solar Partners, LLC, and David Lipscomb with Mecklenburg Electric Cooperative were present to represent the petition. They provided a brief overview of the solar project, answered questions from the Board members, and provided each Board member with a packet of information regarding the solar facility. There was no opposition to the petition. Mr. Talbott closed the public hearing at 7:44 p.m. The Board discussed the petition as the Committee of the Whole. Upon motion of Mr. Easley, seconded by Mrs. Glass, the following motion was adopted: **Whereas**, Monroe Solar Partners, LLC, has petitioned the Board of Zoning Appeals for a Special Use Permit for a utility scale solar facility, **and, Whereas**, we find no substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of the Ordinance, **and** *Whereas adverse effects upon adjacent property are mitigated through the attached Pittsylvania County Special Use Permit Conditions for Utility Scale Solar Energy Facilities submitted by staff as amended*, I move the Special Use Permit be **granted**. Motion passed unanimously.

This concludes the Special Use Permit cases.

The meeting was adjourned at approximately 7:55 p.m.

Kenneth Talbott, Chairman

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 Board of Zoning Appeals have been empowered to hear and decide specific applications and appeals in support of said ordinance. 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, other than the applicant, 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

Danville City

North Carolina



Legend

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

Compiled by: Terry Whit
 Creation Date: 07/24/19
 Revision Date: 07/24/19
 Project Name: Pittsylvania County Base Map
 Project Origin: G:\gis\server\B1\GIS_Projects\Aremap_Projects\County_Administration

**PITTSYLVANIA COUNTY CITIZENS
NOTICE OF PUBLIC HEARING
PITTSYLVANIA COUNTY BOARD OF ZONING APPEALS**

The Pittsylvania County Board of Zoning Appeals will hold a PUBLIC HEARING on Tuesday, July 14, 2020, beginning at 7:00 p.m., at the Community Center, Chatham, Virginia, on the following ZONING matters:

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 application is 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 S-20-009

RE BLUE RIDGE, LLC

POSITIVE MOTION: CASE S-20-009

Whereas, RE Blue Ridge, LLC, has petitioned the Board of Zoning Appeals for a Special Use Permit for a utility scale solar energy facility, **and**,

Whereas, we find no substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of the Ordinance, **and**

Whereas, (there are no significant adverse effects upon adjacent property that cannot be mitigated through conditions)

I move the Special Use Permit be **granted**.

With the following conditions:

NEGATIVE MOTION: CASE S-20-009

Whereas, RE Blue Ridge, LLC, has petitioned the Board of Zoning Appeals for a Special Use Permit for a utility scale solar energy facility, **and**,

Whereas, we find substantial detriment to adjacent property, that the character of the zoning district will be changed thereby, and that such use will not be in harmony with the purpose and intent of the Ordinance, **and**

Whereas, (there are significant adverse effects upon adjacent property that cannot be mitigated through conditions)

I move the Special Use Permit be **denied**.

CODE COMPLIANCE SUMMARY

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

On July 7, 2020, the Planning Commission recommended by a 6 to 0 vote (2 members, Mr. Horne and Mr. Harker, were absent), with no opposition, that the petitioner's request be **granted as presented in the Board Packet with amended conditions** as follows:

- (5) **Landscaping.** Applicant will comply with Section 35-121 Fencing – Screening. At the perimeter locations shown on the Conceptual Site Plan, 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 shall be evergreen and designed to be at least 15 feet in height at maturity of any new plantings and shall be a minimum of 6 feet in height at time of planting. Existing vegetation shall be maintained and supplemented with new plantings as needed to maintain required screening. 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.
- (7) **Road Repairs.** All public and private roads must remain open during construction. Any damage to roads caused by Construction will be promptly repaired to preconstruction conditions and/or VDOT standards where deemed necessary.



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

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 southwest on US-29 BR toward Center St	1.3 mi
↑	2. Keep straight onto S Main St	0.1 mi
⤵	3. Take ramp left and follow signs for US-29 South	1.3 mi
↘	4. Turn right onto Tight Squeeze Rd Hardee's on the corner	2.4 mi
↑	5. Road name changes to Irish Rd	1.0 mi
	6. Arrive at Irish Rd 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 southwest on US-29 BR toward Center St	1.3 mi
↑	2.	Keep straight onto S Main St	0.1 mi
	3.	Take ramp left and follow signs for US-29 South	1.3 mi
↘	4.	Turn right onto Tight Squeeze Rd Hardee's on the corner	2.4 mi
↘	5.	Turn right onto Concord Rd	0.3 mi
↙	6.	Bear left onto W Giles Rd	0.5 mi
		Arrive at W Giles Rd	
	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)

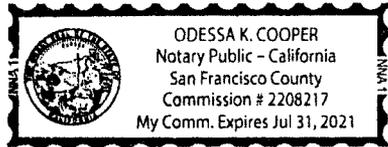
On May 26, 2020 before me, Odessa K. Cooper, a Notary Public,
Date Here Insert Name and Title of the Officer

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

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:

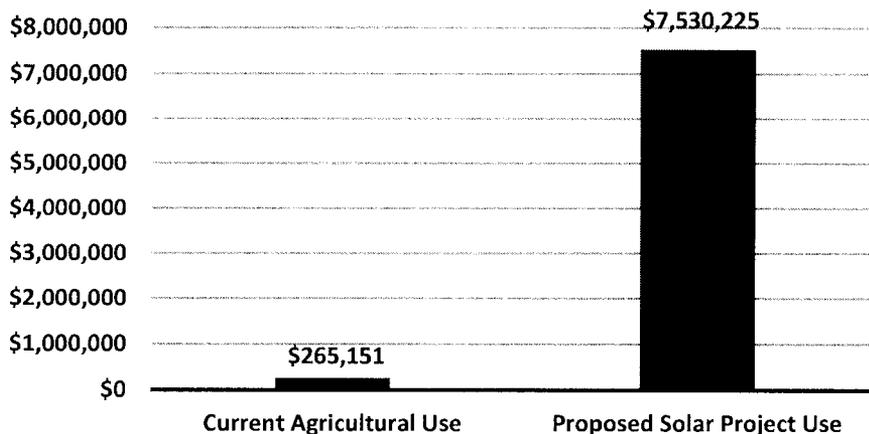
- Solar facilities affect a locality's Composite Index in the same way that any other large capital investment does – the part of the investment that is taxable is included as a factor in the Composite Index calculation. In the case of Blue Ridge Solar, that means the 20 percent of the capital investment 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 4th 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 2nd quarter 2018 and 2nd 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

Henry Easley
Applicant

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 *Sey K...*
Reg# 7821917 Commission Expires 10/31/2023

Sworn to and subscribed before me in my presence this 19th day of May, 2020, in my City and State aforesaid, by *Sey K...* 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: _____

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
Taken By: _____
4. Election District: 05 Chatham Magisterial
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 persons Benjamin Easley on 05/28/2020 for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Board of Zoning Appeals.

Benjamin K. Easley
Applicant

The foregoing instrument was subscribed and sworn to before me this 28th day of May, 2020 by Benjamin Easley
Notary Public's Signature: SKK
Folio: 7821917 Commission Expires 10/31/2023

Sworn to and subscribed before me in my presence this 28th 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, in 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		EXISTING LAND USE	EXISTING ZONING
						PROPERTY (ACRES)	SIZE OF 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

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 15th day of May, 2020 in my City and State
aforesaid, by Malinda H. Peterson 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

Total Amount: \$ 1,150.00
Taken By: _____

4. Election District: See Attachment

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

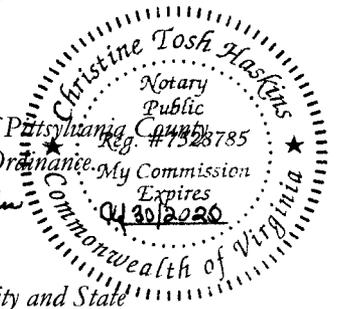
9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

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. Miles

Christine Tosh Hastin



Applicant

Sworn to and subscribed before me in my presence this 15th day of May, 2020, in my City and State
aforesaid, by Christine Tosh Hastin 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

Total Amount: \$ 1,150.00
Taken By: _____

4. Election District: See Attachment

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:

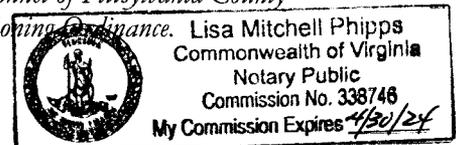
Letter of Application _____ Site Development Plan Legal Forms
 11" x 17" Concept Plan Application Fee Plat Map
 List of Adjoining Properties

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.*

[Signature]
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:

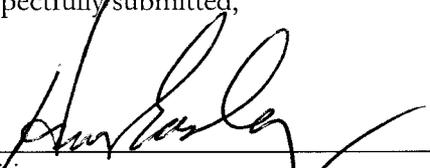
WHEREAS, your Petitioner Henry Easley respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 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 3rd day of JUNE, 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 3rd day of JUNE, 2020
by Henry Easley
Notary Public's Signature [Signature]
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 3rd day of June, 2020, in my City and State aforesaid, by SJK/RE 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 3rd day of June, 2020
by Benjamin K. Easley
Notary Public's Signature SJK/RE
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:

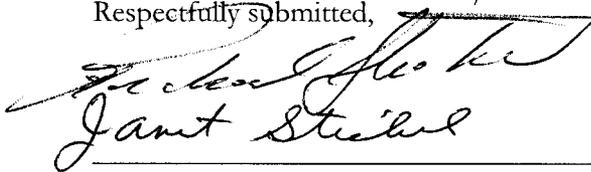
WHEREAS, your Petitioner Richard and Janet Stickel respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 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,


Janet Stickel

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
NOTARY PUBLIC
REGISTRATION # 7798978
COMMONWEALTH OF VIRGINIA
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)	SIZE OF 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 2nd 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 <u>See Attachment</u> acre parcel of land,)	See Attachment
generally located. <u>See Attachment</u>)	
within the <u>See Attachment</u>)	PETITION
Election District, and recorded as)	
parcel # <u>See Attachment</u> in the)	
Pittsylvania County tax records.)	

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

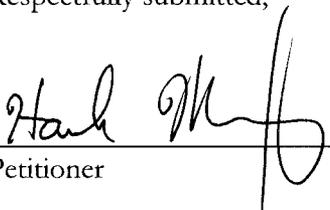
WHEREAS, your Petitioner Maxey Properties, LLC respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 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: 7/30/24



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-

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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 19th 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 19th day of May, 2020
by Henry Koster
Notary Public's Signature [Signature]
Reg# 7821917 Commission Expires 10/31/2023



SIGN AFFIDAVIT

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

Sworn to and subscribed before me in my presence this 21st 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 21st day of May, 2020
by Benjamin K Easter
Notary Public's Signature [Signature]
Reg# 7821917 Commission Expires 10/31/2023



SIGN AFFIDAVIT

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Case S-20-009 Applicant *Richard Stone* Date *5-19-2020*
Jamit Stated Date *5-19-2020*

Sworn to and subscribed before me in my presence this *19th* 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

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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 Hooley Date 5-15-2020

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



SIGN AFFIDAVIT

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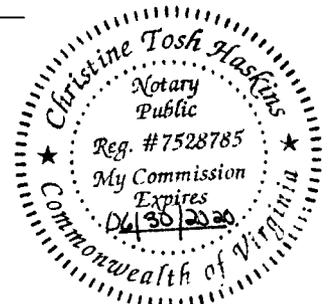
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Case S-20-009 Applicant Samuel N. Glu Myrtice P. Blair Date 5-15-2020

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





SIGN AFFIDAVIT

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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 5/18/20

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

NAME	MAILING ADDRESS	CITY, STATE ZIP CODE	APN
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
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
MOTLEY, DUDLEY EDWARD	680 BEAGLE RD	CHATHAM, VA 24531	2403-97-6095
NEWBY, JESSE B JR	308 SAMUEL HARRIS LANE	CHATHAM, VA 24531	2404-52-6078
NUCKOLS, JESSE T	3000 MARION RD	CHATHAM, VA 24531	2404-53-0786
OAKES, JOSHUA DARREL	341 GREEN ROCK BRANCH RD	CHATHAM, VA 24531	2404-74-6785
OWEN, GERTRUDE OSBORNE LIFE TENANT	429 CREEK BOTTOM RD	CHATHAM, VA 24531	2405-20-1652
PAYNE, RONNIE WOODROW	809 WEST GILES RD	CHATHAM, VA 24531	2405-76-6352
PIGG, GARLAND DALE	P O BOX 1017	CHATHAM, VA 24531	2404-36-5374
POWELL, CLYDE DOUGLAS	2224 W GILES RD	CHATHAM, VA 24531	2405-61-3095
PRICE, KELVIN ET ALS C/O ALBERTA PRICE HOLLIS	301 BLUE HERON CT	MIDDLETOWN, DE 19709	2404-14-4152
RIGGINS, JUDITH M	592 DEEP RUN RD	CHATHAM, VA 24531	2405-83-8776
SIMMONS, BRIAN H	226 BEACH BLVD HAMILTON	ONTARIO, CANADA L8H6V9	2405-94-4430
SOURS, WILLIAM TATE	442 D LORIMER ST #313	BROOKLYN, NY 11206	2404-22-2371
STOWE, DAVID EDWIN	3655 MARION RD	CHATHAM, VA 24531	2405-57-8338
THOMAS, GARRY V	2297 TIGHTSQUEEZE RD	CHATHAM, VA 24531	2405-57-9501
TIGHTSQUEEZE REAL ESTATE TRUST	151 N MAIN ST.	CHATHAM, VA 24531	2405-92-5928
			2404-94-9979
			2405-33-3970
			2414-14-1626
			2404-28-4972
			2414-08-7175
			2414-17-0762
			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, an/are:

_____ the applicant for the above-referenced application

X the owner(s) of the property described above

Iwe 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.

Iwe 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 19th 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 19th 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

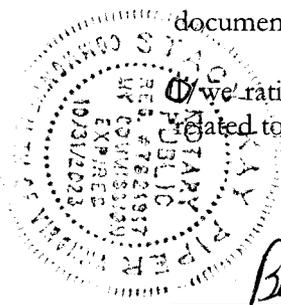
I/we do hereby make, constitute, and appoint Michael Arndt, Timothy Allen, Jeffery Kalikow, Odessa Cooper, authorized agent of RE Blue Ridge LLC, my/our true and lawful attorney-in-fact, and grant unto me/our attorney-in-fact full power and authority to make any and all applications and execute any related 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 21st 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 21st 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/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.

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 19th day of May, 2020, in my City and State aforesaid, by Janet A. 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 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 15th 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 15th day of May, 2020, in my City and State aforesaid, by Christine Tosh Haskins Notary Public. Christine Tosh Haskins
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 Pittsylvania, to-wit:
Subscribed and sworn to before me this 18 day of May, 2020, in my City and State aforesaid, by Lisa Mitchell Phypas Notary Public.
My Commission Expires: 4/30/24



July 5, 2020

Emily Ragsdale, Director of Community Development
P. O. Drawer D
53 N. Main Street
Chatham, Virginia 23431

Dear Ms. Ragsdale;

Thank you and Mr. Barna of Recurrent Energy for answering my many questions forwarded to you and his associate in an earlier email. From your and Mr. Barna's answers, code sections provided and discovered, and proposed conditions I have a better understanding of the potential effects this project will have on the property owned by my wife and her cousin.

All persons familiar with Land Use Planning and Law know that a Conditional or Special Use Permit is a tool to be used to make certain that uses within a district that could be negative do not have adverse effects on adjoining properties. Some uses could become problematic if operated improperly or if the scope or the size of the development is such that adjoining properties are negatively impacted. In many cases, conditions are applied to address these issues so that the development is operated in a positive manner, respecting the rights of adjoining and nearby property owners. If that is the case, then the Use Permit is to be granted usually with conditions to protect adjoining property owners.

At this point, I would like to say we are not opposed to solar energy farms, but want to be able to enjoy our property without negative effects. As the saying goes, "*one chigger bite is not a problem, but many bites can create a nuisance.*" In this case, a solar farm with approximately 478,800 panels that are 15 feet in height can create a very large number of bites and become a very large and long-term nuisance. Our reasons of opposition are provided below.

1. To mitigate the issue of visibility, there is a condition for landscaping buffers. Here lies the area for our first reason of opposition:

The boundary along the northward property line is considered by code as a side yard with a 10-foot set back required. For a single building that would be acceptable but for hundreds of solar panels lining the entire 4,100 feet run along the northern most property line will allow constant viewing from our property,

A condition has been included that **"The side setback shall be 10 percent of the road frontage distance, with a minimum of 10 feet."** As this condition requires a 410-foot setback the setback appears to sufficient.

What is not acceptable is the 15 feet landscaped buffer. This buffer is not adequate. When the conditions of the buffer are also viewed the reasons for objection becomes even greater is greater. We will constantly see the solar panels on Array 10. The condition has the following operational standards, **"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. We believe this condition as insufficient. Our objections to these landscaping standards are elucidated below:

- The existing vegetation along the northern line of Beagle Lane contains a number of gaps and dead or dying trees. The existing line of vegetation also appears to be in Beagle Lane, not on the use permit property. There is a question of who is responsible for the replacement of damaged or dead trees on adjacent property. The expectation that an adjoining land owner should be a) financial responsible or liable, b) susceptible to damages, or c) required to assist (via property access) in order for this removal to occur is not acceptable.
- Secondly, as the trees proposed are **“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,”** and the panels are 15 feet in height, the panels will be visible for the entire life of the project. If species of trees that are used can grow greater than 8 feet, 11 to 13 years minimum will be needed for the proposed species to reach a 15-foot height. The panels will be visible for at least 11 to 13 years as the trees grow to the 15-foot height. This is not acceptable.
- Next, all of the species of trees proposed are all deciduous. This means the panels will be visible for an additional 6 months a year during the fall and winter months for the entire 40-year life of the project. When one considers a combination of this time for growth and visibility due to natural leaf loss, the panels will be **visible** during the 40 life of the project the panels will **for approximately 25 to 28 years**. This equates to a visibility of 60 to 70 % for the of the life of the project. This is not acceptable.
- Finally, it is important to remember this boundary between Array 10 and our property is the entrance to all housing units and the family cemetery currently on the property. This boundary is approximately 4,100 feet in length. This distance could allow approximately 1100 panels per row that are visible for 25 to 28 years of the project life. Such a long run is not uncommon according to the pictures in the Blue Ridge Solar Project Community Outreach received from our correspondence. Thus, a sizeable quantity of panels will be viewed multiple times a day during travel, when one is at home, and when one is paying respects to our late relatives. This is not acceptable. The values of Recurrent Energy make explicit reference to “a true commitment to community values” and a recognition that Recurrent Energy projects “have a long-term presence in communities where they are sited.” We believe maintaining the privacy and sanctity of this property aligns with the goal of seeking “to have a consistently positive impact that supports the priorities of the community.”

2. The next area for our opposition is that of the Traffic and Road Improvement:

The response we received back stated there are 3 proposed driveways. Our questions:

- a. Will Newby Lane and/or Beagle Lane be blocked for our access?
- b. If so for how long and how often? Again, this is our only access to our property.

3. The third area is that of E. & S, Stormwater, and Flood. There are two areas in this opposition:

- a. Has there been any review by DEQ and will we be contacted and allowed to comment? Also, who has determined the existing runoff and what model was used.
- b. On the effects of the Floodway - who will determine compliance and what method/model will be used? Will this determination be by local staff or subcontracted out?

4. The fourth area of opposition at this time is the boundary between Array 14 and our property:

Currently, this boundary is wooded and I am sure you will consider this sufficient for the landscaped buffer. No conditions have been proffered that address the issue of this boundary being cleared in the future.

5. The final area of opposition at this time relates to battery storage:

One of the conditions makes mention of providing training to the local fire department in case of issues with the battery storage. Where will this battery storage be located and what quantities will there be?

As we have indicated above, because the proposed conditions do not provide for the necessary safeguards in these areas to our property, **we are opposed to the issuance of the use permit.** We will be happy to review any modification(s) should they be provided. If there are modifications that will eliminate the negative effects to our property, we ask that approval of the use permit be continued for a period of 30 to 60 days to allow sufficient time to review and explore the future impacts to our property.

Use Permit #S-20-009 Solar Farm Concerns

General

1. With Re Blue Ridge LLC being a subsidiary of Recurrent Energy, LLC which is a subsidiary of Canadian Solar and the application is being handled by an agent from Kleinfelder, an engineering firm, who will manage this entire Pittsylvania County operation once completed? What is their experience and financial backing to ensure smooth operations? **This will need to be answered by RE Blue Ridge.**
2. Should company organization/structural issues (financial, restructuring, merging of companies etc.) arise what type of time frame for reporting to the County and resolution is to be expected? **We do not have a requirement for this; however, we do require certain bonds that we would require to be updated accordingly. We would not release the original bond until a new bond reflecting the changes has been submitted.**
3. If one party of those named above fails for any reason is there a progression of responsibilities for the others? **The project is required to meet the conditions placed on the special use permit regardless of the parties involved.**
4. Will new elevation maps be made available during and/or after construction? **E&S and stormwater plans will have to be approved by both DEQ and the County before permits can be issued. DEQ requires as-built plans to be submitted after construction and stabilization as part of their permitting process.**
5. What will be the change in our property's value be once the construction begins, is completed and during operation when we are surrounded on at least two sides by panels? Determined by who? **I am unable to answer this question for you, as the assessed value determined by the County will not change.**
6. Numerous parcels have family cemeteries. How will these be protected? **These are surveyed off and protective fencing will be installed around the perimeter.**
7. What issues would need to be present before the County issues a "Violation Notice" during construction since the panels are not considered buildings? After construction is completed? **The project would have to violate a condition placed on the special use permit or vary from the approved construction plans without approval. The County would be required to follow all requirements and processes stipulated in both the Pittsylvania County Zoning Ordinance and the Code of Virginia to revoke the SUP if the conditions were violated. If the violation relates to the Building Code, the Building Inspector would work with the contractor to bring the project into compliance.**

Landscaping – Please see the attached ordinance as it relates to the landscaping requirements.

1. When will landscaping be installed? Prior to installation of solar panels or after installation? **Landscaping buffers are required as part of the project and must be installed before construction can be considered complete and permits closed.**
2. Will there be a landscaping requirement around family cemeteries?
3. What size landscape buffer will be provided at property lines? (width from PL to closest unit or building).
4. What other types of landscaping buffers will be provided?
5. Will landscaping be a mixture of brush and trees or just one or the other?
6. What types of trees and /or bushes will be used in the buffer and what will their horizontal spacing be?
7. What steps will be taken to shield units because of change in grades of adjoining property?
8. What type of ground cover will be used under units and how often will it be maintained?

Solar Farm Details – RE Blue Ridge will need to answer these questions.

1. What is the expected life of the Solar Farm?
2. How many solar panels are to be used?
3. What size are the solar panels? Physical and power generation
4. How close will solar panels be placed to our property?
5. How will they be arrayed? (A map would be helpful)
6. How tall will solar panels be when in operation? (measured from grade at unit's base to maximum top of unit)
7. What chemicals will be used in the solar panels?
8. What reporting and cleanup operations will be used for damaged units?
9. How will the panels be constructed to resist hail damage?

Enforcement

1. What types and values of bonds will be in place to ensure compliance with promises, requirements and maintenance? **Decommissioning and E&S bonds.**
2. What conditions are being applied to the Special Use Permit? **Conditions applied to all solar projects are attached.**
3. If violations occur how long will the operator be given to correct will be granted? **A reasonable time frame must be given after a violation notice has been issued. This could vary based on the violation.**
4. Will property owners be responsible for any maintenance of the Farm? **RE Blue Ridge negotiates a contract for the percentage of property that will be covered by the solar facility; therefore, they will need to answer this question.**
5. How often will conditions of Use Permit be checked by the County? **Randomly to ensure continued compliance after construction is complete.**

6. Will the County be able to act independently on the bonds to use to have problems fixed? If so, what time will be given before this action will be taken? **Yes, under E&S regulations, DEQ gives them 7 days to address a violation before the bond is cashed. They will have 12 months once the facility ceases to generate electricity for a continuous period of 12 months before the decommissioning bond would be cashed.**

Connection and Power Transmission – RE Blue Ridge will need to answer this for you.

1. Will additional electrical lines be needed to transfer the load to substations? If so, have easements been obtained?
2. Will these new transmission lines be above ground or buried?
3. Will additional substations be needed? If so, is there a plan on where they will be?
4. Will wires and /or trenches above ground or underground (including bored underground) for the Solar Farm or Power Transmission to current or future substations cross our property?

E & S, Stormwater and Flood – DEQ must approve all Stormwater and E&S plans before any permits can be issued.

1. What steps will be taken to prevent runoff from adjoining solar farm properties crossing to ours? **According to DEQ regulations, the plans must show runoff less than or equal to existing runoff before they will be approved.**
2. If swells are to be used who will maintain them? **A maintenance agreement will be drawn up with DEQ per their regulations and will be reviewed every 5 years.**
3. What plans are to be followed to modify and /or maintain Newby Lane during construction and operations? **RE Blue Ridge will need to answer this; however, they are required to submit a plan to the County that will address road maintenance during construction as part of the approval process.**
4. What steps will be taken to prevent Bearskin Creek or the Bannister River from silting in? **DEQ requires a contractor that is RLD certified and they will be required to check the site every 4 days and document daily activities. Our E&S inspector also makes random inspections and inspects the project after storm events.**
5. What will the effects to the “Flood Way” of the Banister River be? Has an engineered study been completed and FEMA/NFIP notified? **The County enforces our Floodplain Ordinance. If the floodplain is impacted by the project, the appropriate H&H Study will be required during the permitting process in accordance with our ordinance.**
6. What E & S steps will be taken when clear cutting all of the trees from the land? **This is regulated by the Department of Forestry as long as they are not destumping and grubbing. Once that happens, they are required to have the land disturbance permit and bond in place.**

RE Blue Ridge LLC

Fred Brusso
601 Shenandoah Street
Portsmouth, VA 23707

RE: Use Permit #S-20-009 Solar Farm Concerns

Mr. Brusso,

We appreciate your detailed questions regarding the Blue Ridge Solar Project. See below responses to your questions for Recurrent Energy and we have provided the below definitions for clarification:

Blue Ridge Mailer: This document, along with a comment card, was mailed in May 2020 to all adjacent property owners to the address listed in Pittsylvania County property assessor records. We are mailing you an additional copy to your Portsmouth address.

County Ordinance: Pittsylvania County Zoning Ordinance Section 35-141 (Solar Energy Facilities).

County Building Permit: Pittsylvania Building Permits to be applied for and approved prior to construction.

VA PBR: State of Virginia review process set forth in Virginia Administrative Code Chapter 60: Small Renewable Energy Projects (Solar) Permit By Rule.

GENERAL

1. With RE Blue Ridge LLC being a subsidiary of Recurrent Energy, LLC which is a subsidiary of Canadian Solar and the application is being handled by an agent from Kleinfelder, an engineering firm, who will manage this entire Pittsylvania County operation once completed? What is their experience and financial backing to ensure smooth operations?

Recurrent Energy is the Project owner and will be managing the solar facility once in operation. Recurrent Energy develops solar Projects nationwide, including the proposed RE Blue Ridge LLC Solar Project. See www.recurrentenergy.com for details, including www.recurrentenergy.com/blue-ridge-solar-Project/ for specific Blue Ridge Solar information along with www.recurrentenergy.com/portfolio for other Project examples and track record. Additionally, the Blue Ridge Mailer provides information on Recurrent Energy. Lastly, Canadian Solar, the parent company, is a publicly traded company.

2. Should company organization/structural issues (financial, restructuring, merging of companies etc.) arise what type of time frame for reporting to the County and resolution is to be expected?
3. If one party of those named above fails for any reason is there a progression of responsibilities for the others?

Prior to construction the County has no liability. Prior to construction, Recurrent Energy is required to post a decommissioning bond. As required by County Ordinance, surety bonds are issued to the County for decommissioning costs as a guarantee of Project decommissioning. In the event of any changes to the organizational structure of the Project, the County will be notified as required.

4. Will new elevation maps be made available during and/or after construction?

The Project is currently utilizing topography depicted on the United States Geological Survey maps for project planning. During the County building permit process, one-foot topographic data will be collected for project design and grading purposes which will be submitted to the County for approval.

5. What will be the change in our property's value be once the construction begins, is completed and during operation when we are surrounded on at least two sides by panels? Determined by who?

The Solar Energy Industries Association's summary of property values studies have been conducted across the U.S. and have demonstrated that utility-scale solar energy projects (responsibly developed and constructed) have no measurable impact on neighboring property values.

6. Numerous parcels have family cemeteries. How will these be protected?

See the "Blue Ridge Project Site Map" in the Blue Ridge Mailer. The onsite cemeteries will each have an undisturbed buffer of 50 feet that surrounds and protects them.

7. What issues would need to be present before the County issues a "Violation Notice" during construction since the panels are not considered buildings? After construction is completed?

Recurrent Energy's understanding is that as the Project will apply for County building permits prior to construction, will thus be subject to the associated County inspection and violation rules once approved and construction commences however this question is best directed towards the County for response.

LANDSCAPING

1. When will landscaping be installed? Prior to installation of solar panels or after installation?

To ensure protection and success of the plantings, the perimeter landscaping is proposed to occur towards the end of construction which corresponds to the optimal planting season.

2. Will there be a landscaping requirement around family cemeteries?

There are no landscaping requirements around cemeteries. However, cemeteries located adjacent to the Project perimeter will have perimeter landscaping installed or may already have pre-existing vegetation, while cemeteries located within the interior of Project will have a protective buffer.

3. What size landscape buffer will be provided at property lines? (width from PL to closest unit or building)
4. What other types of landscaping buffers will be provided?

Per Section 35-182 of the County Ordinance, the perimeter setback from the property Line to the center of the specified right-of-way shall be 60 feet to 35 feet from the edge of the right-of-way, whichever is greater. In areas where this perimeter setback does not have existing vegetative screening, supplemental buffer plantings will be installed with a width that averages 15-feet wide. Behind the installed plantings, the remaining buffer setback will be seeded and allowed to grow naturally, contributing to the screening effects over time. See the Blue Ridge Mailer for additional details.

5. Will landscaping be a mixture of brush and trees or just one or the other?
6. What types of trees and /or bushes will be used in the buffer and what will their horizontal spacing be?

The vegetative buffer will include a mixture of native trees and shrubs including red maple, willow oak, tulip poplar, inkberry holly, beauty berry, southern wax myrtle, and schip laurel. Trees will be sized 4 to 6 feet at time of planting with a minimum height at maturity not less than 8 feet. Shrubs will smaller than 4 feet at time of planting. These plantings will be planted in two staggered rows spaced on 10-foot centers for shrubs and 20-foot centers for trees.

7. What steps will be taken to shield units because of change in grades of adjoining property

The perimeter of the Project will have a vegetative screen for visual buffering. The specific project grading plan will be developed at a later date during the County building permit process.

8. What type of ground cover will be used under units and how often will it be maintained?

Currently, the proposed ground cover is aligned with VDOT native seed mixes for the region. During the VA PBR process, the Project may amend the seed mixture per the recommendations of the agency. The interior vegetation will be mowed regularly with a maximum height of 12-inches.

SOLAR FARM DETAILS

1. What is the expected life of the Solar Farm?

The expected life of the solar facility is 40 years.

2. How many solar panels are to be used?
3. What size are the solar panels? Physical and power generation
4. How close will solar panels be placed to our property?
5. How will they be arrayed? (A map would be helpful)
6. How tall will solar panels be when in operation? (measured from grade at unit's base to maximum top of unit)
7. What chemicals will be used in the solar panels?
8. What reporting and cleanup operations will be used for damaged units?
9. How will the panels be constructed to resist hail damage?

It is estimated that 478,800 individual panels will be installed at the Blue Ridge Project. The panels will be sized at approximately 7' x 3.5' and 430 watts. The exact location and number of the solar arrays will be determined during the County building permit process; however, the Blue Ridge Mailer includes a Project Site Map which shows the preliminary location of the 15 solar arrays. Note that this is a Conceptual Site

Map and subject to change. In reference to your property, Array 10 is preliminarily located to the north and Array 14 is preliminarily located to the southeast at the southern end of Newby Lane. The solar panels will have a maximum height of 15-feet at full tilt (measured from the ground) and will utilize components with a UL listing or equivalent. An operation and maintenance plan, along with equipment spec sheets, have been submitted as a part of the SUP application and additional information can be found in the Blue Ridge Mailer. There are no chemicals present within the solar panels. If damaged, the panels are replaced with operational units and disposed of. As solar panels are constructed of tempered glass, while being able to resist smaller sized hail, it is possible that panels can be damaged in severe storms. In this case, the damage will be assessed, cleanup will occur, and panels will be replaced.

ENFORCEMENT

1. What types and values of bonds will be in place to ensure compliance with promises, requirements and maintenance?
2. What conditions are being applied to the Special Use Permit?
3. If violations occur how long will the operator be given to correct will be granted?
4. Will property owners be responsible for any maintenance of the Farm?
5. How often will conditions of Use Permit be checked by the County?
6. Will the County be able to act independently on the bonds to use to have problems fixed? If so, what time will be given before this action will be taken?

A decommissioning bond will be in place prior to construction. Property owners will not be responsible for the maintenance of the solar facility. The Project owner and their contracted maintenance company will conduct regular maintenance. Regarding violations, this question is best directed to the County.

The Project has proposed the following conditions as part of the SUP application, which provide information on maintenance, bonding, etc.:

1. **Site Development Plan; Location.** All solar panels and other above-ground equipment will be located within the "Buildable 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 lines 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 boundary 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 shown on the Conceptual Site Plan, the setback will include a minimum 15-foot-wide landscaped area comprised of existing vegetation and supplemented as needed with a staggered double row of planted trees or large shrubs to provide a visual screen within the viewshed of adjacent structures and public right-of-way. The trees will be designed to be at least 8 feet high at maturity for new trees 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, 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.** Damage to public roads caused by construction within 150 feet of the designated access points will be promptly repaired. Ninety days prior to commencement of construction, Applicant shall conduct a pre-construction road survey to document the condition of the pavement and shoulders along roads adjacent to the Project boundary. Applicant will repair damage directly attributable to Facility construction within such area.
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. **Operations 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. Lighting internal to the Facility will be limited to the substation, control building(s), and power conversion shelters. Substation task lighting will be manually controlled and only used as needed for nighttime maintenance. Lighting at the control building(s) and power conversion shelters will be shielded/downward facing to minimize light spillage and shall be motion-activated.
12. **Compliance.** The Project shall be designed 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 (excluding the substation) 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 final 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. **Survival.** So long as the Project is operated in conformance with these conditions, the SUP shall continue for the life of the Project.
16. **Nonpoint Source Pollutants.** Applicant will comply with all DEQ regulations concerning chemical sprays used in weed control.

CONNECTION AND POWER TRANSMISSION

1. Will additional electrical lines be needed to transfer the load to substations? If so, have easements been obtained?
2. Will these new transmission lines be above ground or buried?
3. Will additional substations be needed? If so, is there a plan on where they will be?
4. Will wires and /or trenches above ground or underground (including bored underground) for the Solar Farm or Power Transmission to current or future substations cross our property?

The Project will be connecting to the power grid via a direct line tap to a pre-existing high voltage transmission line. No easements are required. Medium voltage lines within the Project which connect the various equipment can be either above ground or buried, this will be determined during the County building permit process. A new power substation will be constructed within our Project boundary which is anticipated to be located along on the west side of Concord Road, approximately 0.2 miles north of the Concord Road/West Giles Road intersection. There will be no project-associated equipment on, above, or below your property.

E & S, STORMWATER AND FLOOD

1. What steps will be taken to prevent runoff from adjoining solar farm properties crossing to ours?
2. If swells are to be used who will maintain them?
3. What plans are to be followed to modify and /or maintain Newby Lane during construction and operations?
4. What steps will be taken to prevent Bearskin Creek or the Bannister River from silting in?
5. What will the effects to the "Flood Way" of the Banister River be? Has an engineered study been completed and FEMA/NFIP notified?
6. What E & S steps will be taken when clear cutting all of the trees from the land?

E & S and Stormwater

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. This plan will include, in part, a detailed silt fencing plan, stormwater discharge points pursuant to NPDES and other State of VA guidelines, and additional Best Management Plans (BMPs) to control erosion and sediment during and after construction. Engineering practices do not allow for additional runoff to occur on to your property aside from current conditions. If swales are designed within the project boundary, the Project owner and their associated maintenance contractor will be responsible for maintenance. Tree clearing that is conducted in conjunction with the solar facility construction will have appropriate sediment and erosion controls pursuant to VA DEQ stormwater plan guidelines.

Traffic and Road Improvements

During construction, traffic will temporarily increase along roadways adjacent to the Project (including Newby Lane) to variable degrees. Construction is anticipated to last approximately 12 months. Post-construction, the anticipated traffic will be reduced to 1 to 2 vehicles per day. There are 3 proposed driveways on Newby Lane as shown on the "Project Site Map" in the Blue Ridge Mailer.

Streams, Wetlands, and Floodplains

All onsite wetlands, streams, and floodplains will be avoided by the Project. Additionally, all wetlands and streams will have buffers separating them from the Project.

Recurrent Energy recognizes our projects have a long-term presence in the communities where they are sited, and we thank you for reaching out regarding your questions related to the Blue Ridge Solar Project. Apologies that our informational packet did not reach you at your residence in Portsmouth as we pride ourselves on being a good neighbor and community outreach is integral to our development approach. We hope that we provided you answers in detail but should you have any further questions or comments, or would like to chat, please do not hesitate to contact me via phone at 203-339-2968 or email at Stephen.Barna@RecurrentEnergy.com. Your questions or concerns are welcome at any time.

Best regards,

A handwritten signature in black ink, appearing to read "Stephen V. Barna". The signature is fluid and cursive, with the first name being the most prominent.

Stephen V. Barna
Manager, Development

CC: Emily Ragsdale, Director of Community Development, Pittsylvania County

Correcting the Myth that Solar Harms Property Value

It is a common misconception that ground mounted solar farms decrease nearby property values.

- Examining property value in states across the United States demonstrates that large-scale solar arrays often have no measurable impact on the value of adjacent properties, and in some cases may even have positive effects.
- Proximity to solar farms does not deter the sales of agricultural or residential land.
- Large solar projects have similar characteristics to a greenhouse or single-story residence. Usually no more than 10 feet high, solar farms are often enclosed by fencing and/or landscaping to minimize visual impacts.



Vegetative screening will grow to obscure panels from the road and nearby homes, when desired.
Photo Credit: Borrego Solar

The Numbers

- A study conducted across Illinois determined that the value of properties within one mile *increased* by an average of 2 percent after the installation of a solar farm.¹
- An examination of 5 counties in Indiana indicated that upon completion of a solar farm, properties within 2 miles were an average of 2 percent *more* valuable compared to their value prior to installation.²
- An appraisal study spanning from North Carolina to Tennessee shows that properties adjoining solar farms match the value of similar properties that do not adjoin solar farms within 1 percent.³

Paired Sale Analysis: Solar Farms and Adjoining Land		
	Potentially Impacted by Solar Farm	Adjusted Median Price Per SF
Control Area Sales (5)	No: Not adjoining solar farm	\$79.95
Adjoining Property 10 (Test Area)	Yes: Solar Farm was completed by the sale date	\$82.42
Difference		3.09%

Various studies have shown that solar can potentially have a positive impact on adjoining property value. The above table references one of many in a report written by CohnReznick.⁴

¹ Kirkland, Richard C. *Grandy Solar Impact Study*. Kirkland Appraisals, 25 Feb. 2016, kirdlandappraisals.com.

² Lines, Andrew. "Property Impact Study: Solar Farms in Illinois." *Mcleancounty.gov*, Nexia International, 7 Aug. 2018.

³ McGarr, Patricia. *Property Value Impact Study*. Cohn Reznick LLP Valuation Advisory Services, 2 May 2018.

Harmony with Nearby Residential and Agricultural Property

1. **Appearance:** Large solar projects have similar characteristics to a greenhouse or single-story residence. Usually no more than 10 feet high, solar farms are often enclosed by fencing and/or landscaping to minimize visual impacts.
2. **Noise:** Solar projects are effectively silent. Tracking motors and inverters may produce an ambient hum that is not typically audible from outside the enclosure.
3. **Odor:** Solar projects do not produce any byproduct or odor.
4. **Traffic:** Solar projects do not attract high volumes of additional traffic as they do not require frequent maintenance after installation.
5. **Hazardous Material:** PV modules are constructed with the solar cells laminated into polymers and the minute amounts of heavy metals used in some panels cannot mix with water or vaporize into the air. Even in the case of module breakage, there is little to no risk of chemicals releasing into the environment.⁵

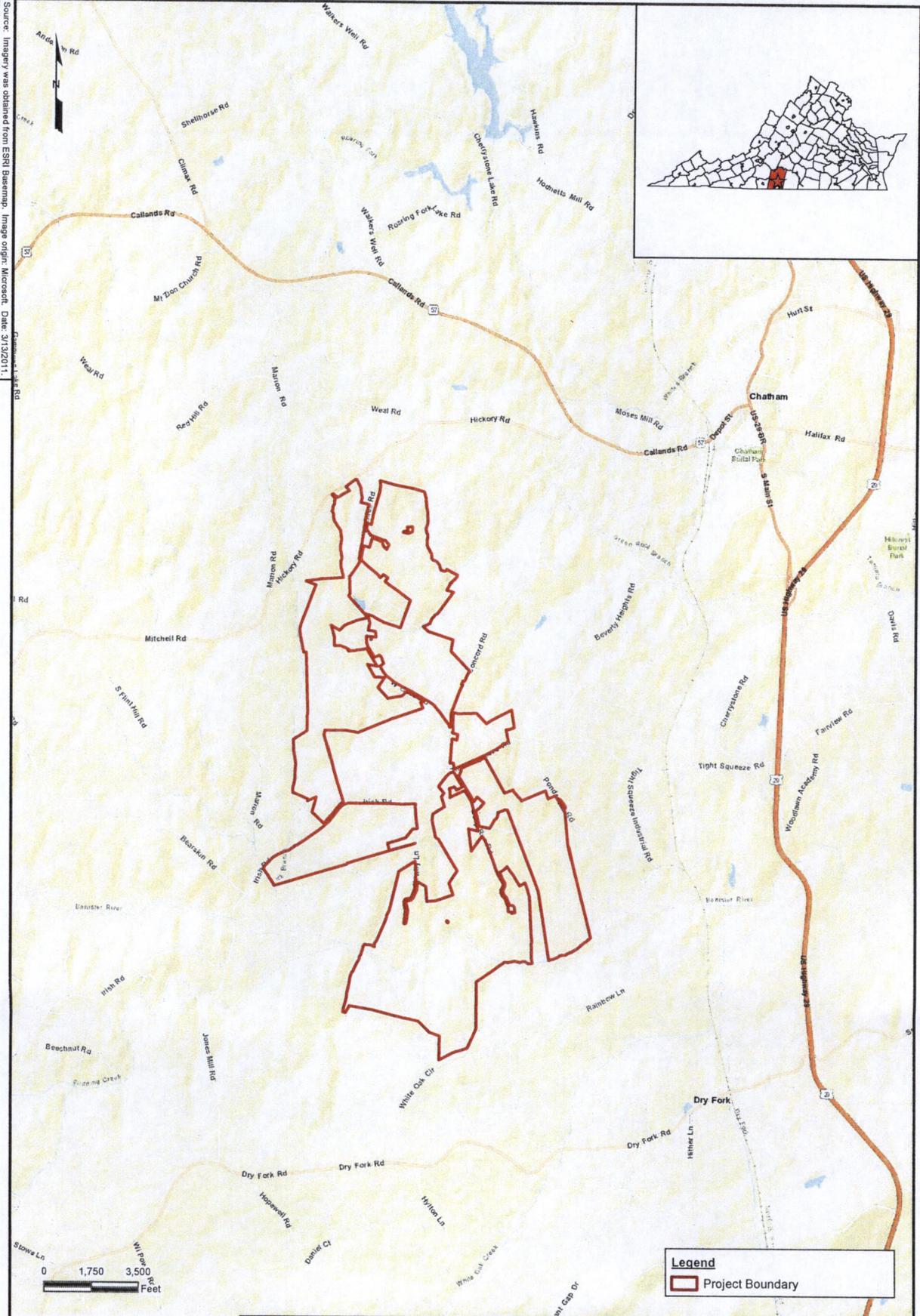


A ground-mounted solar system sited in a rural area.

Credit: Blattner

⁵ "Clean Energy Results, Questions and Answers, Ground Mounted Solar Photovoltaic Systems." Energy Center, June 2015.
<http://www.mass.gov/eea/docs/doer/renewables/solar/solar-pv-guide.pdf>

Source: Imagery was obtained from ESRI BaseMap; Image origin: Microsoft; Date: 3/12/2011.



Legend
 Project Boundary

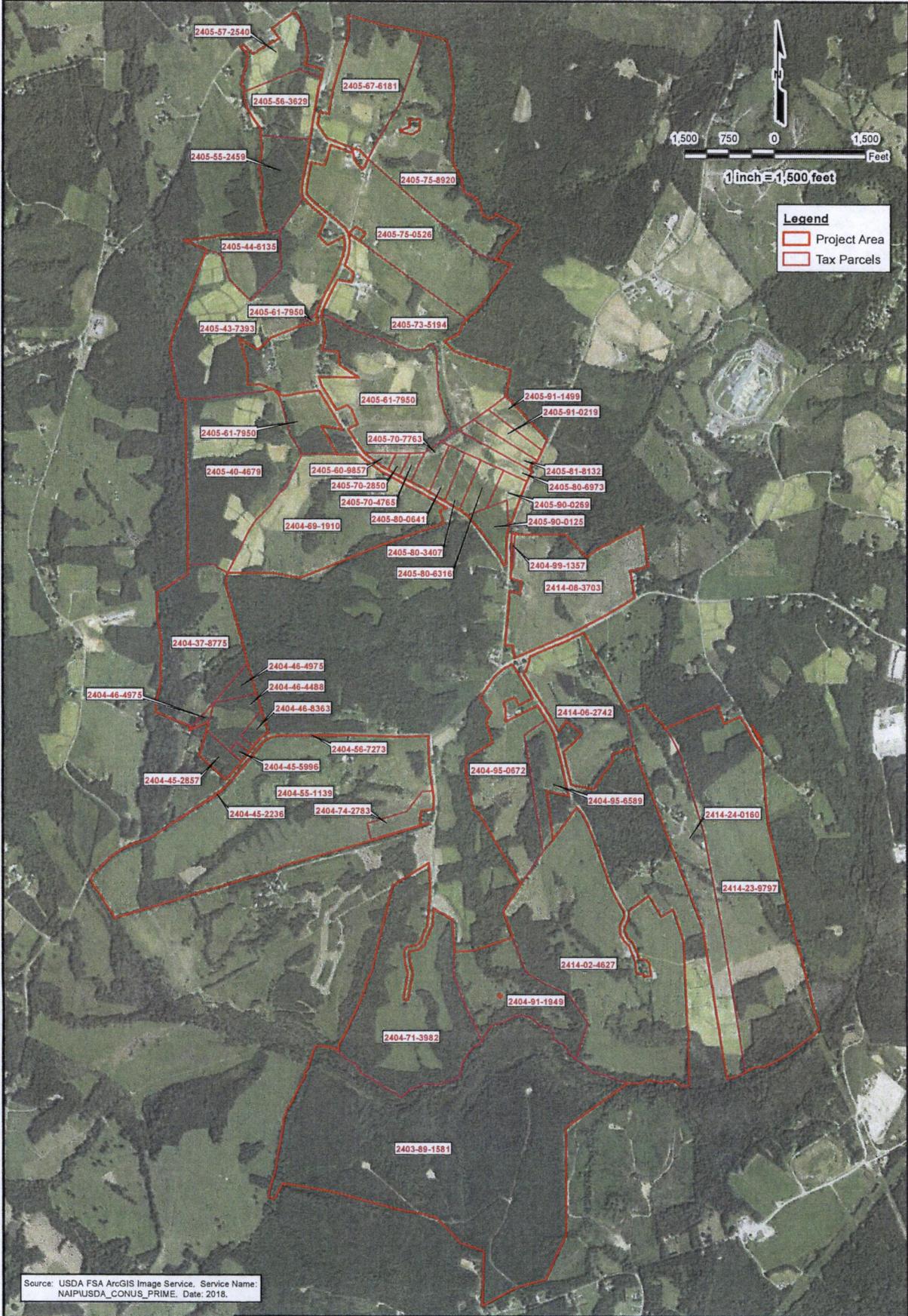
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DRAWN BY:	LP
CHECKED BY:	CK
FILE NAME:	See File Path

Project Location Map

Blue Ridge Solar
Pittsylvania County, Virginia

FIGURE
1



Source: USDA FSA ArcGIS Image Service. Service Name: NAIPIUSDA_CONUS_PRIME. Date: 2018.

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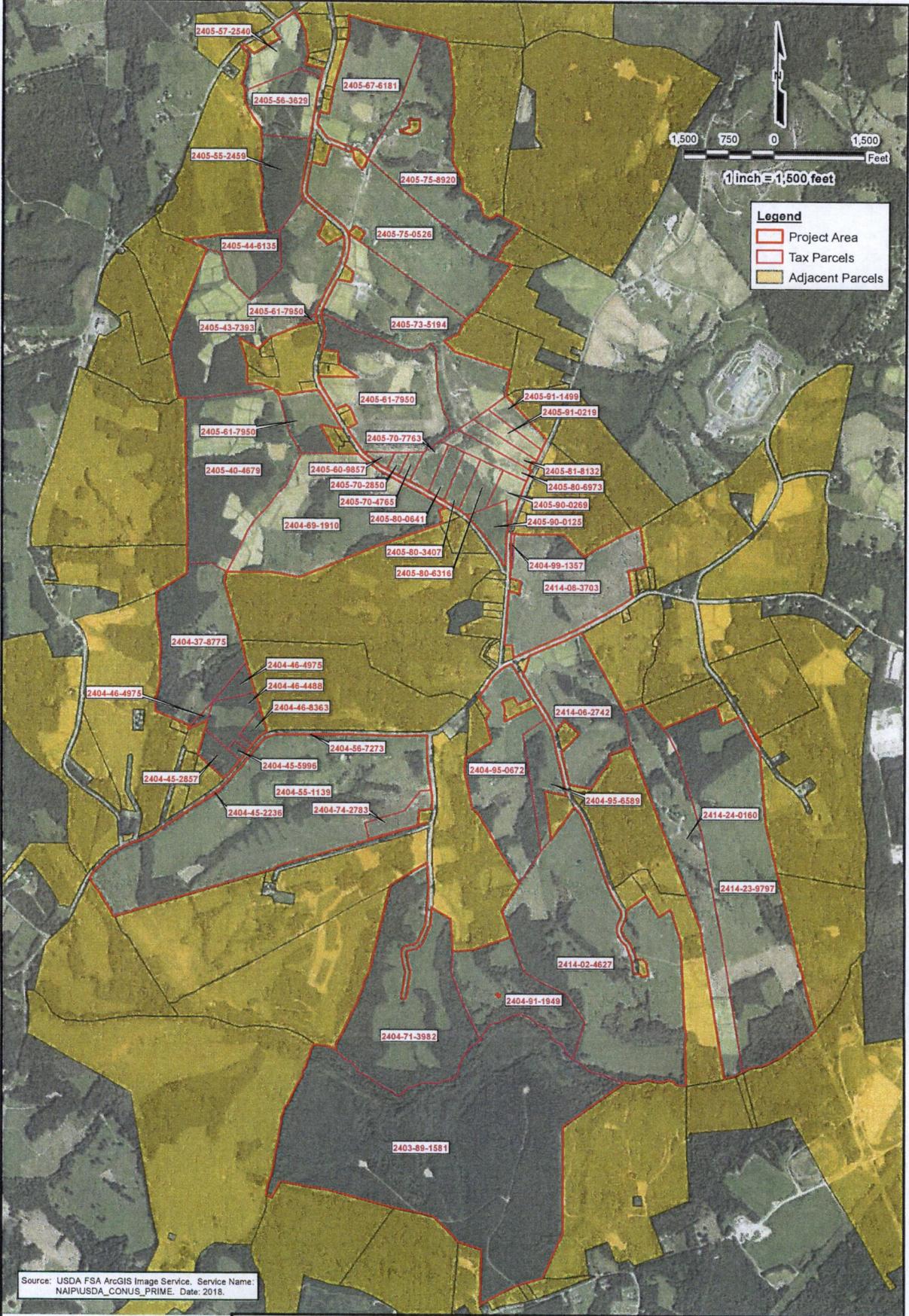
PROJECT NO. 20202178.001A
 DRAWN: 5/4/2020
 DRAWN BY: NL
 CHECKED BY: ACP
 FILE NAME: 20-0504-Recurent BlueRidge-OverallProjMap.mxd

Project Parcel Map

Blue Ridge Solar Site
 Recurrent Energy
 Pittsylvania County, Virginia

FIGURE

2



Source: USDA FSA ArcGIS Image Service. Service Name: NAIPIUSSA_CONUS_PRIME. Date: 2018.

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DRAWN BY: NL
CHECKED BY: ACP
FILE NAME: 20-0504-Recurrent
BlueRidge-OverallAdjParcels.mxd

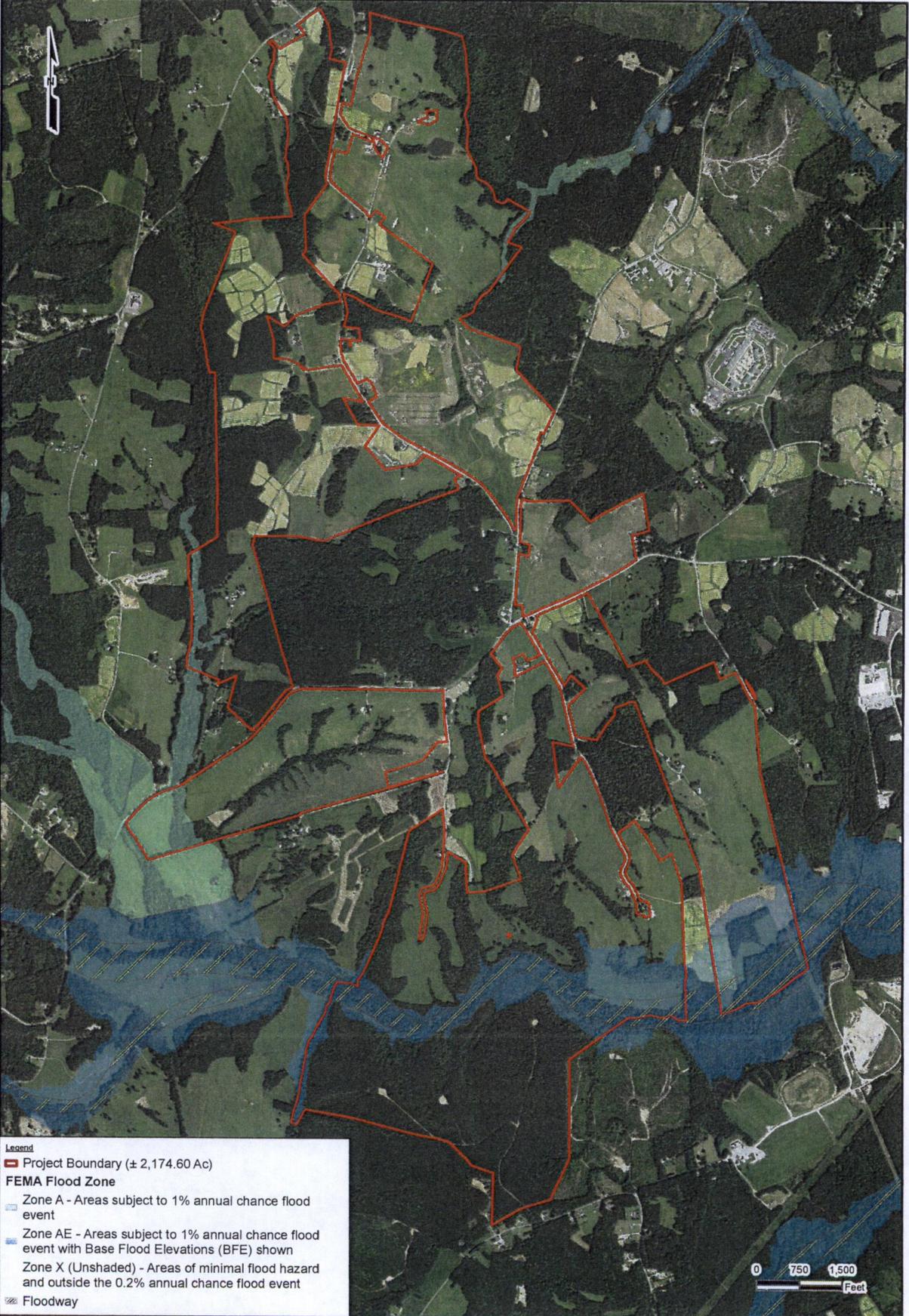
Adjacent Properties Map

Blue Ridge Solar Site
Recurrent Energy
Pittsylvania County, Virginia

FIGURE

3

Source: Imagery was obtained from NAIP Imagery USDA Conus Prime. Source: FEMA Floodplain Panels 51143C0390E, 51143C0390E, and 51143C0505E.



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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FEMA Floodplain Map

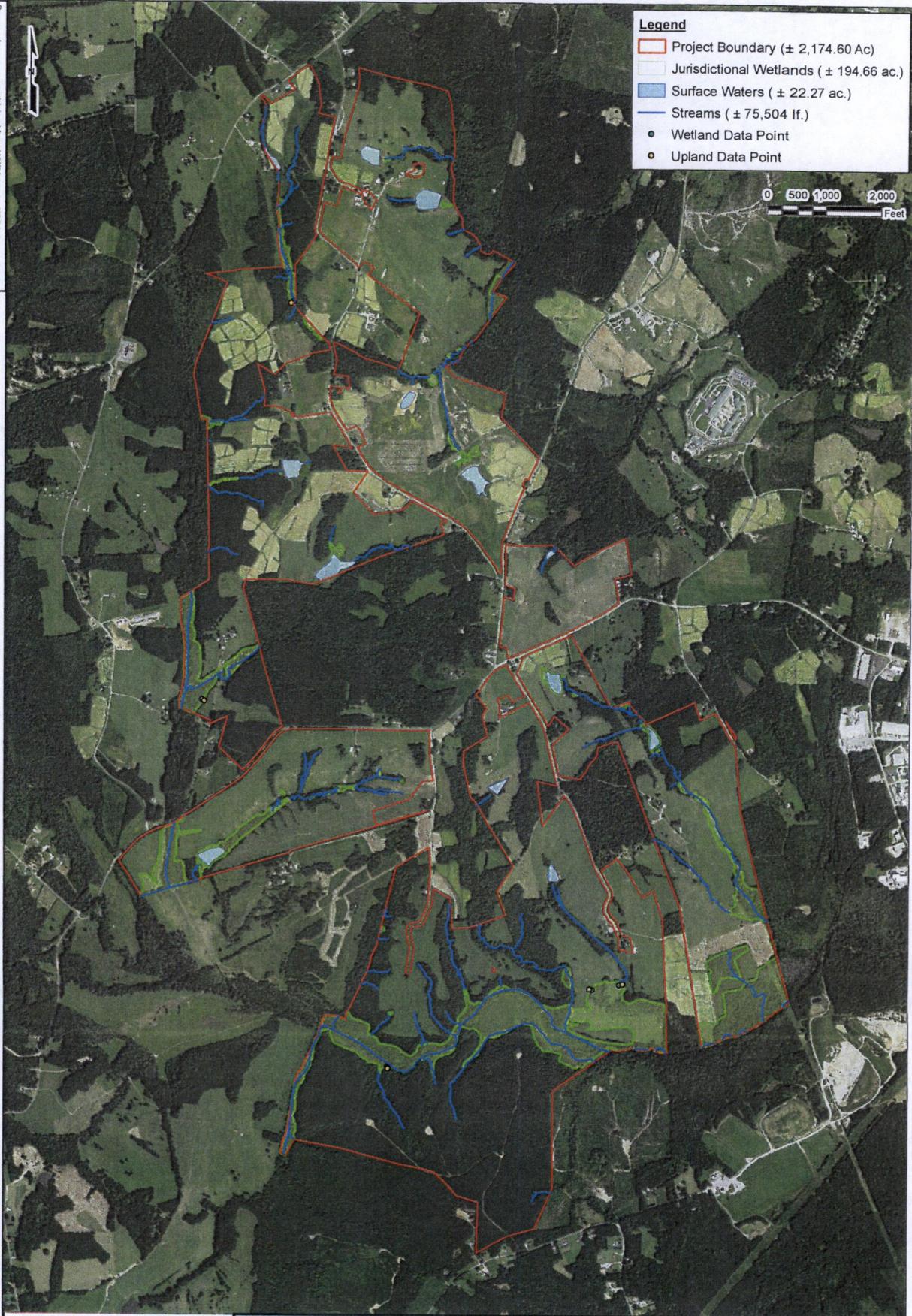
Blue Ridge Solar
Pittsylvania County, Virginia

FIGURE

4

Document Path: W:\Public\Proj\GIS\Kecount\Blue_Ridge\IHAM\Flood Map - Fig. 5 (UPDATED 2.10.20.mxd)

Source: Imagery was obtained from NAIP Imagery USDA, Conus Prime.



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FILE NAME:	See File Path

Wetland and Stream Map

Blue Ridge Solar
Pittsylvania County, Virginia

FIGURE

5

REV	DESCRIPTION	ISSN	CHK	DATE
		DRAWN	APP	
	ISSUED FOR PERMITTING	JUV	MHI	02/22/2020
		JUV	COO	
0				

ISSUED FOR PERMITTING

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IF IT'S NOT 1 INCH ON THIS SCALE, THE DRAWING IS NOT TO SCALE ACCORDINGLY

ORIGINAL DRAWING SIZE IS 21 x 34

ZONING PLAN

RECURRENT ENERGY
A subsidiary of Canadian Solar

SPECIAL USE PERMIT PLANS

SPECIAL USE PERMIT PLANS
PERMIT APPLICATION
PITTSBURGH COUNTY, VA

3000 OAK RD, STE 300
WALNUT CREEK, CA 94597

PROJECT NO. 200201700004
ISSUE DATE: 02/22/2020
CURRENT REVISION: 0
DESIGNED BY: MHI
DRAWN BY: MHI
CHECKED BY: COO
APPROVED BY: COO

3

3 of 21 SHEET

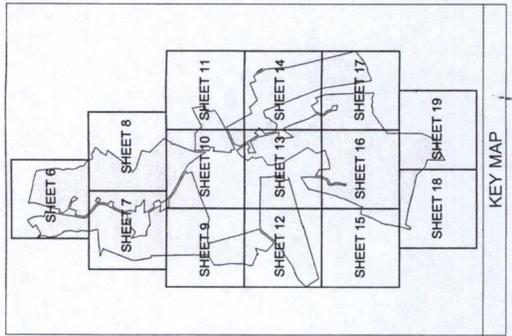
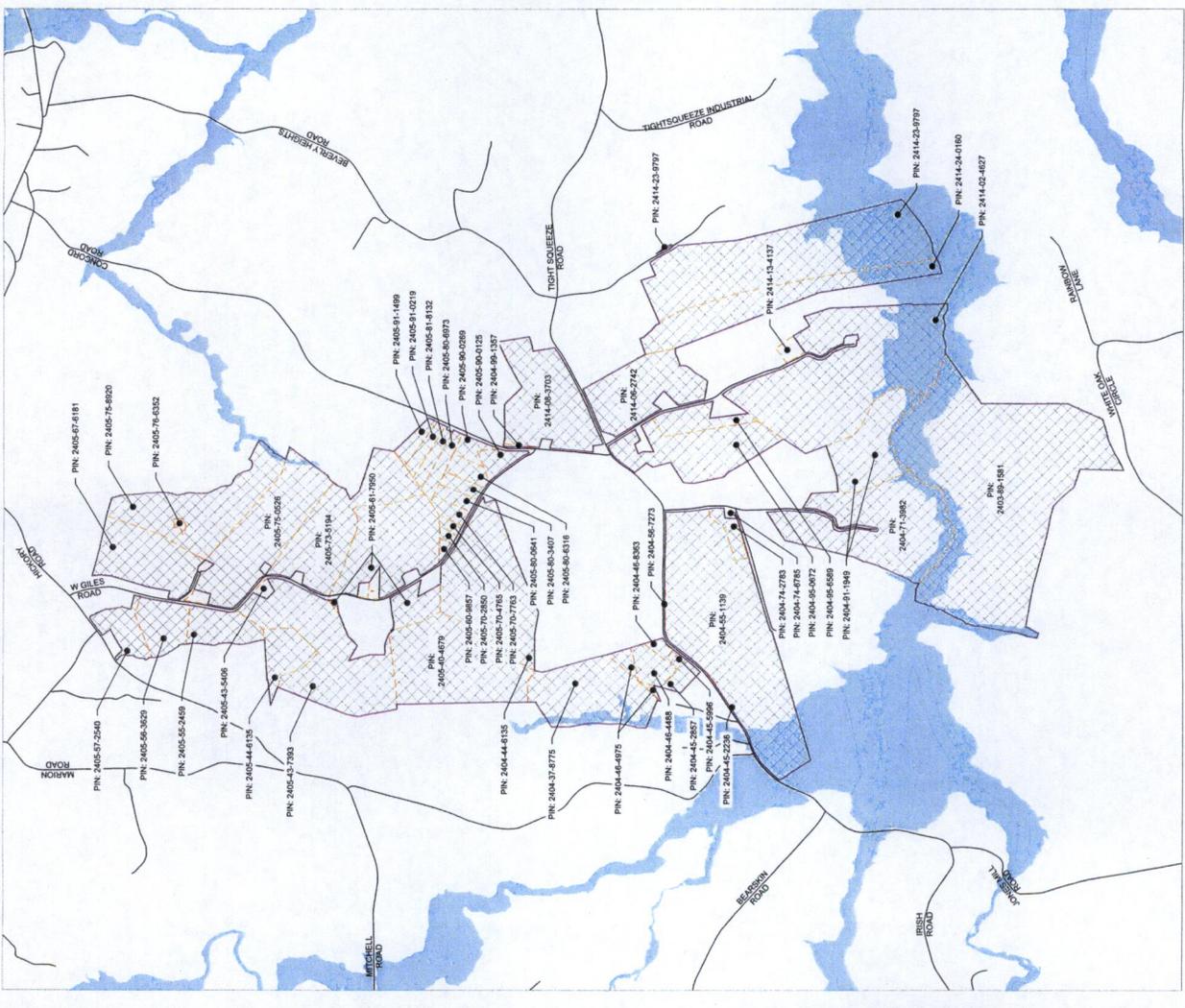
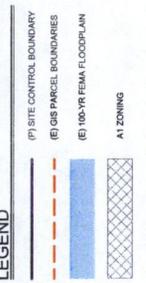


TABLE 1: PARCEL DATA

PARCEL ID	AREA (SQ FT)	AREA (AC)	PERCENTAGE OF TOTAL AREA
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2404-44-8134	10,000	0.23	1.00%
2404-44-8135	10,000	0.23	1.00%
2404-44-8136	10,000	0.23	1.00%
2404-44-8137	10,000	0.23	1.00%
2404-44-8138	10,000	0.23	1.00%
2404-44-8139	10,000	0.23	1.00%
2404-44-8140	10,000	0.23	1.00%
2404-44-8141	10,000	0.23	1.00%
2404-44-8142	10,000	0.23	1.00%
2404-44-8143	10,000	0.23	1.00%
2404-44-8144	10,000	0.23	1.00%
2404-44-8145	10,000	0.23	1.00%
2404-44-8146	10,000	0.23	1.00%
2404-44-8147	10,000	0.23	1.00%
2404-44-8148	10,000	0.23	1.00%
2404-44-8149	10,000	0.23	1.00%
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2404-44-8151	10,000	0.23	1.00%
2404-44-8152	10,000	0.23	1.00%
2404-44-8153	10,000	0.23	1.00%
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2404-44-8157	10,000	0.23	1.00%
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2404-44-8199	10,000	0.23	1.00%
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REVISIONS		DATE	ISSUED FOR PERMITTING
REV	DESCRIPTION	DATE	ISSUED FOR PERMITTING
0	ISSUED FOR PERMITTING	01/11/2024	01/11/2024

ISSUED FOR PERMITTING

SCALE VERIFICATION
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SCALES ACCORDINGLY

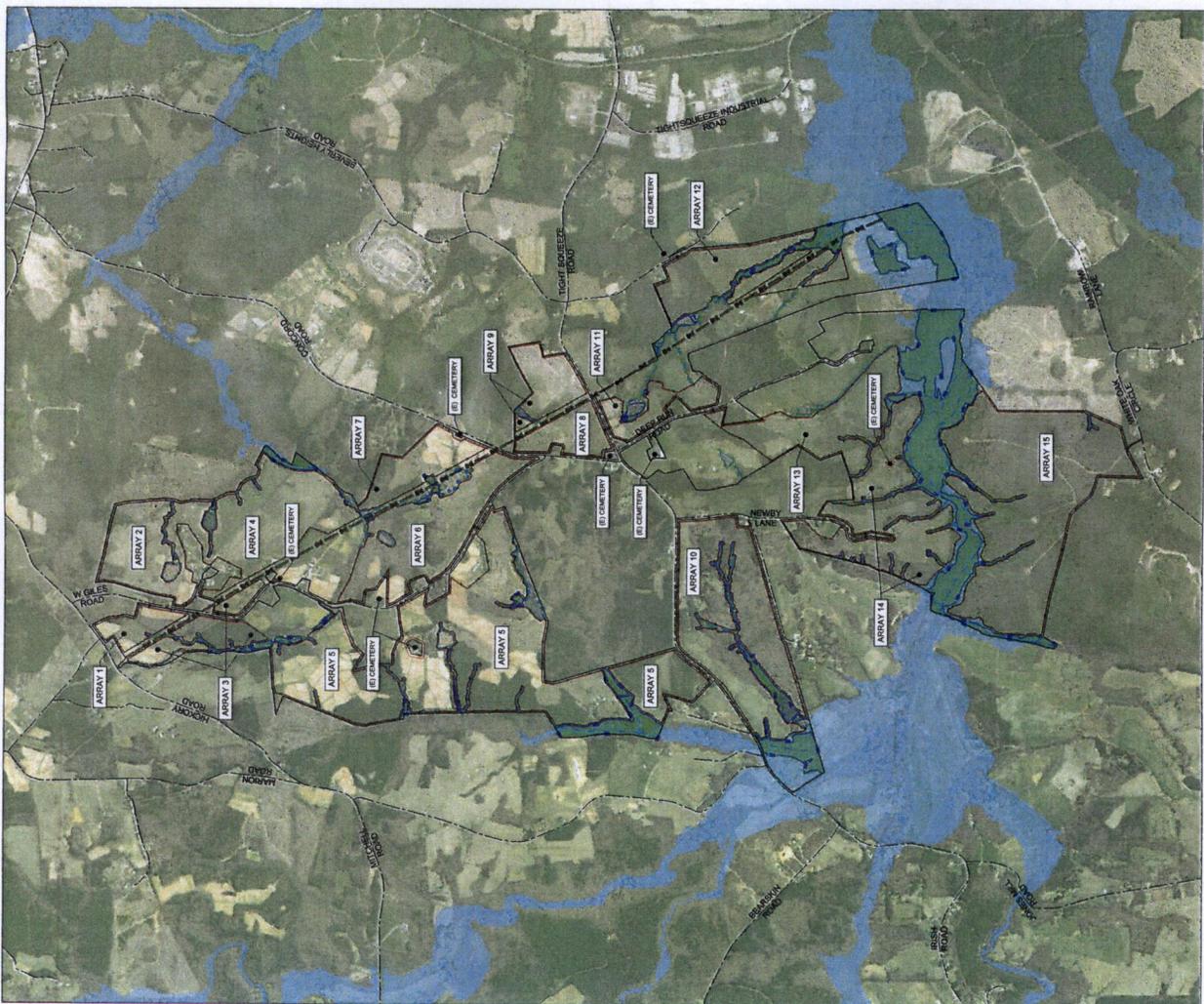
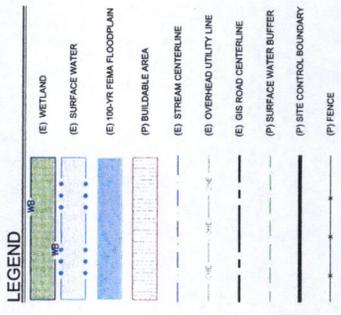
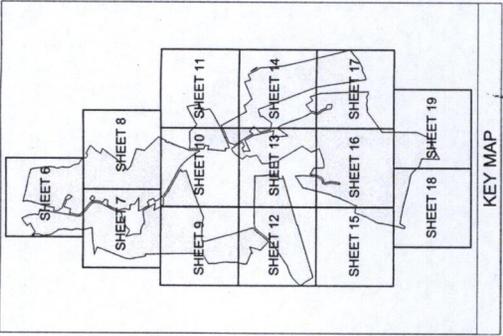


ORIGINAL DRAWING SIZE IS 24" x 36"
OVERALL SITE PLAN
SPECIAL USE PERMIT PLANS
PERMIT APPLICATION
PITTSYLVANIA COUNTY, VA

RECURRENT ENERGY
A subsidiary of Canadian Solar

RECURRENT ENERGY INC. BLUE RIDGE LLC
3000 OAK RIDGE STE 300
WALNUT CREEK, CA 94597

SPECIAL USE PERMIT PLANS	
PROJECT NO.	2023178-001A
ISSUE DATE	01/11/2024
CURRENT REVISION	0
DESIGNED BY	MD
DRAWN BY	MD
CHECKED BY	COO
APPROVED BY	COO



REV	DESCRIPTION	ISSUED FOR PERMITTING	DATE	CHK	APP
0	ISSUED FOR PERMITTING		06/27/2020		

ISSUED FOR PERMITTING

SCALE VERIFICATION
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ORIGINAL DRAWING.
IF IT'S NOT 1" INCH ON THIS SCALE, SCALES ACCORDINGLY.

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

SITE PLAN

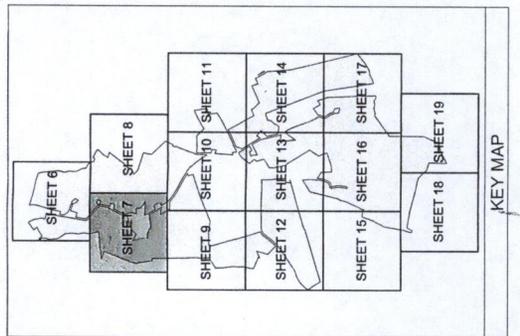
SPECIAL USE PERMIT PLANS
PERMIT APPLICATION
PITTSYLVANIA COUNTY, VA

RECURRENT ENERGY
A subsidiary of Canadian Solar
RECURRENT ENERGY RE BLUE RIDGE LLC
3000 OAK RD, SITE 200
WALNUT CREEK, CA 94597

SPECIAL USE PERMIT PLANS

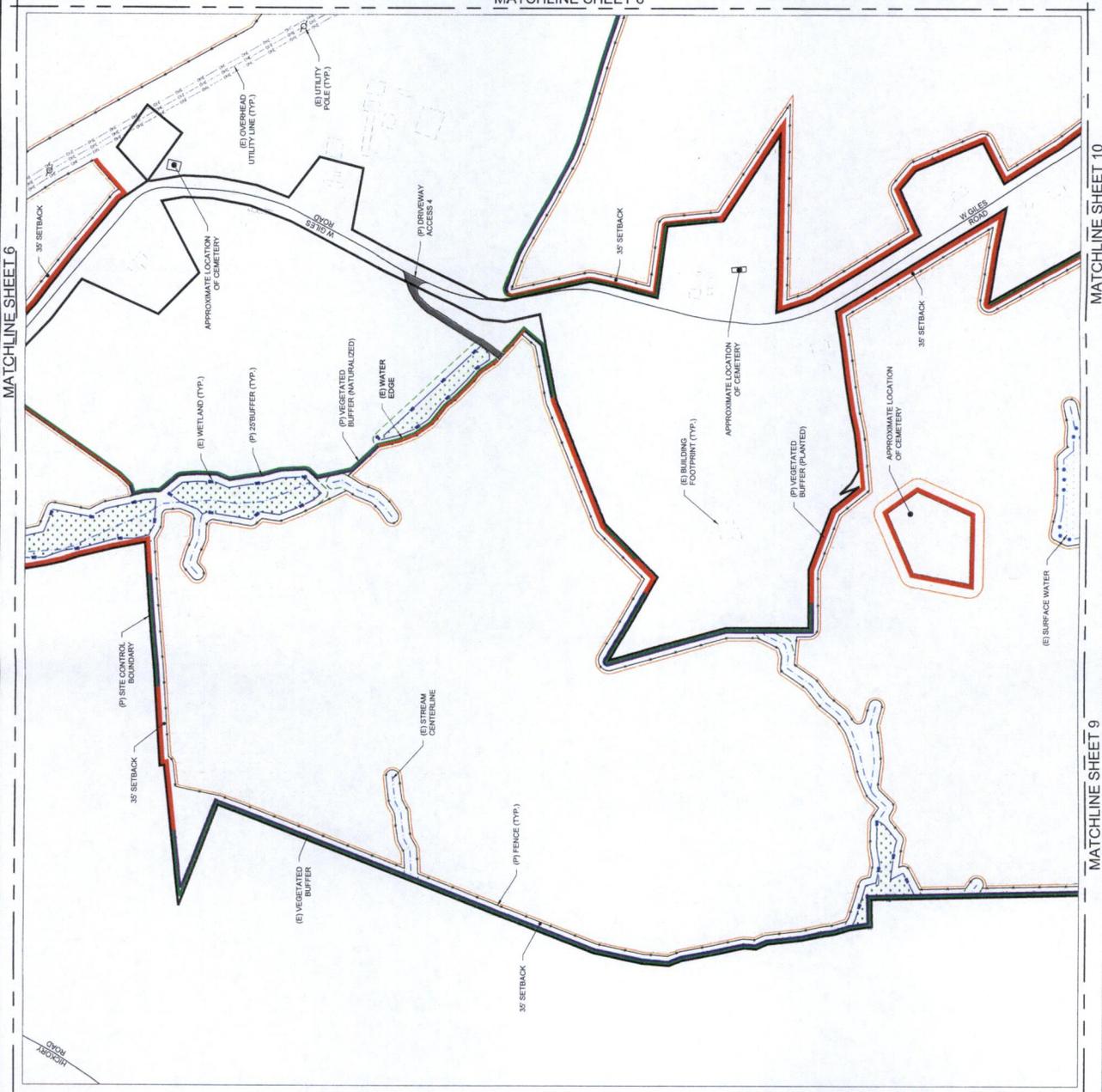
PROJECT NO.	30052178.001A
ISSUE DATE	06/27/2020
CURRENT REVISION	0
DESIGNED BY	MD
DRAWN BY	MD
CHECKED BY	COG
APPROVED BY	COG

7 of 21



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

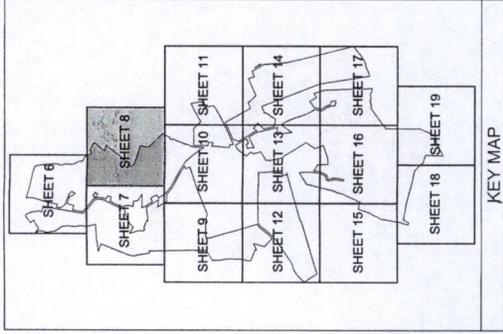


MATCHLINE SHEET 8

MATCHLINE SHEET 10

MATCHLINE SHEET 9

DRIVEWAY ACCESS 4



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

ISSUED FOR PERMITTING

SCALE VERIFICATION
THIS DRAWING IS IN CONFORMANCE WITH THE REQUIREMENTS OF ORIGINAL DRAWING
IF IT'S NOT 1"=200' ON THIS SCALE, THE ORIGINAL DRAWING 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 RE BLUE ROUGE LLC
3000 OAK RD, STE 300
WALNUT CREEK, CA 94597

SPECIAL USE PERMIT PLANS

PROJECT NO.	3002178.001A
ISSUE DATE	03/22/2020
CURRENT REVISION	0
DESIGNED BY	MM
DRAWN BY	MM
CHECKED BY	COO
APPROVED BY	COO

REVISIONS

REV	DESCRIPTION	ISSN	CHK	DATE
0	ISSUED FOR PERMITTING	MM	MM	03/22/2020

REV	DESCRIPTION	DESIGNER	DATE
0	ISSUED FOR PERMITTING	JAV	08/22/2020

ISSUED FOR PERMITTING

SCALE VERIFICATION
THIS BAR IS 1" LONG IN LENGTH ON ORIGINAL DRAWING
IF IT'S NOT 1" LONG ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

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

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

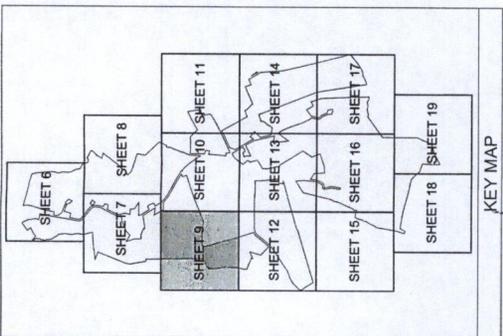
RECURRENT ENERGY
A subsidiary of Canadian Solar
RECURRENT ENERGY RE BLUE RIDGE LLC
3900 OAK RID, STE 300
WALNUT CREEK, CA 94597

SPECIAL USE PERMIT PLANS

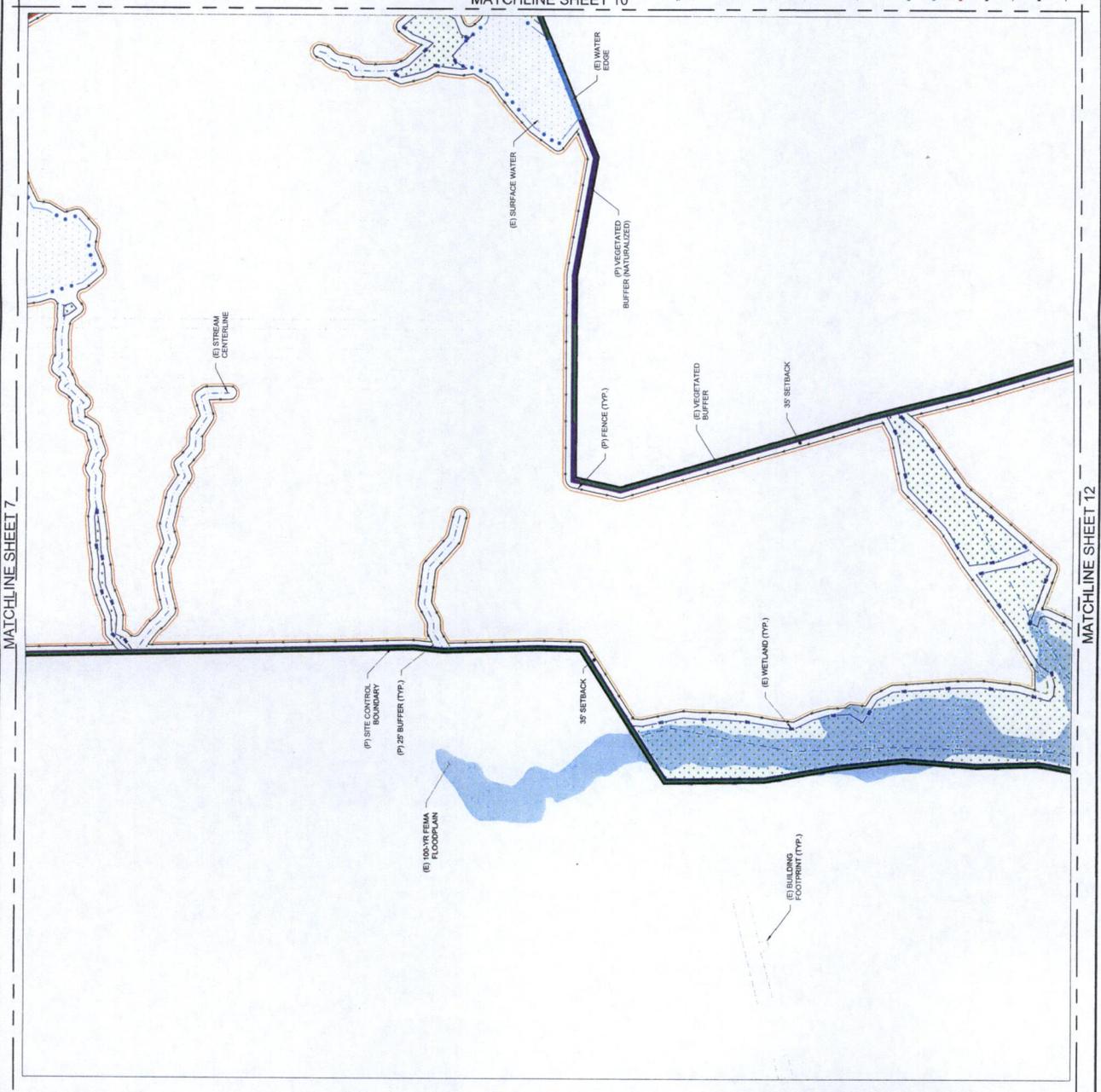
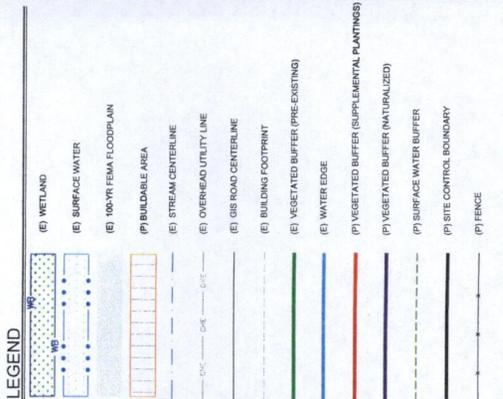
PROJECT NO.	202017A101A
DATE FOR ISSUE	08/22/2020
CURRENT REVISION	0
DESIGNED BY	JAV
DRAWN BY	MLP
CHECKED BY	COG
APPROVED BY	COG

9

9 of 21



MATCHLINE SHEET 10

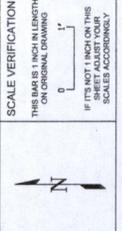


MATCHLINE SHEET 7

MATCHLINE SHEET 12

REV	DESCRIPTION	ISSUED FOR PERMITTING	DATE	DESIGNED BY	CHECKED BY
0			06/22/2020		

ISSUED FOR PERMITTING



SPECIAL USE PERMIT PLANS
PERMIT APPLICATION
PITTSYLVANIA COUNTY, VA

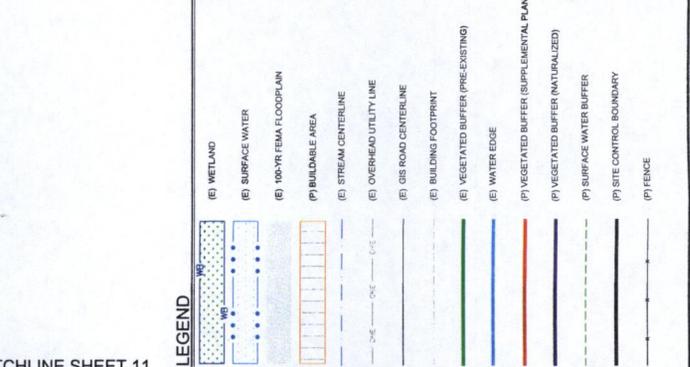
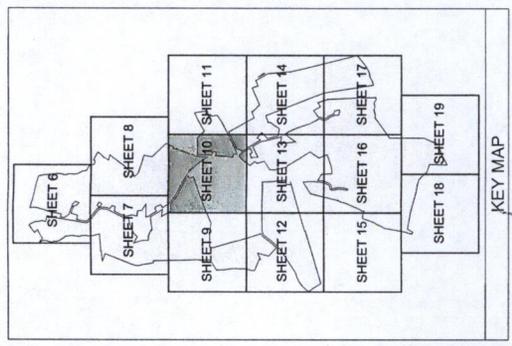
RECURRENT ENERGY
A subsidiary of Canadian Solar
RECURRENT ENERGY RE BLUE RIDGE LLC
3000 OAK RD, STE 300
WALNUT CREEK, CA 94597

SPECIAL USE PERMIT PLANS

PROJECT NO.	20022178.001A
ISSUE DATE	06/22/2020
CURRENT REVISION	0
DESIGNED BY	MD
DRAWN BY	MD
CHECKED BY	COG
APPROVED BY	COG

10

16 OF 21 SHEET



MATCHLINE SHEET 7

MATCHLINE SHEET 8

MATCHLINE SHEET 9

MATCHLINE SHEET 11

MATCHLINE SHEET 13

REV	DESCRIPTION	ISSN	CHK	DATE
0	ISSUED FOR PERMITTING	JVJ	MEI	06/22/2020

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 IN FEET: 0, 200, 400, 600
SCALE: 1" = 200'
ORIGINAL DRAWING SIZE IS 21 x 34

SITE PLAN

SPECIAL USE PERMIT PLANS
PERMIT APPLICATION
PITTSYLVANIA COUNTY, VA

RECURRENT ENERGY
A subsidiary of Canadian Solar

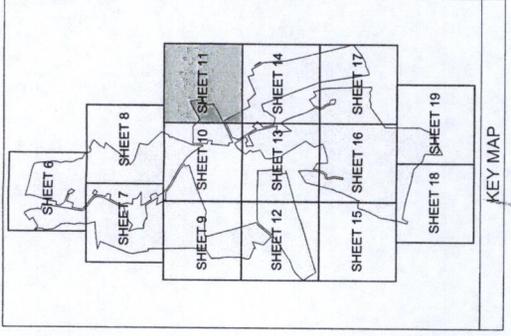
RECURRENT ENERGY RE BLUE RIDGE LLC
3000 OAK RID. SITE 300
WALNUT CREEK, CA 94597

SPECIAL USE PERMIT PLANS

PROJECT NO.	2020178.001A
ISSUE DATE	06/22/2020
CURRENT REVISION	0
DESIGNED BY	MEI
DRAWN BY	MEI
CHECKED BY	MEI
APPROVED BY	COE
SCALE	AS SHOWN

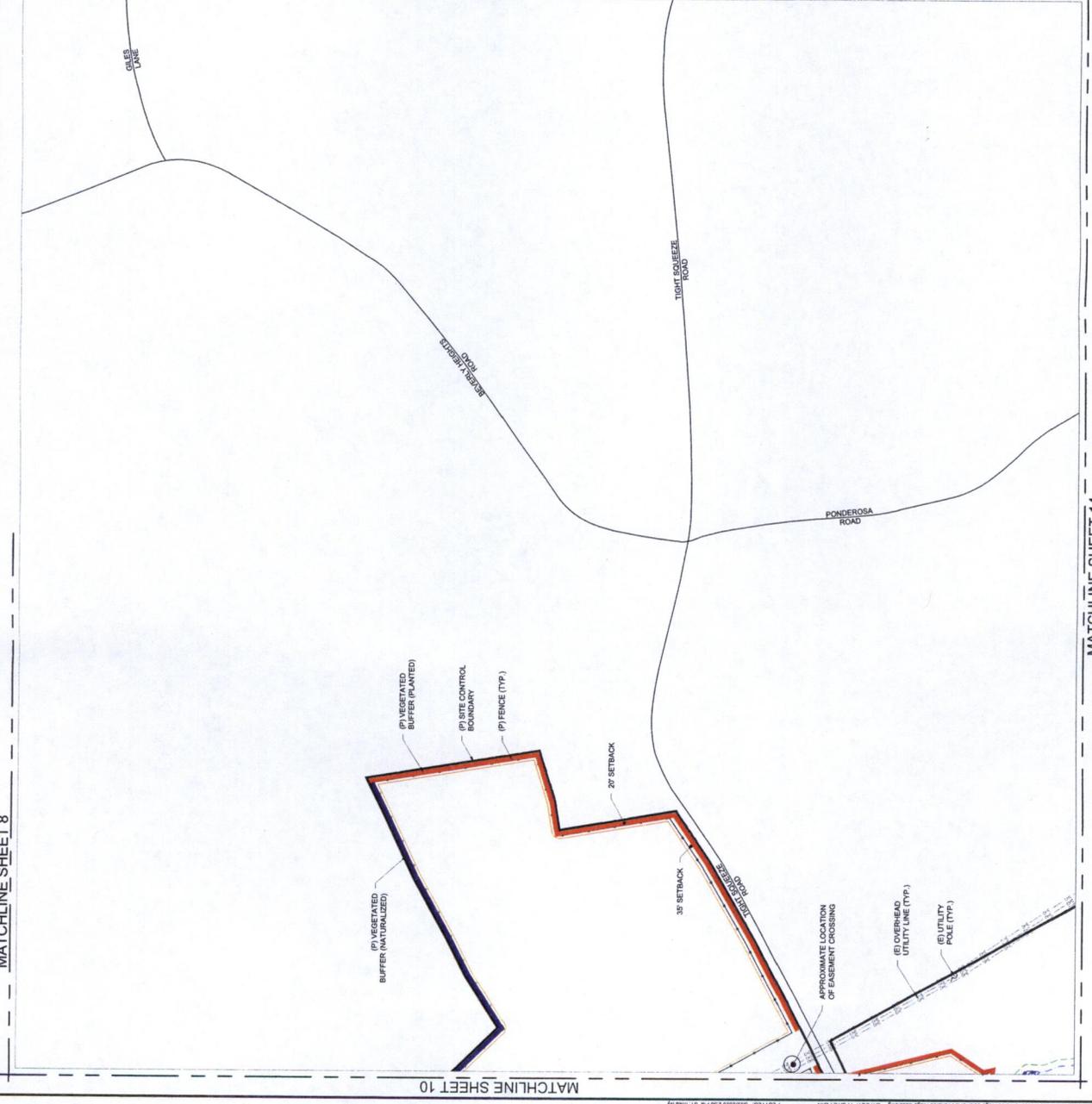
11

11 of 24



LEGEND

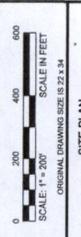
- (E) WETLAND
- (E) SURFACE WATER
- (E) 100-YR FEMA FLOODPLAIN
- (P) BUILDABLE AREA
- (E) STREAM CENTERLINE
- (E) OVERHEAD UTILITY LINE
- (E) GS ROAD CENTERLINE
- (E) BUILDING FOOTPRINT
- (E) VEGETATED BUFFER (PRE-EXISTING)
- (E) WATER EDGE
- (P) VEGETATED BUFFER (SUPPLEMENTAL PLANTINGS)
- (P) VEGETATED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



REVISIONS		ISSN/CHK	DATE
REV	DESCRIPTION	DATE	DATE
0	ISSUED FOR PERMITTING	JUV/COO	06/22/2020

ISSUED FOR PERMITTING

SCALE VERIFICATION
THIS DRAWING IS 1" = 200' AS SHOWN ON ORIGINAL DRAWING
IF IT'S NOT 1" = 200' ON THIS DRAWING, SCALES ACCORDINGLY



SITE PLAN

SPECIAL USE PERMIT PLANS
PERMIT APPLICATION
PITTSBURGH COUNTY, VA

RECURRENT ENERGY
A subsidiary of Canadian Solar

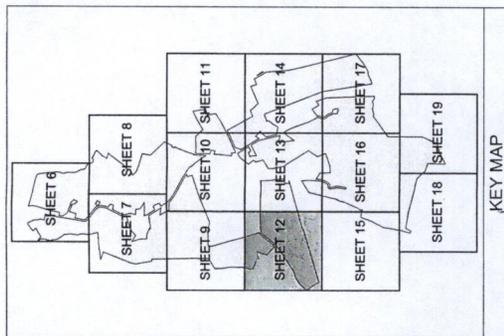
RECURRENT ENERGY RE BLUE ROGE LLC
3000 OAK RD, STE 300
WALNUT CREEK, CA 94597

SPECIAL USE PERMIT PLANS

PROJECT NO.	20202176.001A
ISSUE DATE	06/22/2020
CURRENT REVISION	0
DESIGNED BY	MD
DRAWN BY	MD
CHECKED BY	COO
APPROVED BY	COO

12

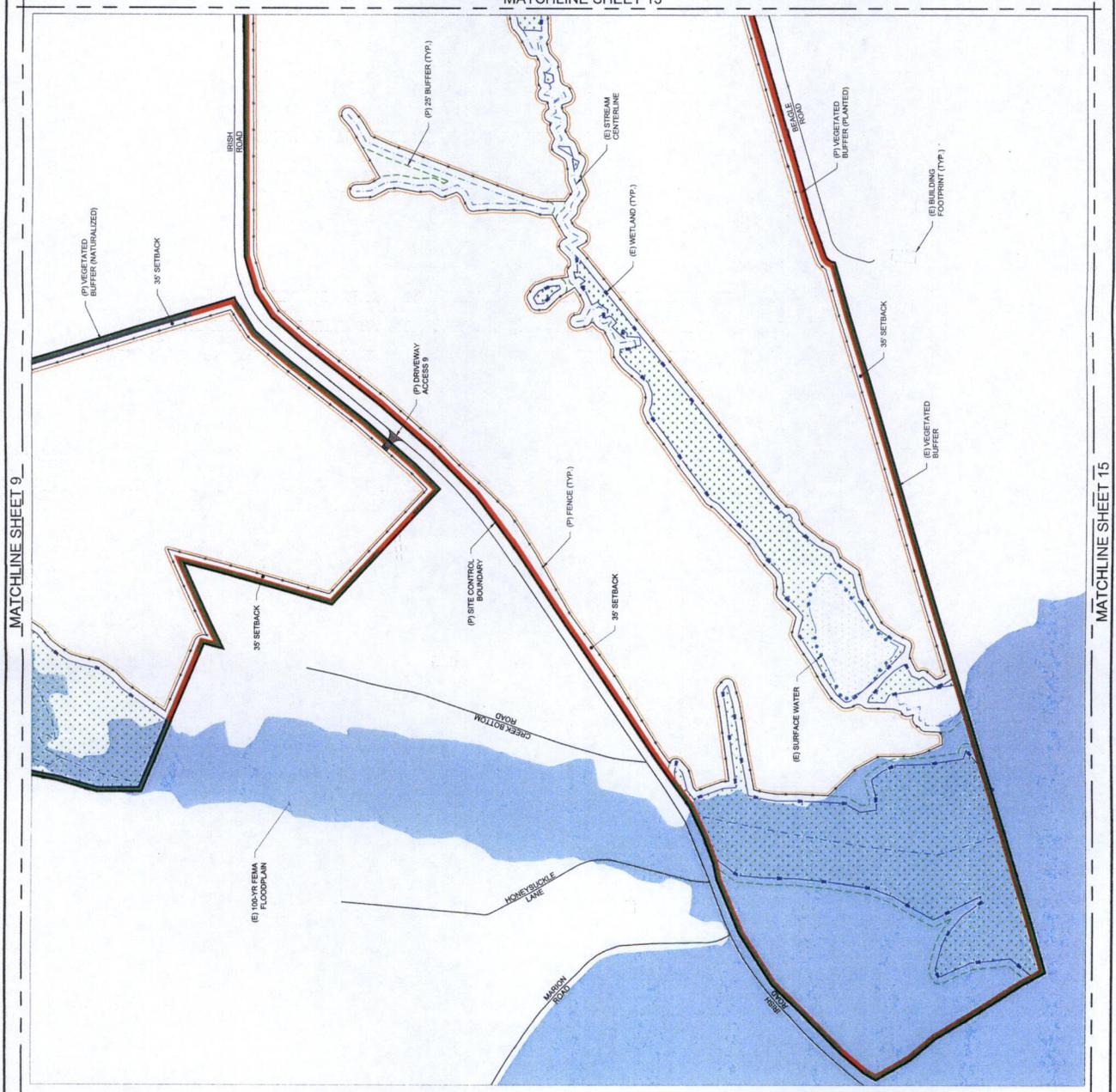
12 OF 21 SHEET



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) 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 9

MATCHLINE SHEET 15

REV	DESCRIPTION	ISSN	CHK	DATE
0	ISSUED FOR PERMITTING	JVM	COO	06/22/2020

ISSUED FOR PERMITTING

SCALE VERIFICATION
THIS DRAWING IS IN CONFORMANCE WITH THE ORIGINAL DRAWING.
IF IT'S NOT 1" INCH ON THIS SCALE, IT'S NOT 1" INCH ON ANY OTHER SCALE ACCORDINGLY.

0 200 400 600
SCALE: 1" = 200'
ORIGINAL DRAWING SIZE IS 22.5 x 34

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

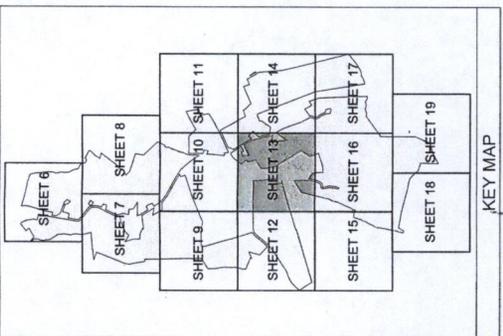
RECURRENT ENERGY
A subsidiary of Canadian Solar
RECURRENT ENERGY RE BLUE RIDGE LLC
3000 OAK RD, STE 200
WALNUT CREEK, CA 94597

SPECIAL USE PERMIT PLANS

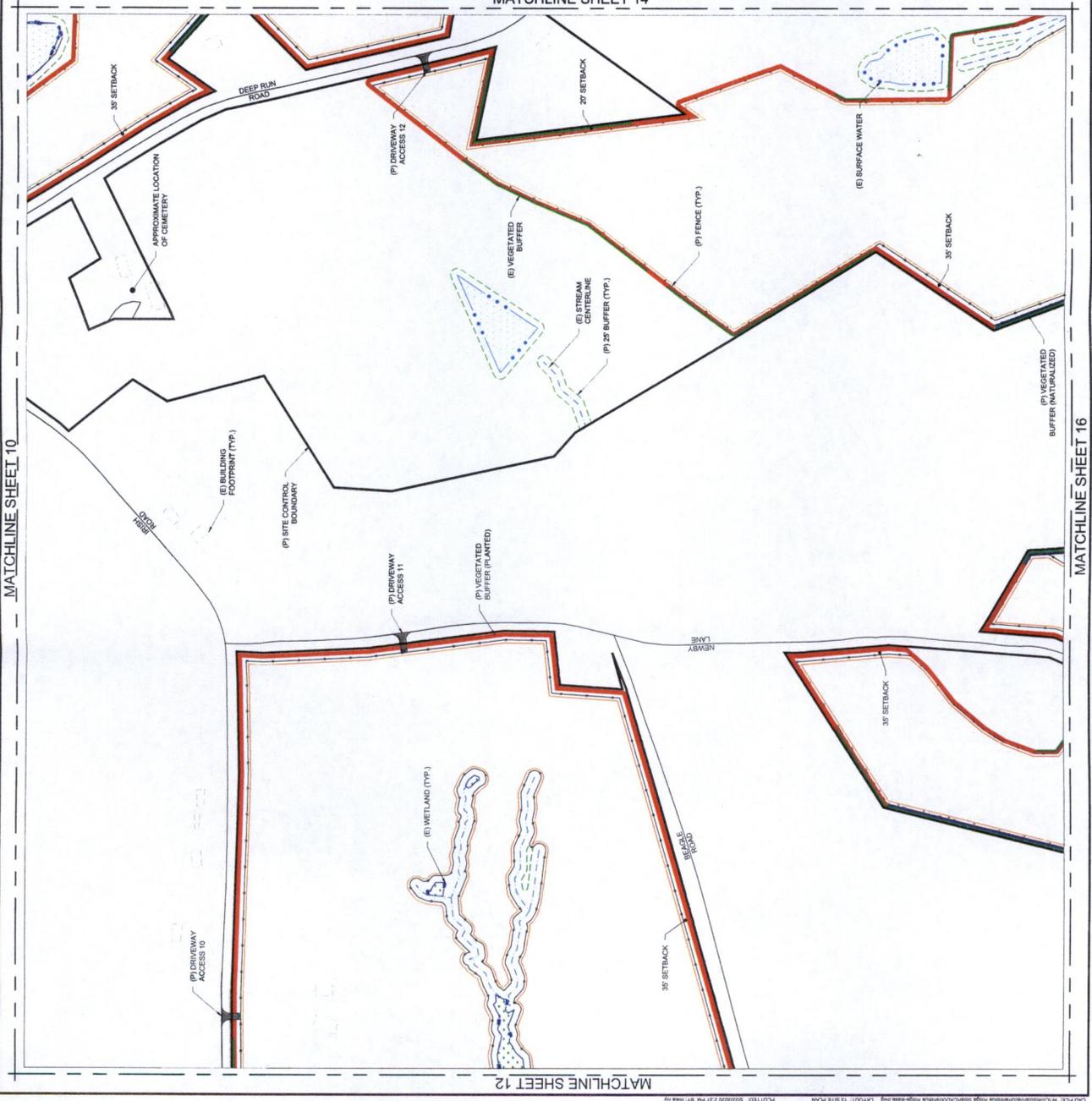
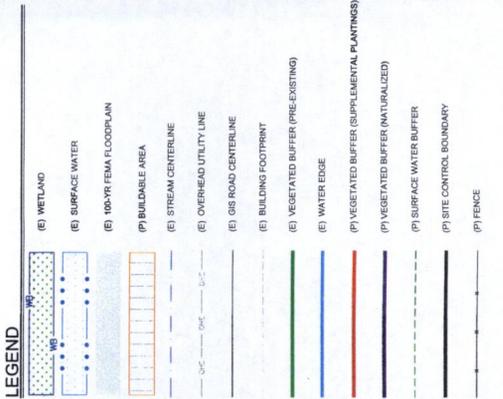
PROJECT NO.	20002728.001A
ISSUE DATE	06/22/2020
CURRENT REVISION	0
DESIGNED BY	JVM
DRAWN BY	MD
CHECKED BY	COO
APPROVED BY	COO

13

13 of 21



MATCHLINE SHEET 14



MATCHLINE SHEET 12

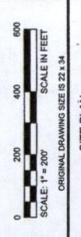
MATCHLINE SHEET 10

MATCHLINE SHEET 16

REV	DESCRIPTION	ISSUED FOR PERMITTING		DATE
		CON/CHK	DATE	
0				06/22/2020

ISSUED FOR PERMITTING

SCALE VERIFICATION
THIS DRAWING IS A 1"=100' DRAWING
IF IT'S NOT 1" INCH ON THIS SCALE, IT'S NOT A 1"=100' DRAWING

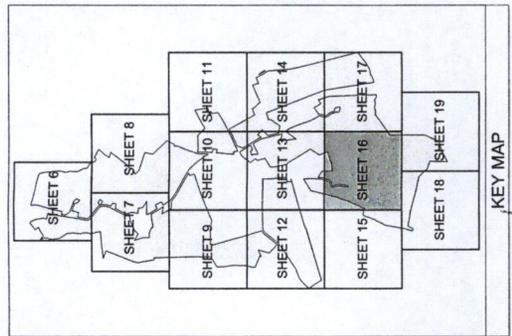


SITE PLAN

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

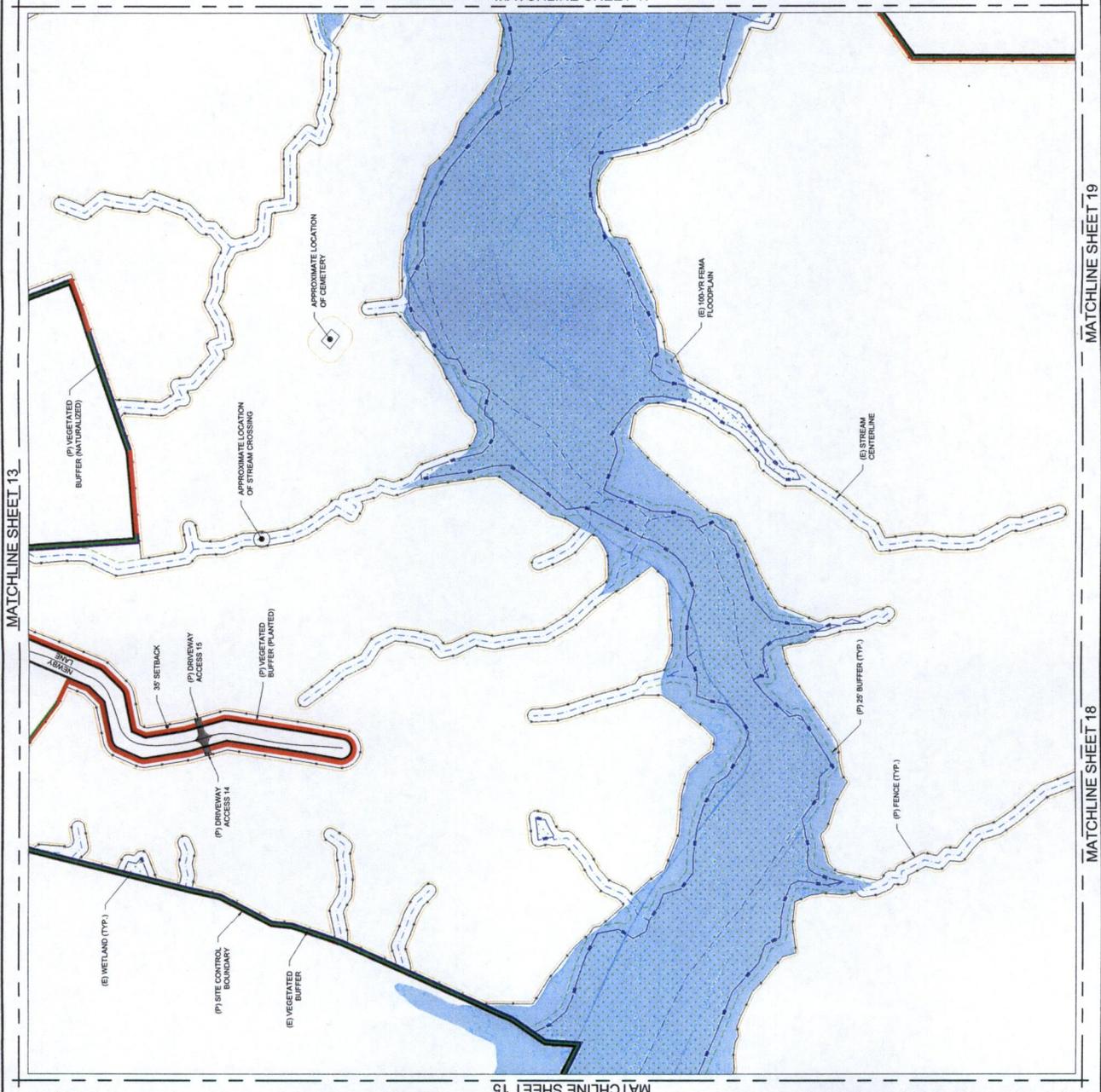
PROJECT NO.	20020178.000A
ISSUE DATE	06/22/2020
CURRENT REVISION	0
DESIGNED BY	MD
DRAWN BY	MD
CHECKED BY	MD
APPROVED BY	MD



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) 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 13

MATCHLINE SHEET 15

MATCHLINE SHEET 19

MATCHLINE SHEET 18

REV	DESCRIPTION	DSN (SK)	DATE
0	ISSUED FOR PERMITTING	JOV / MDJ	06/22/2020

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 24" x 36"

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

RECURRENT ENERGY
A subsidiary of Canadian Solar

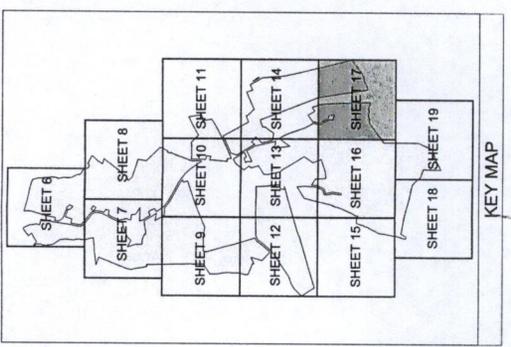
RECURRENT ENERGY RE BLUE RIDGE LLC
10000 STATE ROUTE 300
WALNUT CREEK, VA 24597

SPECIAL USE PERMIT PLANS

PROJECT NO.: 20021718.001A
SCALE: 1" = 200'
DATE: 06/22/2020
DESIGNED BY: MDJ
DRAWN BY: MDJ
CHECKED BY: CCJ
APPROVED BY: CCJ

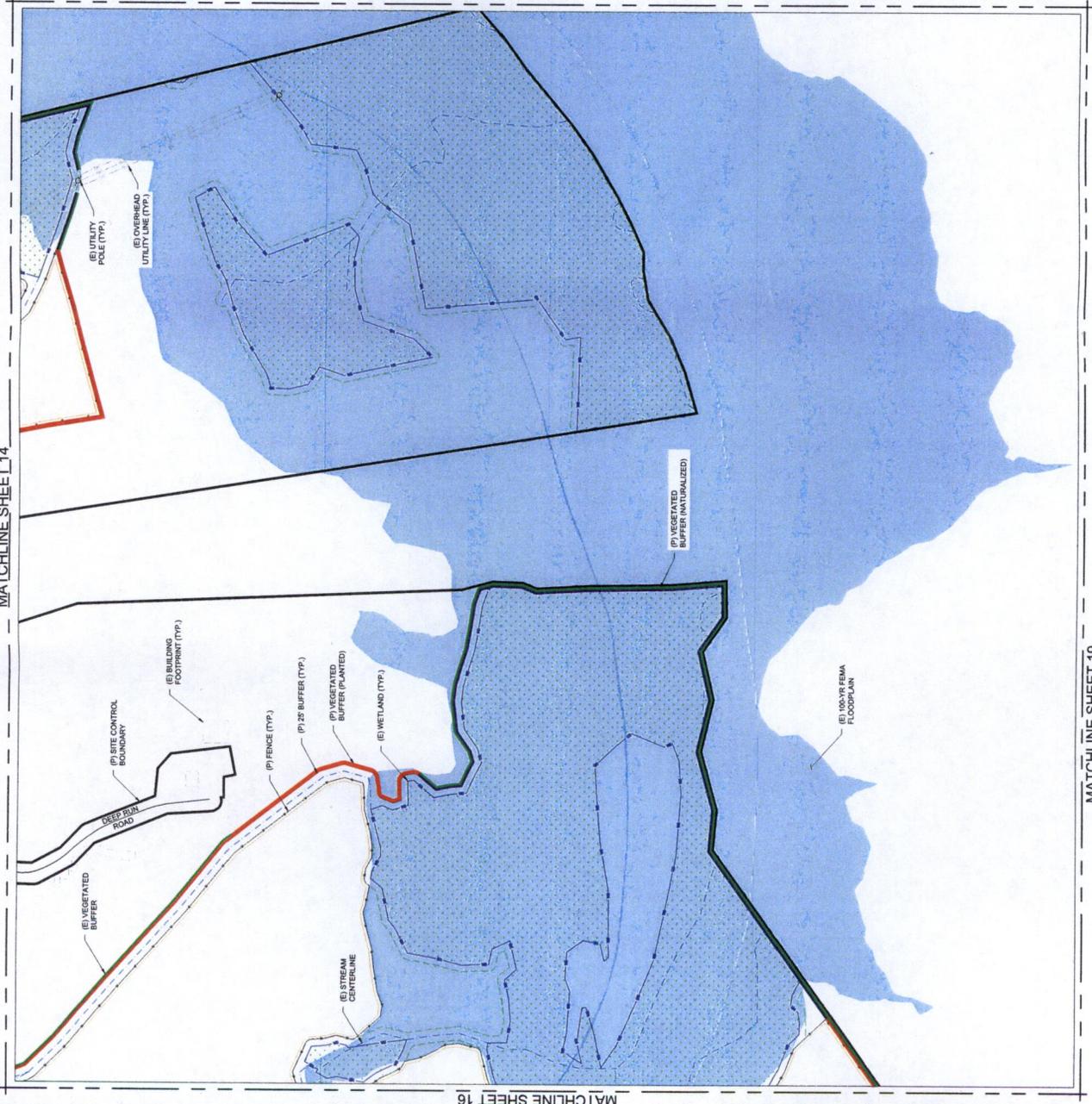
17

17 of 21 SHEET



LEGEND

- (E) WETLAND
- (E) SURFACE WATER
- (E) 100-YR FEMA FLOODPLAIN
- (P) BUILDABLE AREA
- (E) STREAM CENTRELINE
- (E) OVERHEAD UTILITY LINE
- (E) GIS ROAD CENTRELINE
- (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

REVISIONS

REV	DESCRIPTION	ISSN	CHK	DATE
0	ISSUED FOR PERMITTING	J	MD	02/22/2020
		J	MD	02/22/2020
		J	MD	02/22/2020
		J	MD	02/22/2020
		J	MD	02/22/2020
		J	MD	02/22/2020
		J	MD	02/22/2020
		J	MD	02/22/2020
		J	MD	02/22/2020
		J	MD	02/22/2020

ISSUED FOR PERMITTING

SCALE VERIFICATION
THIS DRAWING IS IN ACCORDANCE WITH THE SCALE VERIFICATION PROCEDURE
IF IT'S NOT 1 INCH ON THIS SCALE, IT'S NOT 1 INCH ON ANY OTHER SCALE ACCORDINGLY



ORIGINAL DRAWING SIZE IS 24" x 36"

DETAILS

SPECIAL USE PERMIT PLANS
PERMIT APPLICATION
PITTSYLVANIA COUNTY, VA

RECURRENT ENERGY
A subsidiary of Canadian Solar

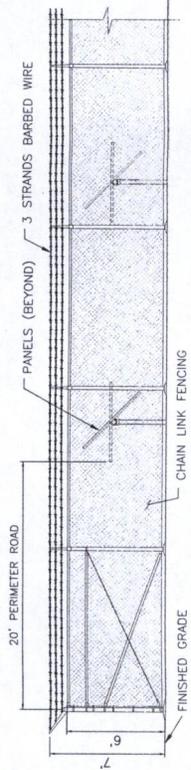
RECURRENT ENERGY RE BLUE RIDGE LLC
3000 DAK RD, STE 100
WALNUT CREEK, CA 94597

SPECIAL USE PERMIT PLANS

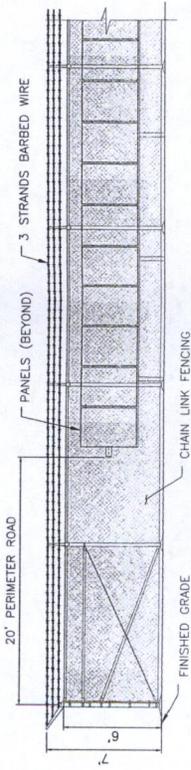
PROJECT NO.	200217181014
ISSUE DATE	02/22/2020
CURRENT REVISION	0
DESIGNED BY	MD
DRAWN BY	MD
CHECKED BY	COO
APPROVED BY	COO

20

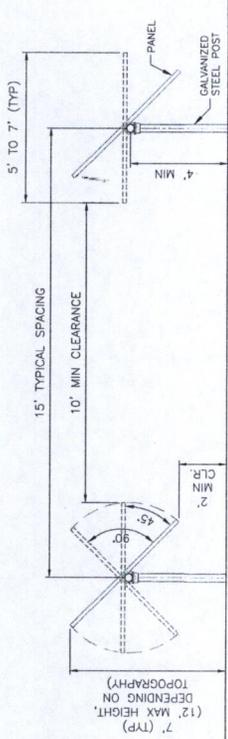
20 of 21



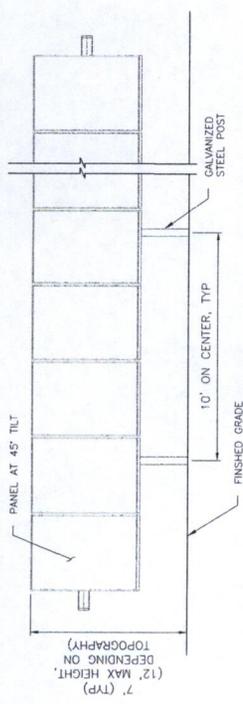
1 EAST OR WEST - TYPICAL SITE PERIMETER FENCE ELEVATION
20 SCALE: N/A



2 NORTH OR SOUTH - TYPICAL SITE PERIMETER FENCE ELEVATION
20 SCALE: N/A

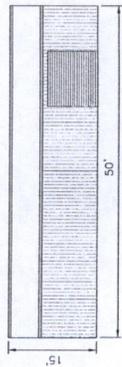


3 EAST OR WEST - TYPICAL TRACKER ELEVATION
20 SCALE: N/A

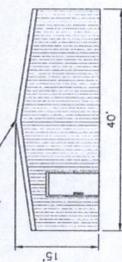


4 NORTH OR SOUTH - TYPICAL TRACKER ELEVATION
20 SCALE: N/A

NOTE: DIMENSIONS ARE APPROXIMATE



OPERATIONS AND MAINTENANCE BUILDING (UNINHABITED)



5 OPERATIONS & MAINTENANCE TRAILER OFFICE
20 SCALE: N/A

6 FENCE GATE DETAIL
20 SCALE: N/A

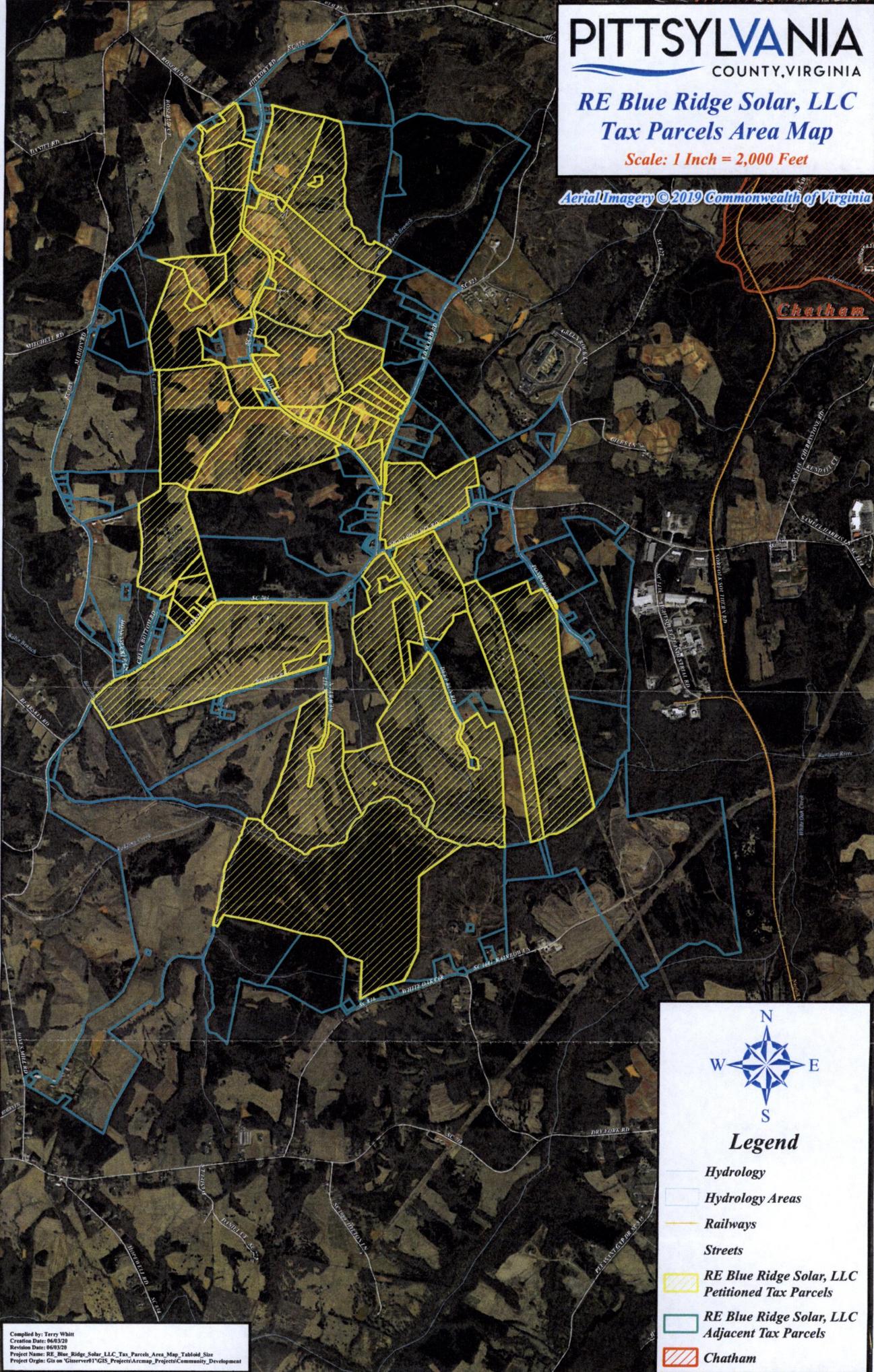
PITTSYLVANIA

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

Compiled by: Terry White
Creation Date: 06/03/20
Revision Date: 06/03/20
Project Name: RE_Blue_Ridge_Solar_LLC_Tax_Parcels_Area_Map_Tabled_Size
Project Origin: G:\GIServer\01\GIS_Projects\Arcmap_Projects\Community_Development

VIRGINIA:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A total of 2,263.19 acres, forty-six (46) parcels of land,)
generally 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 1436/Deep Run Road and off State Road)
836/White Oak Circle)
within the Callands-Gretna, Banister, and Tunstall)
Election Districts and recorded as)
parcel #s 2414-06-2742, 2414-23-9797, 2414-24-0160, 2414-02-4627, 2404-37-8775,)
2404-46-4975, 2404-46-4488, 2404-45-2857, 2404-45-5996, 2404-46-8363,)
2404-71-3982, 2404-91-1949, 2404-95-0672, 2404-95-6589, 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, 2404-55-1139,)
2404-74-2783, 2404-99-1357, 2414-08-3703, 2403-89-1581, 2404-56-7273, 2404-45-2236)
in the Pittsylvania County tax records)

**RECOMMENDATION
(S-20-009)**

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioner, RE Blue Ridge, LLC, has filed with the Secretary to the Board of Zoning Appeals a petition to obtain a Special Use Permit for a utility scale solar energy facility.

WHEREAS, the petition was referred to the Planning Commission which considered this petition in a public hearing on July 7, 2020; and

WHEREAS, at that public hearing all parties in interest were afforded an opportunity to be heard; and

WHEREAS, the Planning Commission, after due consideration has recommended to the Pittsylvania County Board of Zoning Appeals that the Special Use Permit be **granted** as presented in the Board packet **with amended conditions** as follows:

- (5) **Landscaping.** Applicant will comply with Section 35-121 Fencing – Screening. At the perimeter locations shown on the Conceptual Site Plan, 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 shall be evergreen and designed to be at least 15 feet in height at maturity of any new plantings and shall be a minimum of 6 feet in height at time of planting. Existing vegetation shall be maintained and supplemented with new plantings as needed to maintain required screening. 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.
- (7) **Road Repairs.** All public and private roads must remain open during construction. Any damage to roads caused by construction will be promptly repaired to preconstruction conditions and/or VDOT standards where deemed necessary.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends to the Pittsylvania County Board of Zoning Appeals that the above-referenced parcels of land be granted the Special Use Permit with amended conditions as stated above.

The above action was adopted on motion of Mrs. Mease and upon the following recorded vote:

AYES: 6
NAYS: 0
ABSENT: 2
ABSTAIN: 0

Richard G. Motley, Chairman
Planning Commission
07-07-20
Date