PITTSYLVANIA COUNTY, VIRGINIA

BOARD OF ZONING APPEALS

SEPTEMBER 8, 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, VIRGINIA

PITTSYLVANIA COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING

Tuesday, September 8, 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. August 11, 2020

5. Old Business

6. New Business
   a. Cases For Next Month:
      Special Use Permit for a Landfill
      Special Use Permit for Amendment to Existing Conditions on Case S-19-010
      Special Use Permit for a Kennel for Boarding Dogs
      Special Use Permit for Repair and Service of All-Terrain Vehicles (ATVs)
      Special Use Permit for a Drive-in Movie Theater
7. Chairman's Report

8. **Public Hearing**

Case S-20-011 Berry Hill Solar, LLC – Westover Election District
Special Use Permit for a Utility Scale Solar Energy Facility

Case S-20-012 Shockoe Solar, LLC – Banister Election District
Special Use Permit for a Utility Scale Solar Energy Facility

Case V-20-001 The Dock At SML, LLC – Callands-Gretna Election District
Variance to SEC. 35-296. AREA REGULATIONS. (A) Minimum Lot Size, 1. Area, to allow for separation from the existing development

9. Adjournment

PITTSYLVANIA COUNTY BOARD OF ZONING APPEALS

REGULAR MEETING

August 11, 2020

MINUTES

VIRGINIA: The Pittsylvania County Board of Zoning Appeals met on Tuesday, August 11, 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

BY PHONE
Christopher Dadak, Attorney

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

Upon motion of Mr. Easley, seconded by Mrs. Glass, and by a unanimous vote, the July 14, 2020, minutes were approved as presented.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Mrs. Ragsdale reported there are two (2) cases for September, Special Use Permits for two (2) utility scale solar energy facilities, Berry Hill Solar, LLC, and Shockoe 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 7:02 p.m.

Case S-20-010, Luffman Pyrtle Real Estate, LLC – Mr. Talbott opened the public hearing at 7: 02 p.m. Mrs. Ragsdale, Director of Community Development, reported that Luffman Pyrtle Real Estate, LLC, had petitioned for a Special Use Permit on a total of 1.47 acres, located on Franklin Turnpike, in the Westover Election District for a kennel for boarding dogs. She then stated the Planning Commission recommended by a 7 to 0 vote, with opposition, that the petitioner's request be denied. She further stated the staff summary was in the board packet for their review. Mrs. Ragsdale then stated she had received an email from Lisa Pyrtle requesting to withdraw the application and to bring it before the Board at a later date. She also stated the main objection to the petition was the excessive noise coming from the existing facility, and the Planning Commission was concerned should the petition be granted, the noise would be increased greatly. The Board discussed the petition as the Committee of the Whole. Upon motion of Mr. Yeaman, seconded by Mrs. Deering, the following motion was adopted: Allow the applicant to withdraw without penalty and be allowed to reapply within a twelve (12) month period after paying the appropriate fees and reinitiate the entire process. Motion passed unanimously.

This concludes the Special Use Permit case.

The meeting was adjourned at approximately 7:10 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.

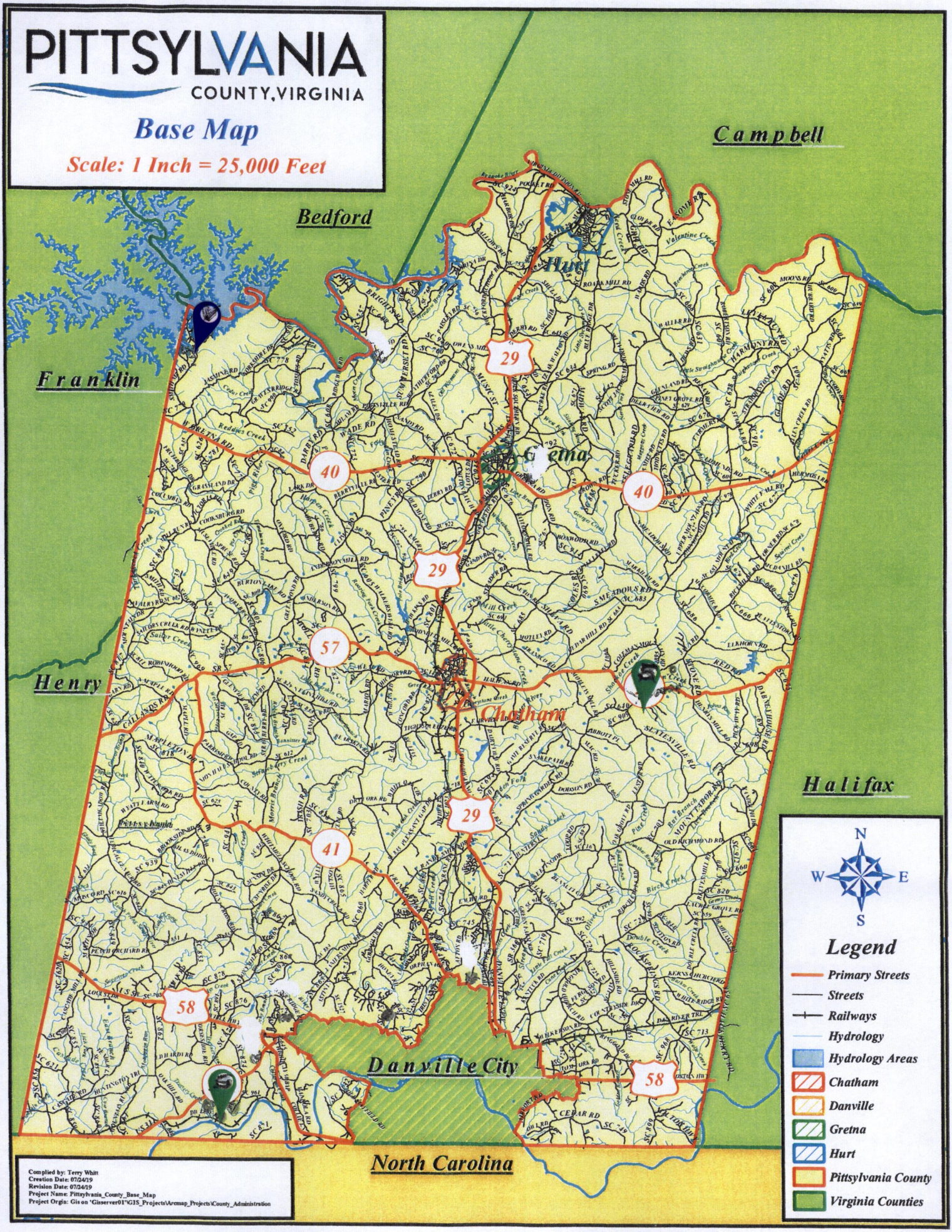
H. Board/Commission makes decision (votes) or delays as appropriate.

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
Hurt
Gretna
Chatham
29
40
57
41
58
N
W
E
S
Legend
Primary Streets
Streets
Railways
Hydrology
Hydrology Areas
Chatham
Danville
Gretna
Hurt
Pittsylvania County
Virginia Counties
Complied by: Terry Whitt
Creation Date: 07/24/19
Revision Date: 07/24/19
Project Name: Pittsylvania_County_Base_Map
Project Orgin: Gis on 'Gisserver01'\GIS_Projects\Arcmap_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, September 8, 2020, beginning at 7:00 p.m., at the Community Center, Chatham, Virginia, on the following ZONING matters:

Case S-20-011 – Requested by Berry Hill Solar, LLC, for a Special Use Permit for a utility scale solar energy facility. The properties are three (3) parcels of land, a total of 1,481.59 acres, located on Berry Hill Road, in the Westover Election District and shown on the Pittsylvania County Tax Map as GPIN#s 1376-15-5690 (1,276.29 acres), 1376-26-5318 (62.18 acres), and 1366-97-0467 (143.12 acres). 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-1, Business District, Limited, B-2, Business District, General, M-1, Industrial District, Light Industry, and M-2, Industrial District, Heavy Industry, uses. Zoning conditions and Ordinance standards shall control the density of allowable development.

Case S-20-012 – Requested by Shockoe Solar, LLC, for a Special Use Permit for a utility scale solar energy facility. The properties are fifteen (15) parcels of land, a total of 907.88 acres, located on Highway 57/Halifax Road, and on State Road 640/Java Road, in the Banister Election District and shown on the Pittsylvania County Tax Map as GPIN#s 2465-36-9039 (103.26 acres), 2465-07-2142 (42.77 acres), 2465-28-4568 (137.91 acres), 2465-77-0438 (75.60 acres), 2465-77-7331 (362.20 acres), 2466-71-9986 (111.74 acres), 2465-78-0611 (35.81 acres), 2465-47-1916 (1.15 acres), 2465-47-2915 (1.15 acres), 2465-37-2898 (6.42 acres), 2465-38-5051 (2.27 acres), 2465-38-8102 (6.70 acres), 2465-47-0413 (4.60 acres), 2465-48-3489 (14.58 acres), and 2465-06-3288 (1.72 acres). The Comprehensive Plan indicates the area is suitable for A-1, Agricultural District, R-1, Residential Suburban Subdivision District, RC-1, Residential Combined Subdivision District, and B-2, Business District, General, uses. Zoning conditions and Ordinance standards shall control the density of allowable development.

Case V-20-001 – Requested by The Dock at SML, LLC, for a Variance to Section 35-296. AREA REGULATIONS. (A.) Minimum Lot Size, 1. Area, 'To be considered as a residential planned unit development, a project's area must include five (5) or more contiguous acres of land, none of which can be under water or within a flowage easement', of the Pittsylvania County Zoning Ordinance to allow for separation from the existing development. The property is 16.23 acres, located on State Road 626/Smith Mountain Road and on Locust Lane, in the Callands-Gretna Election District and shown on the Tax Map as GPIN# 1563-53-3617. 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-1, Business District, Limited, RPD, Residential Planned Unit Development District, and MHP, Residential Manufactured Housing Park District, uses. Zoning conditions and ordinance standards shall control the density of allowable development.

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

Case S-20-011

BERRY HILL SOLAR, LLC

POSITIVE MOTION: CASE S-20-011

****

Whereas, Berry Hill Solar, 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-20-011

****

Whereas, Berry Hill Solar, 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.**

STAFF SUMMARY

CASE	ZONING	CYCLE
S-20-011	A-1	September 2020
SUBJECT/PROPOSAL/REQUEST Berry Hill Solar, LLC, is requesting a Special Use Permit for a utility scale solar energy facility.		**PLANNING COMMISSION:** September 1, 2020 **BOARD OF ZONING APPEALS:** September 8, 2020
DISTRICT: Westover		**ADVERTISED:** August 19 & 26, 2020 **REVIEWED BY:** ESR

SUBJECT

Berry Hill Solar, LLC, petitioned the Planning Commission/Board of Zoning Appeals on July 30, 2020, requesting a Special Use Permit on three (3) parcels of land, a total of 1,481.59 acres, located on Berry Hill Road in the Westover Election District. The parcels are shown on our records as GPIN #s 1376-15-5690 (1,276.29 acres), 1376-26-5318 (62.18 acres), and 1366-97-0467 (143.12 acres).

BACKGROUND/DISCUSSION

Berry Hill Solar, LLC is requesting a Special Use Permit for a utility scale solar energy facility on three (3) parcels of land located on Berry Hill Road in the Westover Election District. The 125-megawatt project footprint will cover approximately 800 acres of the 1,481-acre tract located off Berry Hill Road, adjacent to the Southern Virginia Megasite at Berry Hill. A detailed description of the project is enclosed in the Board packet.

The Pittsylvania County Zoning Ordinance requires a site plan and landscape plan to be submitted and approved prior to permits being issued to ensure compliance with setback and vegetative screening requirements. The applicant will also be required to submit an Erosion and Sediment Control Plan and Stormwater Plan to the Community Development Department and the Virginia Department of Environmental Quality to ensure that all stormwater and erosion and sediment control regulations are being met. Once the plans are approved, the appropriate bonds will be required before land disturbance permits will be issued. 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 as well. All required plans must be approved before any construction permits will be issued.

DIRECTIONS

See Map Quest directions. The parcels are located across the highway from 3028 Berry Hill Road.

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, RE, Residential Estates District, B-2, Business District, General, M-1, Industrial District, Light Industry, and M-2, Industrial District, Heavy Industry, zoned properties.

SITE DEVELOPMENT PLAN

The Site Development Plan is enclosed in the Board packet. The applicant will be required to submit an Erosion and Sediment Control Plan, a Stormwater Plan, and once approved, submit the appropriate bonds and a decommissioning bond.

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 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.
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.** 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.
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-20-011 as submitted.
2. Recommend approval of Case S-20-011 subject to conditions by staff.
3. Recommend approval of Case S-20-011 subject to conditions by the Planning Commission.
4. Recommend denial of Case S-20-011 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 September 1, 2020, the Planning Commission recommended by a 5 to 1 vote (two (2) members, Mrs. Mease and Mr. Stowe, were absent), with opposition, that the petitioner's request be granted subject to the 17 conditions as presented by staff in the Board packet with amended conditions as follows:

(1) Maintain a reduced buffer of 200 feet along Buford Road down to the Dan River. All other setbacks are to be determined by the Zoning Ordinance.
(2) Relocate the proposed access road from across the highway from Mr. Hardy's residence at 3028 Berry Hill Road, Danville, VA 24541.

bing maps

A 53 N Main St, Chatham, VA 24531

B 3028 Berry Hill Rd, Danville, VA 24541

34 min , 35.0 miles
Light traffic
Via US-29 S, US-58 W

THE PETITIONED PARCELS ARE LOCATED ACROSS FROM THIS SITE ADDRESS (PLEASE REFER TO GIS MAP),

A 53 N Main St, Chatham, VA 24531

↑	1.	Head **southwest** on **US-29 S Bus / N Main St** toward center St	1.6 mi
↑	2.	Keep **straight** onto **US-29 S / US Highway 29** Pass Circle K in 5.3 mi	16.2 mi, 15 min
↑	3.	Keep **straight** onto **US-58 W / US-29 S / Danville Expy S** *Minor Congestion*	7.0 mi
↑	4.	Keep **straight** onto **US-58 W / Danville Expy S**	6.8 mi
[58]	5.	At exit **Danville Expy S**, take ramp for **US-58 Bus East** toward **Danville**	0.7 mi
↱	6.	Turn **right** onto **US-311 S / Berry Hill Rd**	2.7 mi
	7.	Arrive at **US-311 S / Berry Hill Rd** The last intersection is Buford Rd If you reach Oak hill Rd / VA-832, you've gone too far	

B 3028 Berry Hill Rd, Danville, VA 24541

bing maps

A 53 N Main St, Chatham, VA 24531
B 1289 Buford Rd, Danville, VA 24541

37 min , 35.6 miles
Light traffic
Via US-29 S, US-58 W
· Unpaved roads

ONE OF THE PETITIONED PARCELS IS LOCATED ADJACENT TO THIS SITE ADDRESS (PLEASE REFER TO GIS MAP).

A 53 N Main St, Chatham, VA 24531

↑	1.	Head **southwest** on **US-29 S Bus / N Main St** toward center St	1.6 mi
↑	2.	Keep **straight** onto **US-29 S / US Highway 29** Pass Circle K in 5.3 mi	16.2 mi, 15 min
↑	3.	Keep **straight** onto **US-58 W / US-29 S / Danville Expy S** *Minor Congestion*	7.0 mi
↑	4.	Keep **straight** onto **US-58 W / Danville Expy S**	6.8 mi
58	5.	At exit **Danville Expy S**, take ramp for **US-58 Bus East** toward **Danville**	0.7 mi
↱	6.	Turn **right** onto **US-311 S / Berry Hill Rd**	2.2 mi
↰	7.	Turn **left** onto **Buford Rd** • *Unpaved Road*	1.1 mi
	8.	Arrive at **Buford Rd** The last intersection is Rocky Knoll Ln	

B 1289 Buford Rd, Danville, VA 24541

STRATA SOLAR DEVELOPMENT
MAKING SOLAR WORK

June 18, 2020

Ms. Karen Hayes
Deputy Director of Community Development
53 N. Main Street
Chatham, VA 24531

Re: Strata Solar, LLC and Berry Hill Solar, LLC Letter of Application

Dear Ms. Hayes,

Strata Solar, LLC and Berry Hill Solar, LLC (a Strata Solar subsidiary) are pleased to submit this application for a Special Use Permit for the purpose of developing a solar energy facility.

The property consists of 1,481 acres on Berry Hill Road, adjacent to the Southern Virginia Megasite at Berry Hill. As you know, the SOVA Megasite has been under development by Danville and Pittsylvania County for some time, and given several industries have a strong interest in renewable energy, we've discussed developing this project to complement the Megasite.

As a matter of background, this facility (like all solar energy facilities) will consist of rows of photovoltaic cells attached to metal frames. The cells capture sunlight and convert it into clean, safe, renewable, cost effective energy. The power generated from the solar farm will be connected to the power grid for use by consumers. The metal framing is attached to posts that are driven into the ground so that there is minimal ground disturbance and little chance for erosion. Strata Solar proposes to leave all existing vegetation outside of the protective fence and to establish a visual buffer consisting of a reforestation of evergreens. The proposed facility will consume practically no government services and will provide an additional tax base for local needs.

If you have any questions, please call Louis Iannone at 919-960-6015 ext. 305, or 919-669-0693, or email Louis at liannone@stratasolar.com.

Sincerely,

Markus Wilhelm, CEO
Strata Solar, LLC

Zoning Ordinance Sec. 35-141(D) Narrative
Strata Solar, LLC and Berry Hill Solar, LLC

The Applicants submit the following information as required by Zoning Ordinance Sec. 35-141(D)(1):

The Applicants are Strata Solar, LLC and Berry Hill Solar, LLC; the property owner will be Berry Hill Solar, LLC; and the operator will be Strata Solar Services, LLC. All are affiliated companies.

The 125 megawatt project footprint will cover approximately 800 acres of the 1481 acre tract located off of Berry Hill Road in Pittsylvania County, VA. The solar arrays will be positioned in north/south rows to accommodate tracker style modules. The arrays are located below grade and behind vegetation so that they will only be visible from limited vantage points. There are no residences on Buford Road or elsewhere that are positioned to see panel glare. Glare would be minimized in any event by panels which are designed to absorb sunlight rather than to reflect it.

Inverters will be placed within the footprint in a number and in locations to be determined during final design.

To the extent it is compatible with our design, existing vegetation outside the facility footprint will be kept. This vegetation will be supplemented with large evergreens with average heights between 15 and 30 feet at maturity.

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Decommissioning Plan

Berry Hill Solar, LLC
Berry Hill Solar Electric Power Plant
Danville, VA

Berry Hill Solar, LLC submits the following Decommissioning Plan pursuant to Pittsylvania County Zoning Ordinance Sec. 35-141(E) (Decommissioning Requirements for Large and Utility Scale Solar Energy Facilities):

I. Anticipated Life of the Project

The anticipated life of the Project is thirty (30) years. However, the circumstances that could exist in thirty years are not known, and it is possible that the Facility could operate additional years.

II. Estimated Decommissioning Cost in 2020 Dollars.

The estimated decommission cost in current dollars is **$4,933,032.35** but with a probable salvage value of $5,014,546.37, leaving a net gain of $81,514.02.

III. Determination of Decommissioning Cost.

The cost of decommissioning was determined by George J. Retschle, III, a professional engineer with Ballantine Associates, PA whose decommission estimates are attached as Exhibit A. Mr. Retschle's estimates include labor and machinery costs for equipment removal as well as for land restoration and post-restoration erosion control. Mr. Retschle used historic per-ton averages of primary constituent metals as established by the London Metals Exchange, the world center for industrial metals trading, to determine salvage value.

IV. Requirement to Decommission.

Decommissioning will occur as a result of either of the two following conditions:

1. The useful life of the Facility expires, the land lease is not renewed, and the owner or operator confirms in writing that the facility will not continue in operation; or

2. The Facility ceases to generate electricity for a continuous period of 12 months. This 12 month period may be extended by the Board of Zoning Appeals if the owner

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or operator provides evidence that the failure to generate electricity is due to circumstances beyond its control and the Facility has not been abandoned.

V. Manner in which Project Will be Decommissioned

1. All equipment, conduits, structures, fencing, and foundations to a depth of at least three feet below grade shall be removed.
2. All graveled areas and access roads shall be removed unless the owner of leased real estate requests in writing for any or all to stay in place.
3. The land shall be restored to a condition reasonably similar to its condition before solar generation facility development.
4. Cleared areas shall be revegetated with warm season grasses that are native to the region unless requested in writing by the owner of the real estate not to revegetate due to plans for agricultural planting.
5. To the fullest extent practical or possible given existing markets, all component parts removed, including vegetation, shall be recycled.

VI. Bond.

Pursuant to Ordinance Sec. 35-714, a bond securing decommissioning obligations **shall include the following:**

VII. Acknowledgement of Unsafe Structure Code

The Applicant acknowledges that if at any time the project is declared to be an unsafe structure by the Pittsylvania County Building Code Official, the terms of the "unsafe structure" code shall apply.

Signed:

Facility Owner:

Berry Hill Solar, LLC DocuSigned by: 12EC63D79F55480...
Markus Wilhelm, Manager of Strata Manager, LLC, its Manager

I.
Project Information

Zoning Ordinance Sec. 35-141(D)
Strata Solar, LLC and Berry Hill Solar, LLC

Co-Applicants Strata Solar, LLC and Berry Hill Solar, LLC submit the following information as required by Zoning Ordinance Sec. 35-141(D):

A. Applicant, Owner, and Operator (Sec. 141(D)(1))

The Co-Applicants are Strata Solar, LLC and Berry Hill Solar, LLC, a Strata Solar wholly-owned subsidiary. Berry Hill Solar, LLC will own the project. Strata Solar Services, LLC, also a wholly-owned subsidiary of Strata Solar, will be operator. All are affiliated companies.

B. Project Overview Narrative, Location, Rated Capacity, and Ancillary Facilities (Sec. 141(D)(1))

This 125 megawatt project will cover approximately 800 acres of a 1,481-acre tract located off of Berry Hill Road in Pittsylvania County, VA. The solar arrays will be positioned in north/south rows to accommodate tracker style modules. The state-of-the-art modules will be designed to generate direct current from sunlight. The direct current will be transmitted to "inverters" placed throughout the site which will convert direct current into alternating current so that it can be placed onto the electric grid.

Inverter locations cannot be determined until final design.

There will be a small sub-station on site near US Highway 311 which ties the facility to an overhead line which transmits the current to a power station to be owned by Appalachian Power on the eastern side of Oak Hill Road.

The site is not designed for battery storage, but batteries could be added at a later date.

C. Project Site Landscaping, Visual Impact, and Historic Places (Sec. 141(D)(2))

There are many locations where the existing vegetation will be retained between the solar arrays and adjacent roads, and all efforts will be made to retain the vegetation. Where necessary, existing vegetation will be supplemented with large evergreens with average heights between 15 and 30 feet at maturity.

The existing topography will require much of the project to be below grade of adjoining roads, thereby enabling planted or existing vegetation to better conceal the panels.

There are no known properties on the Virginia Landmarks Register or the National Register of Historic Places within view of this project.

D. Site Plan Meeting Requirements of Chapter 35, Article V, Division 4 of Pittsylvania County Code (Sec. 141(D)(3)

A site plan showing all property lines, setbacks, proposed structures, access roads, substations, ancillary equipment, fencing, buffers, and other information is being submitted simultaneously with this application.

E. Documentation of Proof of Control or Right of Use (Sec. 141(D)(4)

Attached as Exhibit A is the deed to Triangle Brick Company, and attached as Exhibit B is Triangle Brick's Power of Attorney allowing Co-Applicants to file this application.

Attached as Exhibit C is the deed to Rocky W. and Amy B. Rakes, and attached as Exhibit D is the Rakes' Power of Attorney allowing Co-Applicants to file this application.

F. Documentation that Panel Glare is Directed Away from ROWs and Adjoining Property (Sec. 141(D)(5)

The site plan will demonstrate that arrays are located at lower elevations and behind vegetation so that they will only be visible from limited vantage points. There are no residences on Buford Road or elsewhere that are positioned to see panel glare. Glare would be minimized in any event by panels which are designed to absorb sunlight rather than to reflect it.

G. Decommissioning (Sec. 141(E)

A decommissioning plan consistent with the requirements of subsection € is submitted and attached as Exhibit E.

H. General Requirements (Sec. 141(F))

1. Height. Solar efficiency is rapidly evolving through technological innovation and product design. Co- Applicants request a height variance pursuant to Sec. 35-714 from 15 feet to 18 feet to accommodate "2P" (two level portrait) tracker panels which are trending as new technology and which create a second level of panels. Additionally, as the modules increase in size, additional height is needed so they do not contact the ground at the highest point of the rotational tilt.

A further complication arises from the topography on this site, which is both rocky and undulating and requires taller frames ("racks") to minimize disturbance in the arrays. All of these factors, when combined, could mean that panel height will exceed 17 feet at maximum tilt. Thus, the co-Applicant request a three-foot variance to allow 18-foot tall panels.

2. Signage. The Co-Applicants accept the requirements of this subsection regarding warning signs, no advertising, and other requirements.

3. Components. All electrical equipment shall have a UL Listing or equivalent and comply fully with applicable building and electrical codes. No components will create electrical interruptions or interference with other uses.

4. State and Federal Laws. The project shall comply fully with all applicable State and Federal laws and regulations.

5. Noise Ordinance. The project shall comply with the Pittsylvania County Noise Ordinance. Solar facilities, large or small, do not produce noise that is audible above background ambient sounds for persons standing outside the facility.

II.
Special Use Permit Standards

Zoning Ordinance Sec. 35-712

A. The use will not be of substantial detriment to adjacent property.

1. Use and Quiet Enjoyment

There are several common characteristics arising from land use that can be detriment to adjoining owners or cause them to lose the right of quiet enjoyment. Some of these factors include traffic generation, noise, odor, environmental degradation, stormwater runoff, dust, and light pollution.

Solar farms possess none of these characteristics. Once constructed, this facility will generate one truck trip every couple of weeks at the most. It will not be lit or add to nighttime light pollution. No dust will be generated, and the mild humming noise caused by the inverters cannot be heard from outside the facility over the ambient noise caused by wind, cars, birds and other sounds.

There are no toxic emissions into the air or ground, and rainwater that hits panels is absorbed into the ground below or caught in sediment basins constructed during the development phase.

2. No Harm to Property Values of Adjoining Owners

It is common for citizens to assert unsubstantiated claims that solar farms harm property values. Numerous appraisers throughout the country have studied the impact of solar farms on adjoining properties, and to the applicant's knowledge, each of them has found, based upon information from public databases, that there is no objective evidence to support a claim that solar farms harm neighboring property values.

A common and accepted appraisal principle explains why solar farms have no impact. A land use that has a negative effect on nearby property values is called an "*external*

obsolescence." Common factors that make a land use an external obsolescence are noise, unreasonable traffic generation, dust, lights, odor, and threats to public health. There is nothing about a solar farm's quiet, odorless, dust free, low traffic characteristics that would make it an external obsolescence. This is especially true when the facility is screened from public view by vegetation. Thus, there are no *actual* conflicts between a solar farm and surrounding uses, although some citizens may claim they personally and subjectively do not think a solar farm is attractive. As explained below, North Carolina courts consistently have stated that such subjective feelings are not evidence to be considered in an SUP hearing.

To demonstrate compliance with this standard through competent, material, and substantial evidence, the applicant will present a study by Richard Kirkland, MAI, who has conducted several paired sales analyses for this project. Mr. Kirkland is now recognized in most circles as the world's leading expert on the effect of solar farms on adjoining properties, having performed just under 700 hundred studies in 17 states. His studies are done strictly in accordance with the Uniform Standards of Professional Appraisal Practice.

B. The Character of the Zoning District will not be Changed Thereby

Pursuant to Zoning Ordinance Sec. 35-178, the A-1 Zoning District permits numerous uses by right that cause far more noise, traffic, odor, dust, and lights, including (and for example):

Traffic: colleges, single-family homes, apartments,

Odor: intensive livestock, poultry and dairy facilities and government waste collection

Lights: colleges, single-family houses, playgrounds, and assembly halls

Dust: farms

Noise: dormitories, agriculture, subdivisions, sawmills and chipping mills, and playgrounds

Other A-1 Zoning District uses allowed by special use permit which produce traffic, noise, lights, or odor include carnivals, convenience stores, music festivals, airports, kennels, livestock markets, mining and quarries, sawmills (permanent), raceways, slaughterhouses, and outdoor gun ranges.

It is also important to note that the Zoning Ordinance states that in the A-1 Zoning District "the agricultural and forestry activities may produce some noise, odors, and other effects, and a certain level of tolerance for these effects must be expected of those who would dwell in this district.

Accordingly, a solar farm would be one of the best neighbors possible in the A-1 Zoning District.

C. The Use will be in Harmony with the Purpose and Intent of the Ordinance

Zoning Ordinance Sec. 35-177 describes the purposes and intent of the A-1 Zoning District as providing for uses requiring open spaces and protection of land for agricultural and timbering purposes. It also is designed to deter the "random scattering" of residential, commercial and industrial uses.

Solar farms, by their nature, require open and undeveloped areas of land. This location is not "random," but rather is adjacent to a 4,000 acre industrial Megasite.

Section B above shows how this facility will be less intrusive and noticeable that many of the uses allowed in this district by right.

D. The Use is in Harmony with the Public Health, Safety, and General Welfare.

1. General

Simply described, solar farms are little more than passive facilities that receive sunlight and convert it to clean energy. The materials used are essentially steel, glass, and products found in most household electronic appliances. Nothing about the operation creates an unreasonable risk to public health or safety. To the contrary, it either maintains or promotes public health and safety.

2. Public Health

Solar Farms do not generate chemical or toxic by-products that threaten groundwater or surface water resources; they do nothing to generate or spread disease or bacteria; and they do not create environmental noise that would disturb the emotional health of residents. In most circumstances, someone standing at the closest point off-site is not able to hear the slight and barely audible hum generated by inverters in the interior of the facility.

Use of the property by a very quiet solar farm very often prevents the site from being used by many other uses that create substantial environmental noise (e.g. tractors for farming, lawnmowers and leaf blowers from a single family subdivision, guns from hunters, etc.). Solar farms also protect ground and surface waters from uses that could otherwise be developed as a matter of right (e.g. collection of manure from dairy farming; chemicals used in nurseries and greenhouses; or heavy application of chemicals used in crop production).

3. Public Safety

(a) Traffic

Transportation/traffic safety is one of the key issues when considering the impact a use will have on public safety. This facility will generate practically no traffic once construction is complete, with most days witnessing no incoming/outgoing vehicle trips at all. The only vehicles

coming to the site will be occasional trips made to check on and maintain equipment and to mow grass – typically once a month during growing season. Construction time varies from site to site, but this 125 megawatt facility could take approximately one year to complete.

If this entire 800 acre site were developed for a low density subdivision of 400 homes (1 home per every 2 acres), the standard trip generation would be 9.52 vehicle trips per day per home, or 3,808 vehicle trips onto surrounding roads *per day,* contrasted with zero trips on most days for a solar farm. (9.52 is the national average established by the Institute of Transportation Engineers based upon data collected over decades)

(b) Environmental Safety

Unlike farming and many types of development, a solar facility protects adjoining streams from sedimentation resulting from soil erosion. Solar cells are mounted on support poles that are driven into the ground and that require minimal site grading. Hearty grass suitable to the climate is planted beneath the panels for soil stability. During construction, standard erosion control measures will be constructed and maintained in accordance with local and state stormwater regulations. As with most developments, stormwater and erosion control permits must be obtained prior to construction and land disturbance.

(c) Equipment Safety

The facility will be constructed to meet or exceed all standards of the National Electric Code, and all equipment is listed with and will contain the stamp of Underwriters Laboratories, a safety consulting and certification company that specializes in the public adoption and drafting of safety standards for electrical devices and components.

The facility will be surrounded by a six foot chain link fence with at least three strands of barbed wire along the top to protect both the public and the facility from unauthorized access.

4. General Welfare

Clean, renewable energy not only is moving our country and its communities away from energy production that can pollute the air and water resources, but it is providing ways for local owners to use their land much more profitably for the term of the solar farm lease. Once the lease has expired, the facility can easily and without great expense be converted back to agricultural or forestry use.

Solar production also enables the consumer prices for energy to remain more stable by providing a source of energy for which power companies pay a long-term contracted rate. The rate paid by an energy company (e.g. Dominion or Appalachian Power) to the owner of a solar farm is a constant rate established by contract. As such, it does not fluctuate with the economy and enables the energy company to have predictable costs.

Solar farms bring a community substantially higher tax income that land in forestry use, and the increased taxes are from a use that is an extremely low consumer of public services. Nor does it increase the number of children for whom expensive schools must be built.

Comprehensive Plan Analysis
Code of Virginia §15.2-2232(A) and (H)
Strata Solar, LLC and Berry Hill Solar, LLC

To the Pittsylvania County Board of Supervisors,

Strata Solar, LLC and Berry Hill , LLC (Applicants) respectfully submit this statement demonstrating how the Berry Hill Solar, LLC Solar Energy Facility (the Project) is substantially in accord with the Pittsylvania County Comprehensive Plan (the Plan) for A-1 zoning in the location requested.

I. Limitations in Application of Comprehensive Plan

Solar Energy Facilities (utility scale) were not known uses and did not start appearing in tables of permitted uses and comprehensive plans until approximately 2012 and 2013. The Pittsylvania County Plan was adopted in 2010 and resulted from a drafting initiative that began in 2007. The only adopted document providing guidance is the more recently enacted amendment to the Pittsylvania County Zoning Ordinance, adding Sec. 35-141 allowing for Solar Energy Facilities in A-1 districts.

Thus, it is helpful that the Comprehensive Plan is "general in nature," as emphasized in Plan chapters I and VIII.

II. Project Overview

The Project is designed to be a 125 Megawatt Solar Energy Facility located adjacent to the Berry Hill Megasite. It is an 800-acre facility located within two tracts totaling 1400 acres lying north of the Dan River, southeast of US Highway 311 and generally west of Buford Road (CR 874). The site plans show a road connector across the property connecting US Highway 311 on the west to the Megasite on the east – a major connector that will facilitate transportation to and from the Megasite.

The facility will have generous setbacks from adjoining owners and thick vegetative buffers designed to block visibility from adjoining residential properties. It has a contract to sell power to Appalachian Power.

By all traditional measures of zoning and land use intensity, solar facilities are very low impact uses. They generate approximately 2 vehicle trips per month for maintenance of vegetation and monitoring equipment, compared to 9 to 10 vehicle trips per day for an average single family residence. They are dark at night, cannot be heard outside the facility boundary, and generate no dust or fumes or vibrations. Except for standard electrical components and wiring, 98% of the materials are comprised of glass and steel. Solar facilities are one of the most (and perhaps the most) easily and fully recyclable land uses in the United States.

III. Consistency with Future Land Use Map (Chapter VIII)

The Project sits adjacent to the approximately 4,000-acre Berry Hill Megasite which has been designated on the Future Land Use Map as an area ideal for industrial use.

Additionally, Land Use Objective #1 encourages a "strong and diversified industrial and commercial base which does not create significant impacts on residential areas, prime agricultural lands, or public facilities."

IV. Natural and Cultural Environment (Chapter 2)

1. Air Quality

The Plan notes that the county's air quality is good, primarily resulting from distance to major non-attainment areas. Solar facilities not only produce no emissions into the air, but they greatly reduce the amount of pollutants that would result from residential, commercial, or industrial uses, especially including the traffic such forms of use would generate.

2. Noise

The Plan notes that "noise has become a growing national concern" from highways and vehicular traffic. Daily noise is also commonly generated by lawnmowers and leaf blowers in residential areas, and by farm equipment in agricultural areas. This facility would be among the quietest uses in the area.

3. Ground and Surface Waters

The Plan notes that development can jeopardize groundwater (over pumping, contamination, non-point source pollution) and surface waters (water quality, agricultural run-off, sedimentation, and urban runoff). Solar facilities are one of the most environmentally friendly uses for protecting surface and groundwater resources. The arrays sit sufficiently off the ground that they allow all rain water to be adequately absorbed into the grassed area below and are not classified as impervious surfaces. There are no chemicals generated by these facilities that could enter stormwater runoff..

4. Visual Resources

The Plan notes how the visual quality of a community and visual landscapes are significant resources, although the illustrative photographs suggest that the concern is focused on broader rural vistas. The conditions, proffers, and site plan comprising integral parts of the Danville Farm applications indicate that the facility will be adequately shielded from public and private view by planted and existing vegetation which shall remain.

V. Community Facilities and Services (Chapter IV)

Plan Chapter IV discusses the importance of financing community facilities to accommodate growth in its many forms and how the location and provision of facilities and services affect (and are affected by) land use patterns.

It is anticipated that Pittsylvania County will soon receive an annual tax approximately equal $1,400 x 125 (approximate megawatts) or $175,000 per year through a revenue share.

The vast majority of taxes received through revenue sharing would be a net gain to the county because solar facilities are among the least intensive consumers of public services. As unmanned facilities, there is no need to serve them with expanded educational facilities, library services, sewer, or parks and recreation facilities. Because the primary structural components of a solar farm (steel and glass) do not easily burn, it would be an extremely rare circumstance for fire services to be needed. The only emergency service needs are generally for injuries occurring during construction. Once constructed, there are so few employees on site that the need is quite minimal.

VI. Housing

Solar facilities do not generate a need for housing but they do, from a broader perspective, enable homes to have lower carbon footprints..

VII. Economic Development

The Plan calls for building and sustaining a healthy and diverse economy, especially in ways that expand the County's commercial and industrial tax base. Solar facilities not only are expansions of the industrial tax base, but they provide an alternative form of clean, safe, reliable, and less-costly energy that can be used for and by industrial, commercial and residential consumers.

Part of the Plan's development strategy is to create business/industrial parks with adequate landscaping. Not only is this site adjacent to the Berry Hill Megasite, but it will be fully buffered by existing or added landscaping.

Of highest importance is that this facility will assist the Danville-Pittsylvania Regional Industrial Facility Authority (RIFA) in attracting new industries to locate within the Megasite's boundaries. Renewable energy has moved, over the last ten years, from focal interest to full commitment among the world's largest corporations. Leading the way is the RE100, a corporate renewable energy initiative that includes close to 250 of the most influential corporations across the globe that affect how we live and do business.

Among the companies leading the way to 100% clean, renewable electricity and zero carbon grids are RE100 members Walmart, General Motors, Johnson & Johnson, Kellogg's, Hewlett-Packard, Amazon, Coca Cola, Bank of America, Visa, IKEA, Target, IKEA,

Steelcase, Ralph Lauren, Google, Facebook, eBay, Master Card, Sony, Panasonic, and VF Corp.

Even companies not officially in the RE100 now routinely use a community's commitment to renewable energy as a factor when considering where to develop new plants and move their jobs.

Any of these companies could potentially enter into a power purchase agreement to purchase power directly from this facility, another benefit to the Megasite and another way in which this project fulfills the economic goals of the Plan.

VIII. Transportation

The Plan notes how land use decision can place strain on existing transportation networks, and shows graphically how much roads cost on a per-mile basis. However, solar facilities do not add to traffic generation but do add to the tax base that constructs and maintains roads. A single-family subdivision on this location would generate far more transportation demands and lead, over time, to many traffic accidents. A solar facility's impact on additional road needs or traffic accidents would be so low as to be statistically immeasurable.

The County specifically targets growth that leads to traffic Level of Service "C" or better, and a solar farm would cause no degradation of that status.

SUMMARY

Not only is the proposed project consistent in many ways with the Pittsylvania County Comprehensive Plan, it actually fulfills many of the goals and objectives specifically listed.

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SOLAR FARM: Berry Hill Solar Electric Power Plant
SITE ADDRESS: Buford Rd. Westover, VA 24541
PREPARED FOR: Strata Solar
PROJECT NUMBER: 112006.161
DATE: 22-Jul-20
REVISED: 22-Jul-20

Ballentine Associates, P.A.
221 Providence Road
Chapel Hill, NC 27514
(919) 929-0481

OPINION OF PROBABLE COST FOR SOLAR FARM DECOMMISSIONING

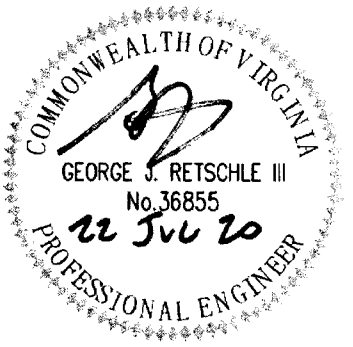
Assumtions: System Size 120.0 MW AC — Conversion Factor: 24
-- Tracker Racking — 156 MW DC
-- Poly Modules 435 W — 1.30 DC/AC Ratio
-- Dual Inverters
Summary:

ITEM	QUANTITY	UNIT	SALVAGE UNIT COST	TOTAL SALVAGE VALUE	REMOVAL UNIT COST	TOTAL COST TO REMOVE/RESTORE	NET GAIN/LOSS	COMMENTS
Wire (Copper)	87,886	LB	$2.66	$234,043.56	$0.20	$17,577.15	$216,466.42	See Note 1
Wire (Aluminum)	660,026	LB	$0.71	$468,235.19	$0.20	$132,005.20	$336,229.99	See Note 1
Racking System	17,070,000	LB	$0.12	$2,028,621.71	$0.08	$1,365,600.00	$663,021.71	See Note 2
Solar Modules (Crystalline)	360,000	EA	$4.35	$1,566,000.00	$2.00	$720,000.00	$846,000.00	See Note 3*
Inverters	1,855,350	LB of Metal	$0.03	$53,428.70	$2,250.00	$67,500.00	-$14,071.30	See Note 4
Transformers	126,000	kVA	$5.00	$630,000.00	$5,000.00	$150,000.00	$480,000.00	See Note 5
Concrete Pad	30	EA	$0.00	$0.00	$1,500.00	$45,000.00	-$45,000.00	See Note 6
Chain Link Fencing	430,430	LB	$0.04	$17,217.20	$3.50	$350,350.00	-$333,132.80	See Note 7
Substation	1	EA	$17,000.00	$17,000.00	$85,000.00	$85,000.00	-$68,000.00	See Note 8
Battery Storage System	0	EA	$2,000.00	$0.00	$15,000.00	$0.00	$0.00	See Note 9
Land Restoration	800	AC	$0.00	$0.00	$500.00	$400,000.00	-$400,000.00	See Note 10
Erosion Control	800	AC	$0.00	$0.00	$2,000.00	$1,600,000.00	-$1,600,000.00	See Note 11
TOTAL				**$5,014,546.37**		**$4,933,032.35**	**$81,514.02**	

Notes:

1. Wire Excavate to cable depth at one end of trench. Use tractor or other equipment to remove all wiring and conduits in common trench.

	Length	LBs/1000 FT	Total LBs
BLA Harness 8 AWG (CU)	1,730,000	50.801	87,886
BLA Trunk Bus 500KCMIL (AL)	120,000	465.55	55,866
DC output 600KCMIL (AL)	600,000	559.85	335,910
MV 350 KCMIL (AL)	185,000	1450.00	268,250
Total Copper			**87,886**
Total Aluminium			**660,026**
Cost to Remove:	$0.20	per pound	



2. Racking System Racking frame: Cut legs and cross beams to appropriate size and transport to staging area. Racking Posts: Remove via post-puller and transport to staging area. Haul all removed pieces of racking system to recycle center via flatbed.

Racks:	4600
Posts (10' W6x9) per rack:	13
Total Posts:	59,800
Total post weight (LBS):	**5,382,000**
Total Racking Weight (LBS):	**11,688,000**
Total Structure Weight:	**17,070,000**
Cost to Remove Racking System:	$0.10 per pound

3. Solar Modules Hand remove modules and place on pallets. Transport pallets to Module recycle center. Assumed salvage value for crystalline modules.

Cost to Remove Modules:	$2.00 Per module
Salvage Value :	$0.01 Per Watt

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4. Inverters Removal by crane onto flatbed with no dissasembly. Haul to recycle center.

		Total LBS	$/LB
Number of Inverters:	30	123,690	
Weight Per Inverter (LBS):	4123		
% Steel:	20%	24,738	$0.12
% Aluminum:	20%	24,738	$0.71
% Copper:	10%	12,369	$2.66
Total:		**1,855,350**	$0.03
Cost to Remove Inverters	$2,250	Each	

5. Transformers Removal by crane onto flatbed with no dissasembly. Haul to recycle center. Oil removal performed by recycle center.

Total Transformers:	30
Transformer:	4,200 kVA
Total kVA:	126,000
Value:	$5/kVA
Cost to Remove Transformer:	$5,000

6. Concrete Pad Assumed (1) 100 SF precast pad per transfomer and battery system. Remove precast concrete pad via excavator onto flatbed. Haul to recycle center. Assumed $45 fee per load at recycle center.

Cost to remove pad: $1,500

7. Chain Link Fencing 6' tall fence with 3 strands of barbwire (7' total height). Assumed 1 post per 10 LF. Assumed post weight of 3 lbs. Machine roll fence fabric, remove posts via post-puller.

Fencing:		Post weight =	30030 lbs
Total LF on Project:	100,100	Fence Weight =	400400 lbs
Total Weight:	**430,430** lbs		
Cost to remove fencing:	$3.50 LF		

8. Substation & Substation Equipment Remove equipment via crane onto flatbed. Haul to recycle center. Remove substation fencing via fence-roller and remove posts via post-puller. Haul to recycle center. Assumed salvage value.

Cost to Remove: $85,000
Salvage Value: 20% of Cost to Remove

9. Battery Storage System Assumed 40' containerized system. Load battery system onto flat-bed via crane. Haul to recycle center. Assumed salvage value.

Cost to Remove: $15,000 EA
Salvage Value: $2,000 EA

10. Land Restoration Includes: removal of gravel access drives and all culverts via skid-steer and haul off site; Remove all drainage ditches and piping in stormwater ponds; Re-seeding of disturbed areas via atv drill-seeder at 5lbs per acre, stablized with straw.

Cost to restore: $500 Acre

11. Erosion Control Install perimeter erosion control measures (assumes existing Stormwater Facilites will be modified as necessary for erosion control purposes during decommissioning.) before decommissioning begins and remove erosion control measures following decommissioning. Includes erosion control permitting.

Cost : $2,000 Acre

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Scrap Metal Unit Pricing

Data valid for 24 June 2020

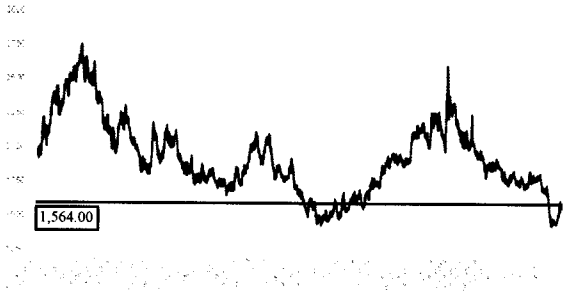
LME OFFICIAL PRICES, US$ PER TONNE

CONTRACT	ALUMINIUM ALLOY	ALUMINIUM	COPPER
Cash Buyer	1214.00	1564.00	5871 00

LME ALUMINIUM

Trading summary | Current year summary | Price graph | Average prices | Contract specs | Useful links

LME ALUMINIUM HISTORICAL PRICE GRAPH



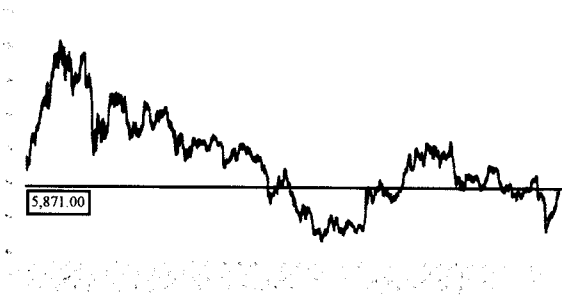
SHOW HISTORICAL DATA FOR

Date From: 25-Jun-2010 | Date To: 24-Jun-2020

LME COPPER

Trading summary | Current year summary | Price graph | Average prices | Contract specs | Useful links

LME COPPER HISTORICAL PRICE GRAPH



SHOW HISTORICAL DATA FOR

Date From: 25-Jun-2010 | Date To: 24-Jun-2020

LME STEEL SCRAP

Trading summary | Current year summary | Price graph | Average prices | Contract specs | Monthly overview

Data valid for 24 June 2020

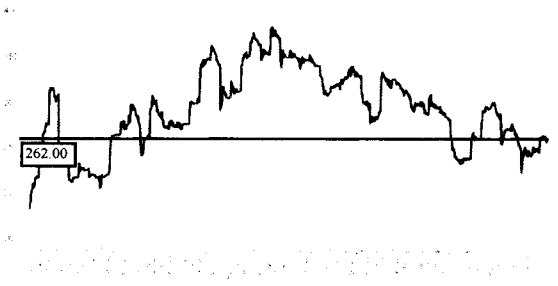
LME CLOSING PRICES, US$ PER TONNE

CONTRACT	PRICE
Month 1	262 00

LME STEEL SCRAP

Trading summary | Current year summary | Price graph | Average prices | Contract specs | Monthly overview

HISTORICAL PRICE GRAPH



Date From: 25-Jun-2010 | Date To: 24-Jun-2020

1 Tonne = 2204.62 LBs

Price Conversion:

Metal	$/LB
Aluminium:	0.71
Copper:	2.66
Steel:	0.12

PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT

We, Triangle Brick Company and Carlton and Caroline Rakes, as owners of the below described properties, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Triangle Brick Company
   Address: 6523 NC Highway 55, Durham, NC 27713 Telephone: (919) 960-6015 Ext. 305

   Property Owner's Names: Carlton D. Rakes & Caroline W. Rakes
   Address: 6506 Whitmell School Road, Danville, VA 24540 Telephone:

2. Location of Property: Berry Hill Road

3. Tax Map Number 1376-15-5690, 1376-26-5318, 1366-97-0467 (19871) (9799)

4. Election District: Westover

CK#24579
Total Amt: $ 330.00
Taken By: RHB

5. Size of Property: A Total of 1,481.59 Acres, Three (3) Parcels of Land: 1376-15-5690 (1,276.29 Acres), 1376-26-5318 (62.18 Acres), 1366-97-0467 (143.12 Acres)

6. Existing Land Use: 1376-15-5690 & 1376-26-5318 = Vacant; 1366-97-0467 = Pack House (Poor Condition)

   Existing Zoning: A-1, Agricultural District

7. Proposed Land Use: Utility Scale Solar Facility

TREASURER OF PITTSYLVANIA COUNTY
PAID JUN 29 2020

8. Check completed items:

X Letter of Application	X Site Development Plan	X Legal Forms
___ 11"x 17" Concept Plan	X Application Fee	X List of Adjoining Properties
___ Copy of Plat Or Covenants	X Copy of Deed	___Copy of Deed Restrictions

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 J. FOSTER, EXEC VP & CFO

Triangle Brick Company

Sworn to and subscribed before me in my presence this 7 day of April, 2020 in my City and State Aforesaid, by ____ Notary Public. My commission Expires: 09-29-2022

IRIS D. WRAY NOTARY PUBLIC WAKE COUNTY, NC

Carlton D. Rakes

Sworn to and subscribed before me in my presence this ____ day of ____, ____, in my City and State Aforesaid, by ____ Notary Public. My commission Expires:

Caroline W. Rakes

OFFICE USE ONLY
Application Deadline: 06/25/20
Received By: ESR
B.Z.A. Meeting Date: 08/11/20

Application No. S-20-011
P.C. Meeting Date: 08/04/20
Date Received: 06/25/20
Action: ____

PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT

We, Triangle Brick Company and Rocky and Amy Rakes, as owners of the below described properties, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Triangle Brick Company
   Address: 6523 NC Highway 55, Durham, NC 27713 Telephone: (919) 960-6015 Ext. 305

   Property Owner's Names: Rocky W. Rakes & Amy B. Rakes
   Address: 6848 Whitmell School Road, Danville, VA 24540 Telephone:

2. Location of Property: Berry Hill Road

3. Tax Map Number 1376-15-5690, 1376-26-5318, 1366-97-0467 (19871) (9799)

4. Election District: Westover

Ck#24579
Total Amt: $330.00
Taken By: KHB

5. Size of Property: A Total of 1,481.59 Acres, Three (3) Parcels of Land: 1376-15-5690 (1,276.29 Acres), 1376-26-5318 (62.18 Acres), 1366-97-0467 (143.12 Acres)

6. Existing Land Use: 1376-15-5690 & 1376-26-5318 = Vacant; 1366-97-0467 = Pack House (Poor Condition)

   Existing Zoning: A-1, Agricultural District

7. Proposed Land Use: Utility Scale Solar Facility

TREASURER OF PITTSYLVANIA COUNTY
PAID JUN 29 2020

8. Check completed items:

X Letter of Application	X Site Development Plan	X Legal Forms
___ 11"x 17" Concept Plan	X Application Fee	X List of Adjoining Properties
___ Copy of Plat Or Covenants	X Copy of Deed	___Copy of Deed Restrictions

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.

Triangle Brick Company

Sworn to and subscribed before me in my presence this ____ day of _____, ____, in my City and State Aforesaid, by _____ Notary Public. My commission Expires:

Rocky W. Rakes
Rocky W. Rakes

Amy B. Rakes

Sworn to and subscribed before me in my presence this 17th *day of* June, 2020 *in my City and State Aforesaid, by* Katie H. Kiser *Notary Public. My commission Expires:* December 31, 2021

KATIE H. KISER
Notary Public
Commonwealth of Virginia
Reg. #7304019
My Commission Exps. 12/31/21

OFFICE USE ONLY
Application Deadline: 06/25/20
Received By: ESR
B.Z.A. Meeting Date: 08/11/20

Application No. S-20-011
P.C. Meeting Date: 08/04/20
Date Received: 06/25/20
Action: _____

VIRGINIA:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A total of 1,481.59 acres, three (3) parcels of land generally located on Berry Hill Road within the Westover Election District, and recorded as parcel #s 1376-15-5690, 1376-26-5318, 1366-97-0467 in the Pittsylvania County tax records.	)	**PETITION**

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioners, Triangle Brick Company and Carlton and Caroline Rakes, respectfully file this petition pursuant to Sections 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 Petitioners are the owners of the above-referenced parcels of land, or are filing with the owner's consent.

(2) The properties are presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A-1, Agricultural District.

(3) Your petitioners now desire to have a Special Use Permit issued for a Utility Scale Solar Facility.

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

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

Respectfully submitted,

RICHARD J. FOSTER, EXEC V P & CFO

Triangle Brick Company

Sworn to and subscribed before me in my presence this 7 day of April 2020, in my City and State Aforesaid, by [signature] Notary Public. My commission Expires: 04-29-2023

IRIS D WRAY NOTARY PUBLIC WAKE COUNTY NC

Carlton D. Rakes

Caroline W. Rakes

Sworn to and subscribed before me in my presence this ____ day of _____, ____, in my City and State Aforesaid, by _____ Notary Public. My commission Expires: _____

VIRGINIA:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A total of 1,481.59 acres, three (3) parcels of land generally located on Berry Hill Road within the Westover Election District, and recorded as parcel #s 1376-15-5690, 1376-26-5318, 1366-97-0467 in the Pittsylvania County tax records.	)	**PETITION**

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(1) The Petitioners are the owners of the above-referenced parcels of land, or are filing with the owner's consent.

(2) The properties are presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A-1, Agricultural District.

(3) Your petitioners now desire to have a Special Use Permit issued for a Utility Scale Solar Facility.

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

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

Respectfully submitted,

_____

Triangle Brick Company

Sworn to and subscribed before me in my presence this ____ day of _____, ____, in my City and State Aforesaid, by _____ Notary Public. My commission Expires: _____

Rocky W. Rakes

Rocky W. Rakes

Amy B. Rakes

Amy B. Rakes

Sworn to and subscribed before me in my presence this 11th *day of* June, 2020, *in my City and State Aforesaid, by* Katie H. Kiser *Notary Public. My commission Expires:* December 31, 2021

KATIE H. KISER
Notary Public
Commonwealth of Virginia
Reg. #7304019
My Commission Exps. 12/31/21

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

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

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-
At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-
When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.
Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

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

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

RICHARD J. FOSTER
SEC VP & GFO

Case S-20-011 Applicant [signature] Date 4/5/2020
Triangle Brick Company

Sworn to and subscribed before me in my presence this 7 *day of* April, 2020, *in my City and State aforesaid, by* [signature] *Notary Public. My commission Expires:* 09-29-2022

Case S-20-011 Applicant _____ _____ Date _____
Carlton D. Rakes **Caroline W. Rakes**

Sworn to and subscribed before me in my presence this _____ *day of* _____, _____, *in my City and State aforesaid, by* _____ *Notary Public. My commission Expires:* _____

IRIS D. WILAY NOTARY PUBLIC WAKE COUNTY

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

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

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-
At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

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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-20-011 Applicant _____ Date _____
Triangle Brick Company

Sworn to and subscribed before me in my presence this _____ day of _____, _____, in my City and State aforesaid, by _____ Notary Public. My commission Expires: _____

Case S-20-011 Applicant Rocky W. Rakes Amy B. Rakes Date 6-17-20
Rocky W. Rakes **Amy B. Rakes**

Sworn to and subscribed before me in my presence this 17th *day of* June, 2020, *in my City and State aforesaid, by* Katie H. Kiser *Notary Public. My commission Expires:* December 31, 2021

KATIE H. KISER
Notary Public
Commonwealth of Virginia
Reg #7304019
My Commission Exps 12/31/21

ADJACENT PROPERTY OWNERS

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

Tax Map Number: 1376-15-5690, 1376-26-5318, 1366-97-0467 (198971) (9799)

Name: Marvin L. Moss Trust Dated 10-26-07, Judith S. Moss Trust Dated 10-26-07, Marvin L. Moss, Trustee, Judith S. Moss, Trustee
Tax Map Number: 1376-45-9796 (200001)
Address: 1289 Buford Road, Danville, VA 24540

Name: Presley A. Pruitt & Teresa S. Pruitt
Tax Map Number: 1376-64-4280 (203123)
Address: 1398 Lovelace Road, Pelham, NC 27311

Name: Ronald W. Collins
Tax Map Number: 1376-50-9534, 1376-40-5487 (191271)
Address: 14413 Possum Track Road, Raleigh, NC 27614

Name: Joseph Gregory Sanders
Tax Map Number: 1376-30-1056 (116791)
Address: 120 River Road, Cascade, VA 24069

Name: Ray S. Robinson
Tax Map Number: 1376-20-8155, 1375-29-4993 (16682)
Address: 124 River Road, Cascade, VA 24069

Name: James L. Reynolds & Mary J. Reynolds
Tax Map Number: 1375-29-0476 (87506)
Address: 111 River Road, Cascade, VA 24069

Name: James E. Dunn, Trustee, Mary Catherine Dunn, Trustee, Mary Catherine Dunn Revocable Trust
Tax Map Number: 1375-29-0931 (172808)
Address: 4500 Blue Violet Drive, Greensboro, NC 27410

Name: Charles Allan Cunningham & Rhona L. Cunningham
Tax Map Number: 1375-19-7954, 1375-19-4952 (148152)
Address: 165 Old Cabin Road, Cascade, VA 24069

Name: Jonathan Chad Dallas
Tax Map Number: 1375-19-1906, 1375-09-8666 (215034)
Address: 135 Old Cabin Road, Cascade, VA 24069

Name: Ann C. Irvine
Tax Map Number: 1375-09-4993 (149219)
Address: 14807 W. Devlin Drive, Goodyear, AZ 85395

Name: Lost Corner Landowners Association, Inc.
Tax Map Number: 1366-71-8055 (5849)
Address: c/o Carlos Flores, 124 Old Cabin Road, Cascade, VA 24069

Name: Danville-Pittsylvania Regional Industrial Facility Authority
Tax Map Number: 1366-54-5996, 1376-49-9139 (173352) (185115)
Address: c/o City Finance Dept., P. O. Box 3300, Danville, VA 24543

Name: Lynwood H. Hardy & Laurie F. Hardy
Tax Map Number: 1377-21-5587, 1377-21-6657, 1377-22-3319 (2563)
Address: 3028 Berry Hill Road Danville, VA 24541

Name: Daryl Gervase Cochran & Rebekah Finney Cochran
Tax Map Number: 1377-22-8283 (134139)
Address: 2860 Berry Hill Road Danville, VA 24541

Name: Rebekah L. Finney, Et Als, Monroe L. Finney, Et Als, Charmaine H. Finney, Et Als
Tax Map Number: 1377-22-8654 (88121)
Address: 2860 Berry Hill Road Danville, VA 24541

Name: P. Duane Meeks & Mary R. Meeks
Tax Map Number: 1377-32-3923, 1377-32-6812 (117062)
Address: 2700 Berry Hill Road Danville, VA 24541

Name: Stephen D. Head & Dianne K. Head
Tax Map Number: 1377-42-0941 (224084)
Address: 2580 Berry Hill Road Danville, VA 24541

Name: Gerline W. Weatherford
Tax Map Number: 1377-42-8082, 1377-51-1151 (79423)
Address: 522 Berkshire Drive Danville VA 24541

Name: Alma S. Weatherford
Tax Map Number: 1377-40-9867 (151035)
Address: 536 Buford Road Danville, VA 24541

Name: Dawn F. Saunders
Tax Map Number: 1376-47-4702 (219793)
Address: 197 Rocky Knoll Lane Danville, VA 24541

Name: Ruby F. Crane & Jessica Crane
Tax Map Number: 1376-47-4462 (244661)
Address: 216 Rocky Knoll Lane Danville, VA 24541

SPECIAL POWER OF ATTORNEY

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

3537 Berry Hill Rd

Tax Map # 1376-15-5690 1376-26-5318

I/we Triangle Brick Co, Richard J. Foster, 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 Strata Solar, authorized agent of Strata Solar/Berry Hill Solar, LLC, my/our true and lawful attorney-in-fact, and grant unto my/our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to Berry Hill Solar, LLC, 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 Berry Hill Solar, LLC, 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 Berry Hill Solar LLC, on the Property.

Owner:

Print Name RICHARD J. FOSTER Exec VP. TRIANGLE BRICK COMPANY

Commonwealth of ~~Virginia City~~ North Carolina /County of Wake, to-wit:

Subscribed and sworn to ~~before~~ me this 19 day of March, 2023 in my City and State aforesaid, by _____ Notary Public.

My Commission Expires: 09-29-2028.

IRIS D. WRAY NOTARY PUBLIC WAKE COUNTY, NC

SPECIAL POWER OF ATTORNEY

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

Berry Hill Road

Tax Map # 1366-97-0467

I/we Rocky W. Rakes & Amy B. Rakes, 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 Strata Solar, authorized agent of Strata Solar/Berry Hill Solar, LLC, my/our true and lawful attorney-in-fact, and grant unto my/our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to Berry Hill Solar, LLC, 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 Berry Hill Solar, LLC, 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 Berry Hill Solar LLC, on the Property.

Rocky W Rakes Amy B. Rakes

Owner: Rocky W. Rakes Amy B. Rakes

Print Name Rocky W. Rakes Amy B. Rakes

Commonwealth of Virginia City/~~County~~ of Danville, to-wit:
Subscribed and sworn to before me this 8th day of July, 2020, in my City and State aforesaid, by Katie H. Kiser Notary Public.
My Commission Expires: December 31, 2021.

KATIE H. KISER
Notary Public
Commonwealth of Virginia
Reg. #7304019
My Commission Expires 12/31/21

Katie H. Kiser

PITTSYLVANIA
COUNTY, VIRGINIA

ECONOMIC DEVELOPMENT
P.O. Box 426 • 1 Center Street
Chatham, Virginia 24531
Phone (434) 432-1979

Mr. Richard Motley, Chairman
Pittsylvania County Planning Commission
1 Center Street
Chatham, VA 24531

August 19, 2020

Dear Mr. Motley:

The Pittsylvania County Economic Development office expresses our full support for the Special Use Permit application for the Strata Solar project in Danville, Virginia which is adjacent to the Southern Virginia Megasite at Berry Hill. The Department has been working with Strata Solar for over a year, and based on our relationship, feels the company would be a good neighbor to the SVMS.

The County has been working with Strata Solar on an interconnection easement for Strata Solar to access the new substation. Strata Solar is helping the County obtain a thoroughfare easement to allow for the development of the integral connector road.

The solar farm would be an asset to the marketing of the SVMS, since so many high-profile companies are committed to renewable energy, ranging from the insurance, real estate and banking industries to software development, biotechnology, food and beverage and personal care industries.

Should you have any questions, I can be contacted at (434) 713-8801.

Sincerely,

Susan McCulloch, Project Manager
Pittsylvania County Office of Economic Development

JULY 27, 2020

BERRY HILL SOLAR

ECONOMIC AND FISCAL CONTRIBUTION TO PITTSYLVANIA COUNTY, VIRGINIA

MANGUM economics

4201 DOMINION BOULEVARD, SUITE 114
GLEN ALLEN, VIRGINIA 23060
804-346-8446
MANGUMECONOMICS.COM

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About Mangum Economics, LLC

Mangum Economics, LLC is a Richmond, Virginia based firm that specializes in producing objective economic, quantitative, and qualitative analysis in support of strategic decision making. Much of our recent work relates to IT & Telecom Infrastructure (data centers, terrestrial and subsea fiber), Renewable Energy, and Economic Development. Examples of typical studies include:

POLICY ANALYSIS

Identify the intended and, more importantly, unintended consequences of proposed legislation and other policy initiatives.

ECONOMIC IMPACT ASSESSMENTS AND RETURN ON INVESTMENT ANALYSES

Measure the economic contribution that businesses and other enterprises make to their localities.

WORKFORCE ANALYSIS

Project the demand for, and supply of, qualified workers.

CLUSTER ANALYSIS

Use occupation and industry clusters to illuminate regional workforce and industry strengths and identify connections between the two.

The Project Team

Martina Arel, M.B.A.
Researcher and Economic Development Specialist

A. Fletcher Mangum, Ph.D.
Founder and CEO

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Executive Summary

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

1) **Berry Hill Solar is a proposed 125-Megawatt (MW) AC solar photovoltaic power generating facility. The project would be located adjacent to the Southern Virginia Mega Site along Berry Hill Road in Pittsylvania County, Virginia. The total acreage to be purchased and leased encompasses approximately 1,482 acres that are currently used primarily for agriculture. The actively used, fenced-in portion of the solar site would be approximately 800 acres.**

2) **The proposed Berry Hill Solar project would make a significant economic contribution to Pittsylvania County:**

    - The proposed Berry Hill Solar project would provide an estimated one-time pulse of economic activity to Pittsylvania County during its construction phase supporting approximately:
        - 285 jobs.
        - $11.5 million in associated labor income.
        - $43.8 million in economic output.
    - The proposed Berry Hill Solar project would provide an estimated annual economic impact to Pittsylvania County during its ongoing operational phase supporting approximately:
        - 11 jobs.
        - $517,505 in associated labor income.
        - $909,506 in economic output.

3) **The proposed Berry Hill Solar project would also make a significant fiscal contribution to Pittsylvania County. We estimate that the proposed project would generate approximately:**

    - $1.4 million in state and local tax revenue from the one-time pulse of economic activity associated with the project's construction.
    - $7.1 million in cumulative county revenue over the facility's anticipated 35-year operational life assuming revenues are generated from the reassessment of the property and the taxation of the associated capital investments (Scenario 1); or
    - $8.0 million in cumulative county revenue over the facility's anticipated 35-year operational life assuming revenues are generated from the reassessment of the property and a revenue share agreement between Strata Solar and Pittsylvania County that is based on the project's generation capacity (Scenario 2).

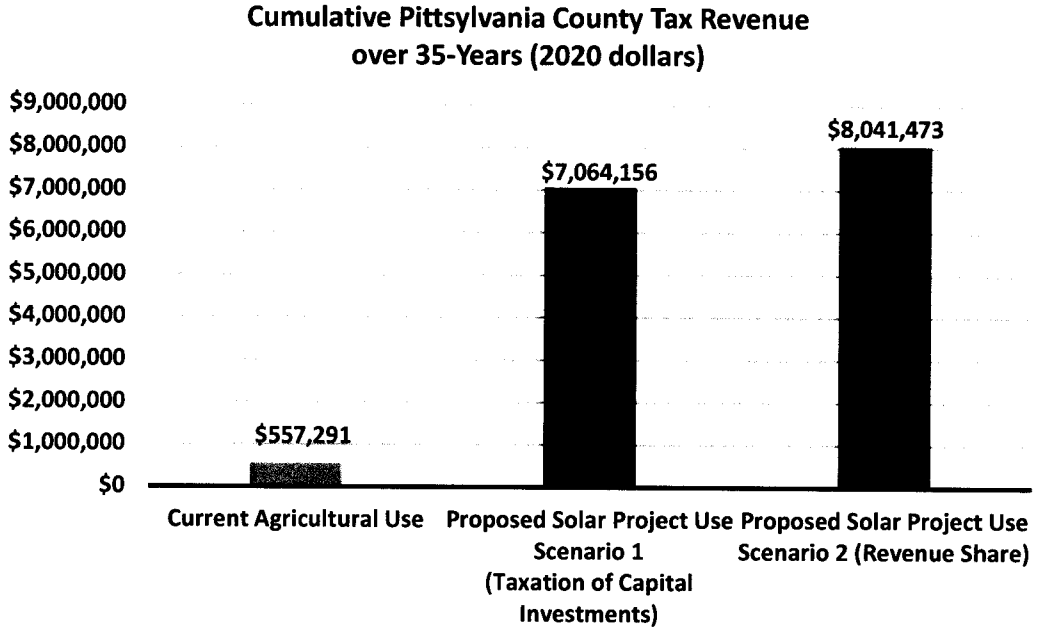
4) **In and of itself, it is unlikely that the proposed Berry Hill Solar project would effect a meaningful change in Pittsylvania County's Composite Index or locally funded school budget:**

- 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 Berry Hill Solar, that means the 20 to 40 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 to 40 percent.
- To have a meaningful impact on Pittsylvania County's Composite Index, the proposed Berry Hill 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 800 acres to solar use, the proposed Berry Hill Solar project would only drive a 0.7 percent increase in Pittsylvania County's total real property tax base.
- Under a revenue share agreement between the County and Strata Solar, by statute, capital investment from the project would have no impact on the locality's Composite Index.

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

- The proposed Berry Hill Solar project will generate approximately between $7.1 million and $8.0 million in cumulative county revenue over the facility's anticipated 35-year operational life, as compared to approximately $557,291 in cumulative county revenue in the property's current agricultural use – a difference of approximately $6.5 million to $7.5 million.



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

- At 1,073 jobs, construction is Pittsylvania County's 4th largest major industry sector. It also pays average weekly wages ($802/week) that are above the county-wide average ($726/week).
- However, it was one of the major industry sectors that posted a job loss in the county between 2018 and 2019 (a loss of 15 jobs).
- We estimate that the proposed Berry Hill Solar project would directly support 237 jobs and $9.4 million in wages in Pittsylvania County's construction sector.

7) **The proposed Berry Hill 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.

Introduction

This report assesses the economic and fiscal contribution that the proposed Berry Hill Solar project would make to Pittsylvania County, Virginia. This report was commissioned by Strata Solar and produced by Mangum Economics.

The Project

Berry Hill Solar is a proposed 125-Megawatt (MW) AC solar photovoltaic power generating facility. The project would be located adjacent to the Southern Virginia Mega Site along Berry Hill Road in Pittsylvania County, Virginia. The total acreage to be purchased and leased encompasses approximately 1,482 acres that are currently used primarily for agriculture. The actively used, fenced-in portion of the solar site would be approximately 800 acres.

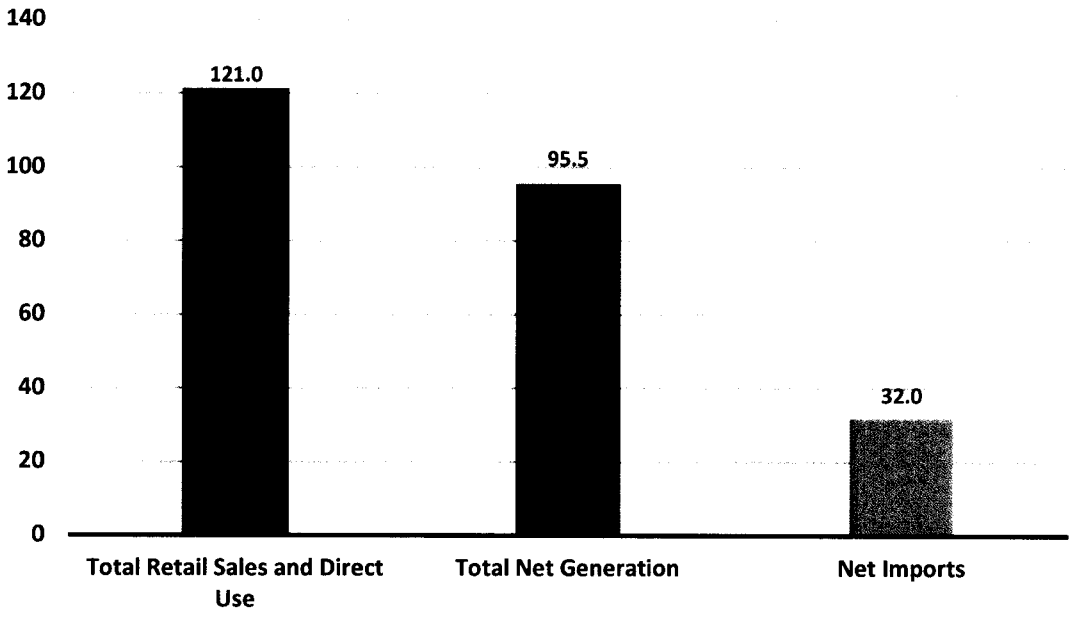
Electricity Production in Virginia

In this section, we provide a backdrop for the proposed Berry Hill Solar project by profiling Virginia's electricity production sector and the role that solar energy could play in that sector.

Overall Market

As shown in Figure 1, in 2018 electricity sales and direct use in Virginia totaled 121.0 million megawatt hours, ranking the state 10th among the fifty states in terms of electricity consumption. However, only 79 percent of that demand was met by in-state utilities, independent producers, and other sources. As a result, Virginia had to import 21 percent of the electricity it consumed from producers in other states. As with all imports, this means that the jobs, wages, and economic output created by that production went to localities in those states, not to localities in Virginia.

Figure 1: Demand and Supply of Electricity in Virginia in 2018 (in millions of megawatt-hours)[1]



Sources of Production

Between 2008 and 2018, the total amount of electricity produced in Virginia increased from 72.7 to 95.5 million megawatt hours, while retail and direct consumption of electricity increased from 112.8 to 121.0 million megawatt hours. Figure 2 provides a comparison of the energy sources that were used to produce electricity in Virginia in 2008 and 2018. As these data show, the share of electricity produced using high-emissions energy sources declined over the period. Where coal was the state's largest source of electricity in 2008, accounting for 44 percent of production, by 2018 it had fallen to third place, and accounted for only 10 percent of production.

In contrast, the share of electricity produced using cleaner-burning low-emissions energy sources increased over the period. Where natural gas accounted for only 13 percent of Virginia's electricity production in 2008, by 2018 that proportion had quadrupled to 52 percent, making natural gas the state's largest source of electricity.

[1] Data Source: U.S. Energy Information Administration. In this chart, "Net Imports" also takes into account losses during transmission. As a result, it does not directly equal the residual of "Total Net Generation" minus "Total Retail Sales and Direct Use."

Figure 2: Electricity Generation in Virginia by Energy Source[2]

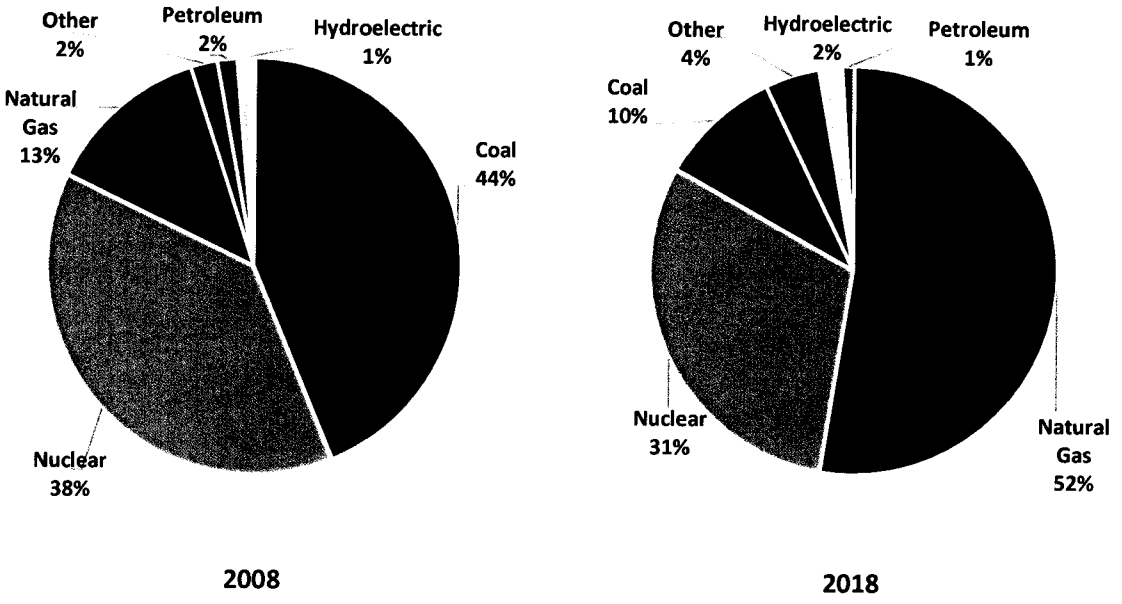
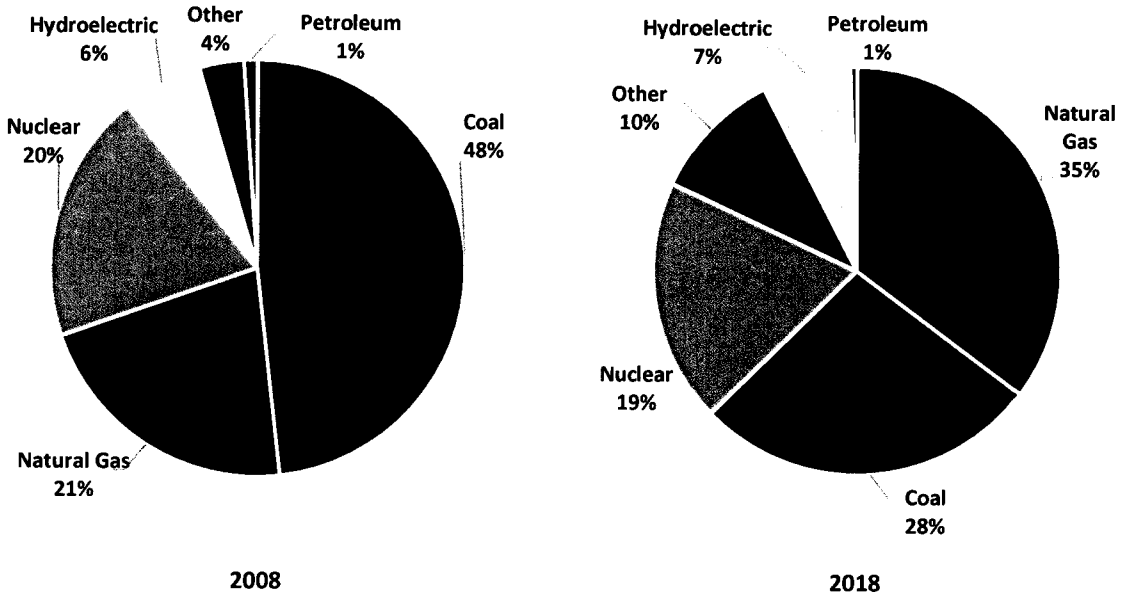


Figure 3 provides similar data for the U.S. as a whole. A quick comparison of Figures 2 and 3 shows similarities, even though the degree of reliance on specific energy sources for electricity production is quite different. Nationally, as in Virginia, the most pronounced trend between 2008 and 2018 was that cleaner-burning low-emissions energy sources replaced high-emissions sources over the period. Where coal accounted for 48 percent of all electricity production nationwide in 2008, by 2018 that proportion had fallen to 28 percent. While at the other end of the spectrum, where natural gas accounted for 21 percent of electricity production nationally in 2008, by 2018 that figure had grown to 35 percent.

One notable difference between the national trends represented in Figure 3 and the Virginia trends represented in Figure 2, however, is in renewable energy (included in the *Other* category). Where nationally the combined contribution of solar and wind power to electricity production increased from 1.4 percent in 2008 to 8.1 percent in 2018, in Virginia the contribution of these two renewable energy sources only increased from zero percent in 2008 to 0.8 percent in 2018.

[2] Data Source: U.S. Energy Information Administration.

Figure 3: Electricity Generation in the U.S. by Energy Source[3]

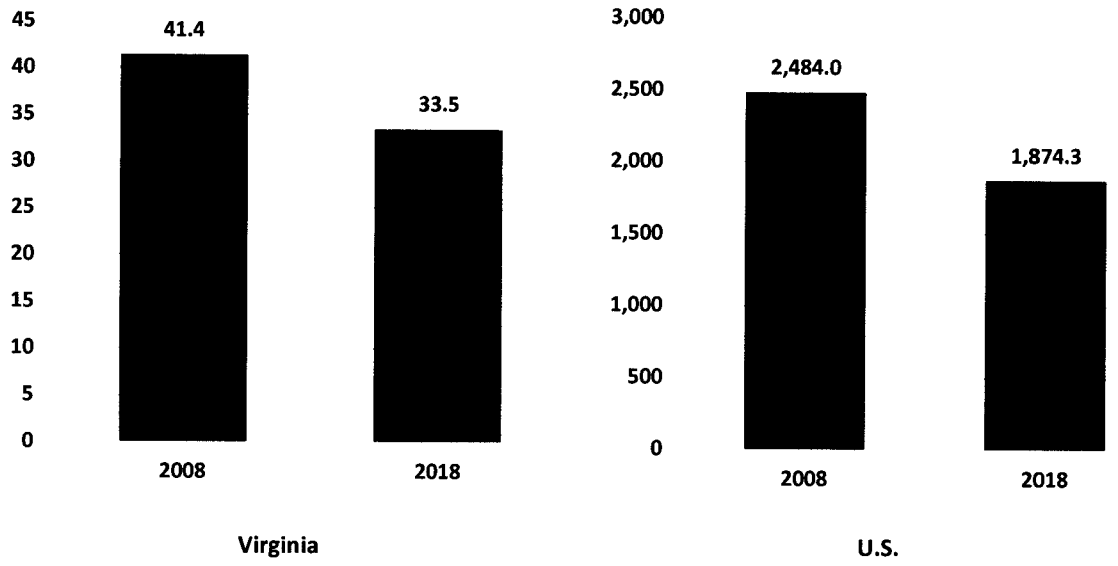


Impact on the Environment

In discussing the impact of these trends on the environment, it is important to realize that electricity production is the U.S.'s largest source of greenhouse gas emissions. Figure 4 depicts carbon dioxide emissions from electricity production in 2008 and 2018 for both Virginia and the U.S. As these data indicate, between 2008 and 2018, as the share of electricity produced in Virginia by coal fell from 44 to 10 percent, carbon dioxide emissions from electricity production fell from 41.4 to 33.5 million metric tons. Where at the national level, as the share of electricity produced by coal fell from 48 to 28 percent, carbon dioxide emissions from electricity production fell from 2,484.0 to 1,874.3 million metric tons.

[3] Data Source: U.S. Energy Information Administration.

Figure 4: Carbon Dioxide Emissions from Electricity Production (millions of metric tons)[4]



Local Economic Profile

In this section, we provide context for the economic and fiscal impact assessments to follow by profiling the local economy of Pittsylvania County.

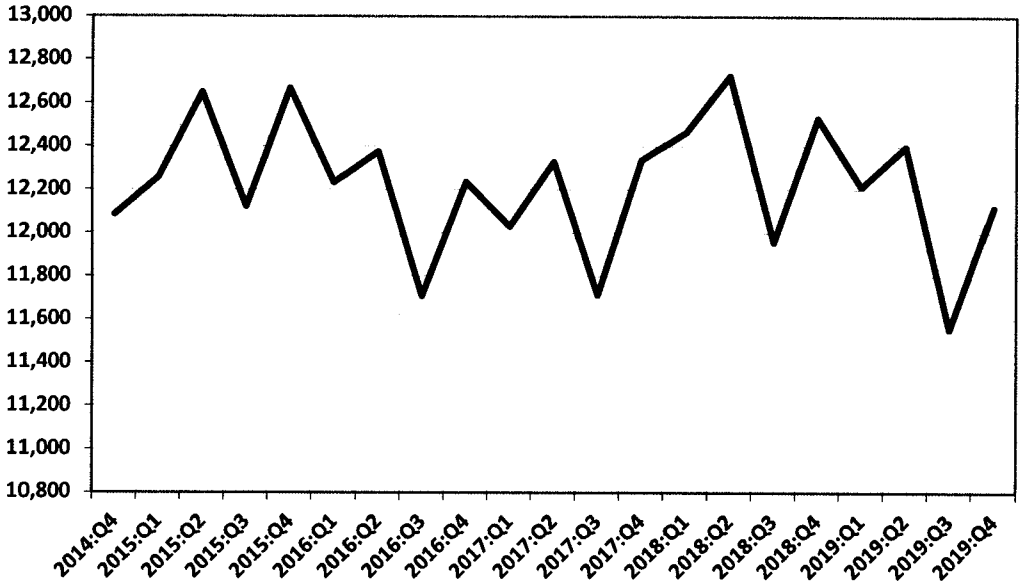
Total Employment

Figure 5 depicts the trend in total employment in Pittsylvania County from the fourth quarter of 2014 through the fourth quarter of 2019. As these data show, employment in the county experienced seasonal variation but remained fairly level. Total employment stood at 12,117 jobs in the fourth quarter of 2019, which represents an overall increase of only 35 jobs, or 0.3 percent employment growth over the five-year period. To put this number in perspective, over this same period, total statewide employment in Virginia increased by 7.8 percent.[5]

[4] Data Source: U.S. Energy Information Administration.

[5] Data Source: Bureau of Labor Statistics.

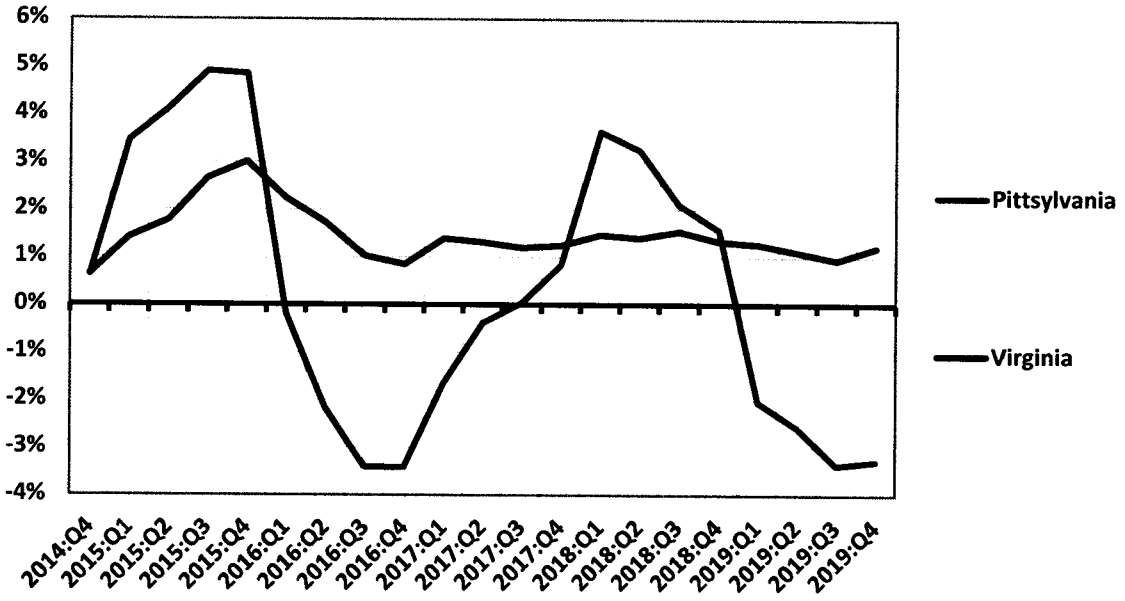
Figure 5: Total Employment in Pittsylvania County – 4th Quarter 2014 to 4th Quarter 2019[6]



To control for seasonality and provide a point of reference, Figure 6 compares the year-over-year change in total employment in Pittsylvania County to that of the state of Virginia over the same five-year period. Any point above the zero line in this graph indicates an increase in employment, while any point below the zero line indicates a decline in employment. As these data show, Pittsylvania County fluctuated between periods of positive year-over-year growth in 2015 and 2018 and periods of negative year-over-year growth in 2016, 2017, and 2019. In contrast, Virginia experienced steady, positive growth over the whole period. As of the fourth quarter of 2019, the year-over-year change in total employment in Pittsylvania County was negative 3.3 percent as compared to positive 1.2 percent statewide in Virginia.

[6] Data Source: Bureau of Labor Statistics.

Figure 6: Year-Over-Year Change in Total Employment – 4th Quarter 2014 to 4th Quarter 2019[7]



Employment and Wages by Major Industry Sector

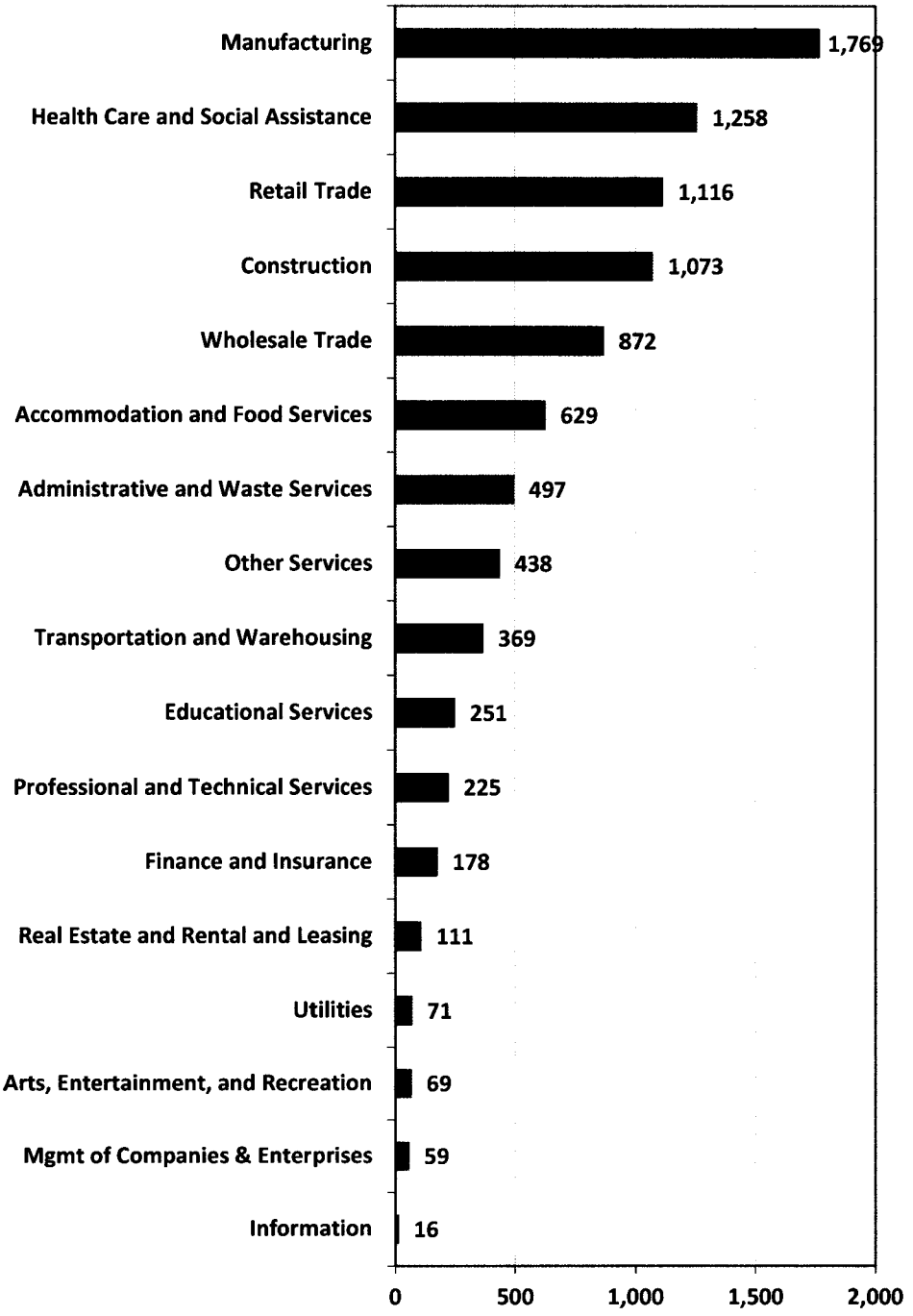
To provide a better understanding of the underlying factors motivating the total employment trends depicted in Figures 5 and 6, Figures 7 through 9 provide data on private employment and wages in Pittsylvania County by major industry sector.

Figure 7 provides an indication of the distribution of private sector employment across major industry sectors in Pittsylvania County in 2019. As these data indicate, the county's largest industry sector that year was Manufacturing (1,769 jobs), followed by Health Care and Social Assistance (1,258 jobs) and Retail Trade (1,116 jobs).

Figure 8 provides a similar ranking for average private sector weekly wages by major industry sector in Pittsylvania County in 2019. As these data show, the highest paying industry sectors that year were Utilities ($1,524 per week), Information ($1,507 per week), and Professional and Technical Services ($1,359 per week). To provide a point of reference, the average private sector weekly wage across all industry sectors in Pittsylvania County that year was $726 per week.

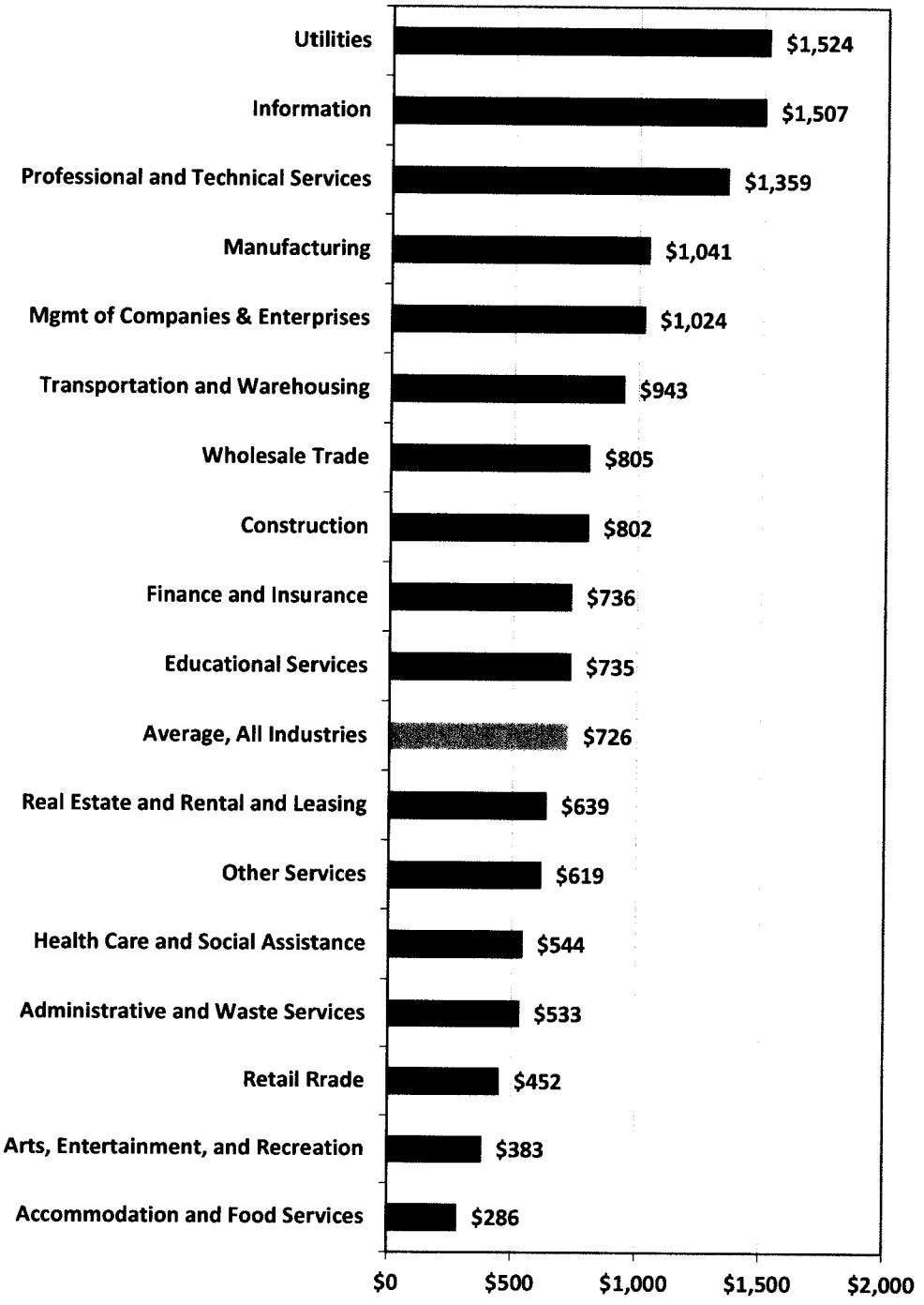
[7] Data Source: Bureau of Labor Statistics.

Figure 7: Private Employment by Major Industry Sector in Pittsylvania County – 2019[8]



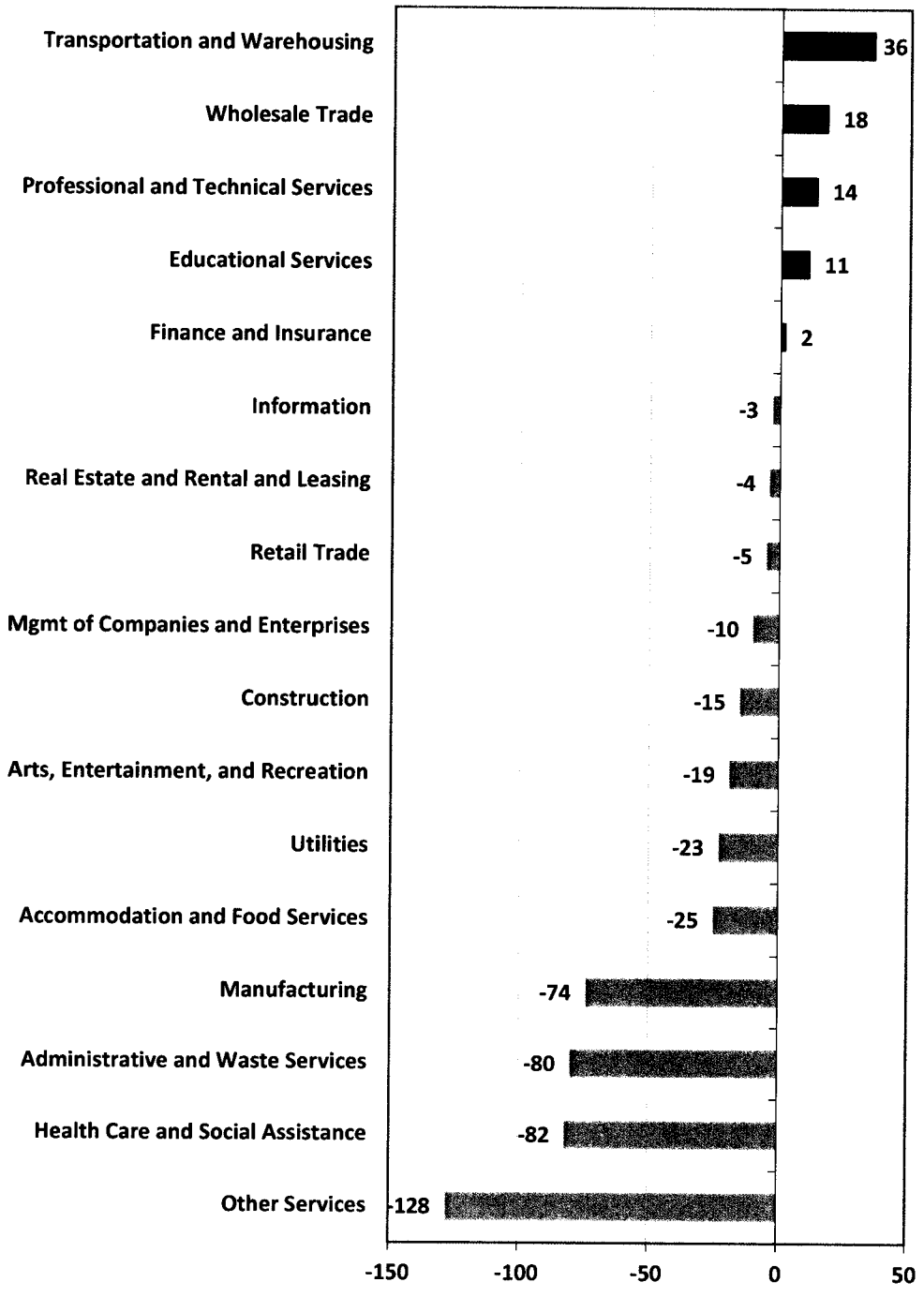
[8] Data Source: Bureau of Labor Statistics. *Data on the Agriculture, Forestry, Fishing and Hunting and the Mining sectors have been suppressed due to data confidentiality.*

Figure 8: Average Private Weekly Wages by Major Industry in Pittsylvania County – 2019[9]



[9] Data Source: Bureau of Labor Statistics. *Data on the Agriculture, Forestry, Fishing and Hunting and the Mining sectors have been suppressed due to data confidentiality.*

Figure 9: Change in Private Employment by Major Industry in Pittsylvania County from 2018 to 2019[10]



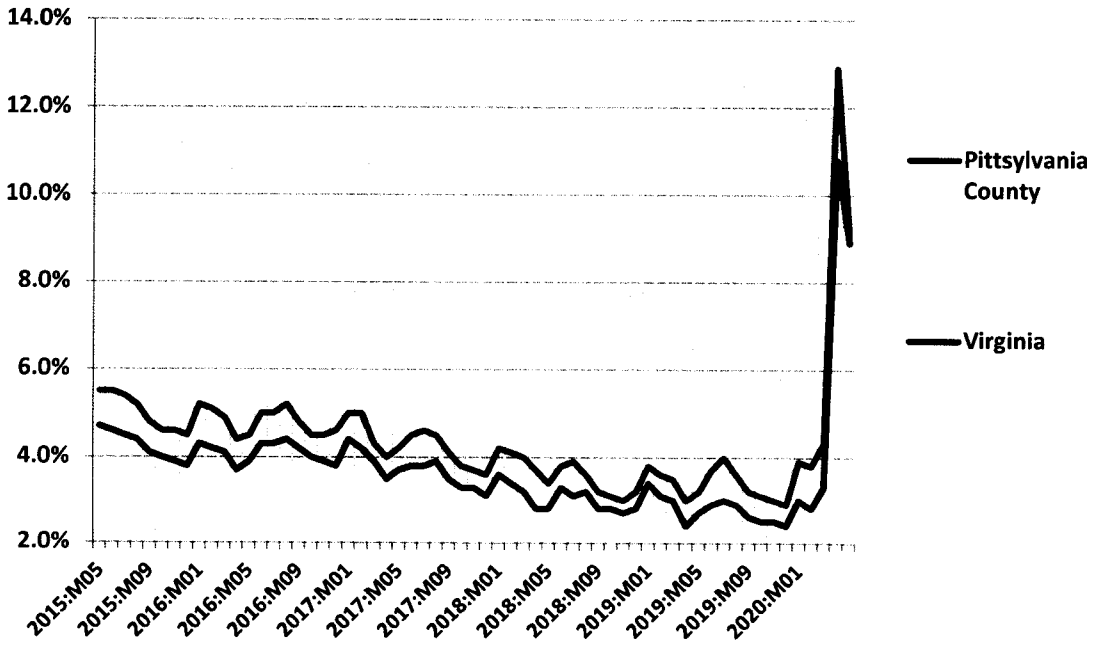
[10] Data Source: Bureau of Labor Statistics. *Data on the Agriculture, Forestry, Fishing and Hunting and the Mining sectors have been suppressed due to data confidentiality.*

Lastly, Figure 9 details the year-over-year change in private sector employment from 2018 to 2019 in Pittsylvania County by major industry sector. Over this period, the largest employment gains occurred in the Transportation and Warehousing (up 36 jobs), Wholesale Trade (up 18 jobs) and Professional and Technical Services (up 14 jobs) sectors. The largest employment losses occurred in the Other Services (down 128 jobs), Health Care and Social Assistance (down 82 jobs) and Administrative and Waste Services (down 80 jobs) sectors.

Unemployment

Figure 10 illustrates the trend in Pittsylvania County's unemployment rate over the five-year period from May 2015 through May 2020 and benchmarks those data against the statewide trend for Virginia. As these data show, unemployment rates in Pittsylvania County generally tracked closely with statewide trends but at rates on average 0.7 percentage points above the statewide rate throughout this period. As of May 2020, unemployment stood at 9.1 percent in Pittsylvania County as compared to 8.9 percent in Virginia as a whole, reflecting the recent economic downturn caused by the COVID-19 virus pandemic.

Figure 10: Unemployment Rate – May 2015 to May 2020[11]



[11] Data Source: Bureau of Labor Statistics.

Economic and Fiscal Impact

In this section, we quantify the economic and fiscal contribution that the proposed Berry Hill Solar project would make to Pittsylvania County. Our analysis separately evaluates the one-time pulse of economic activity that would occur during the construction phase of the project, as well as the annual economic activity that the project would generate during its ongoing operations phase.

Method

To empirically evaluate the likely local economic impact attributable to the proposed Berry Hill Solar project, we employ a regional economic impact model called IMPLAN.[12] The IMPLAN model is one of the most commonly used economic impact simulation models in the U.S., and in Virginia is used by UVA's Weldon Cooper Center, the Virginia Department of Planning and Budget, the Virginia Employment Commission, and other state agencies and research institutes. Like all economic impact models, the IMPLAN model uses economic multipliers to quantify economic impact.

Economic multipliers measure the ripple effects that an expenditure generates as it makes its way through the economy. For example, as when the Berry Hill Solar project purchases goods and services – or when employees hired by the facility use their salaries and wages to make household purchases – thereby generating income for someone else, which is in turn spent, thereby becoming income for yet someone else, and so on, and so on. Through this process, one dollar in expenditures generates multiple dollars of income. The mathematical relationship between the initial expenditure and the total income generated is the economic multiplier.

One of the primary advantages of the IMPLAN model is that it uses regional and national production and trade flow data to construct region-specific and industry-specific economic multipliers, which are then further adjusted to reflect anticipated actual spending patterns within the specific geographic study area that is being evaluated. As a result, the economic impact estimates produced by IMPLAN are not generic. They reflect as precisely as possible the economic realities of the specific industry, and the specific study area, being evaluated.

In the analysis that follows, these impact estimates are divided into three categories. First round direct impact measures the direct economic contribution of the entity being evaluated (e.g., own employment, wages paid, goods and services purchased by the Berry Hill Solar project). Second round indirect and induced impact measures the economic ripple effects of this direct impact in terms of business to business, and household (employee) to business, transactions. Total impact is simply the sum of the preceding two. These categories of impact are then further defined in terms of employment (the jobs that are created), labor income (the wages and benefits associated with those jobs), and economic output (the total amount of economic activity that is created in the economy).

[12] IMPLAN is produced by IMPLAN Group, LLC.

Construction Phase

In this portion of the section, we assess the economic and fiscal impact that the one-time pulse of activity associated with construction of the proposed Berry Hill Solar project would have on Pittsylvania County.

Assumptions

In conducting our analysis, we employ the following assumptions:

- For ease of analysis, all construction expenditures are assumed to take place in a single year.
- Total investment in the Berry Hill Solar project is estimated to be $164.9 million.[13]
- Of that total:
    - Architecture, engineering, site preparation, and other construction costs are estimated to be $63.4 million.[14] It is estimated that approximately 57 percent of that total would be spent with vendors in Pittsylvania County.[15]
    - Capital equipment costs are estimated to be $101.5 million.[16] It is anticipated that no capital equipment will be purchased from vendors in Pittsylvania County.[17]

Results

By feeding these assumptions into the IMPLAN model, we obtain the following estimates of one-time economic and fiscal impact. As shown in Table 1, construction of the proposed Berry Hill Solar project would directly provide a one-time pulse supporting approximately: 1) 237 jobs, 2) $9.4 million in labor income, and 3) $36.2 million in economic output to Pittsylvania County (in 2020 dollars).[18]

Taking into account the economic ripple effects that direct investment would generate, we estimate that the total one-time impact on Pittsylvania County would be supporting approximately: 1) 286 jobs, 2) $11.5 million in labor income, 3) $43.8 million in economic output, and 4) $1.4 million in state and local tax revenue (in 2020 dollars).

[13] Data Source: Strata Solar.

[14] Data Source: Strata Solar.

[15] Data Source: IMPLAN Group, LLC.

[16] Data Source: Strata Solar.

[17] Data Source: IMPLAN Group LLC.

[18] It is important to note that construction sector jobs are not necessarily new jobs but the investments made can also support an existing job during the construction of the project.

Table 1: Estimated One-Time Economic and Fiscal Impact on Pittsylvania County from Construction of the Berry Hill Solar Project (2020 Dollars)[19]

Economic Impact	Employment	Labor Income	Output
1st Round Direct Economic Activity	237	$9,409,365	$36,200,000
2nd Round Indirect and Induced Economic Activity	49	$2,071,103	$7,573,916
Total Economic Activity	**286**	**$11,480,468**	**$43,773,916**
Fiscal Impact			
State and Local Tax Revenue			**$1,417,272**

**Totals may not sum due to rounding.*

Ongoing Operations Phase

In this portion of the section, we assess the annual economic and fiscal impact that the proposed Berry Hill Solar project would have on Pittsylvania County during its anticipated 35-year operational phase.

Assumptions

In conducting our analysis, we employ the following assumptions:

- The Berry Hill Solar project would hire approximately 10 employees and spend approximately $750,000 each year for salaries, maintenance and repair, vegetative control, and other operational expenditures.[20]
- The Berry Hill Solar project would involve an investment of approximately $164.9 million in capital equipment and improvements to the existing property.[21]
- The proposed Berry Hill Solar project would be situated on an approximately 800-acre tract of land currently primarily used for agriculture.
- The Berry Hill Solar project would generate approximately $6,873 in roll back real property taxes for Pittsylvania County and $54,560 in annual real estate taxes based on a potential future solar use assessment of $11,000 per acre.[22]
- The Berry Hill Solar project's total generation capacity would be 125 MW AC.

[19] It is important to note that construction sector jobs are not necessarily new jobs but the investments made can also support an existing job during the construction of the project.

[20] Data Source: Strata Solar.

[21] Data Source: Strata Solar.

[22] Data Source: Derived from Pittsylvania County Real Estate GIS database. Roll back taxes are computed as the difference between the land use value assessment tax and the tax on the fair market value for five complete tax years assuming the entire 143-acre parcel is taken out of land use. Potential future assessment value is based on the current assessment value for solar projects in Pittsylvania County provided by the Commissioner or Revenue.

Results – Economic Impact

By feeding these assumptions into the IMPLAN model, we obtain the following estimates of annual economic impact. As shown in Table 2, annual operation of the proposed Berry Hill Solar project would directly support approximately: 1) 10 jobs, 2) $481,000 in labor income, and 3) $750,000 in economic output to Pittsylvania County (in 2020 dollars). Taking into account the economic ripple effects that direct impact would generate, we estimate that the total annually supported impact on Pittsylvania County would be approximately: 1) 11 jobs, 2) $517,505 in labor income, and 3) $909,506 in economic output (in 2020 dollars).

Table 2: Estimated Annual Economic Impact on Pittsylvania County from the Ongoing Operation of the Berry Hill Solar Project (2020 Dollars)

Economic Impact	Employment	Labor Income	Output
1st Round Direct Economic Activity	10	$481,000	$750,000
2nd Round Indirect and Induced Economic Activity	1	$36,505	$159,506
Total Economic Activity	**11**	**$517,505**	**$909,506**

**Totals may not sum due to rounding.*

Results – Fiscal Impact

In this portion of the section, we quantify the direct fiscal contribution that the proposed Berry Hill Solar project would make to Pittsylvania County. Our analysis considers two scenarios. Both scenarios include the additional revenue that the Berry Hill Solar project would generate for Pittsylvania County over a 35-year period from the increased property assessments associated with removing the affected parcel from the land use program and rezoning the site as solar use property. Scenario 1 then describes the additional revenue Berry Hill Solar would generate for Pittsylvania County from taxes levied on the capital investment, while Scenario 2 assumes tax revenue generated from the capital investment will be replaced with revenue from a revenue share agreement between Strata Solar and Pittsylvania County based on the project's total generation capacity.

Reassessment of Property

Table 3 details the increased property assessments associated with removing the affected parcel from the land use program and rezoning the 800-acre site as solar use property. We estimate the county real estate tax revenue from the project after rezoning to be approximately $54,560 per year, for a cumulative total of approximately $1.9 million (in 2020 dollars) over the project's anticipated 35-year operational life expectancy.[23] Adding one-time rollback taxes of $6,873 slightly increases that cumulative total to approximately $1.9 million (in 2020 dollars). In contrast, the property currently generates

[23] Assumes property will be reassessed at $11,000 per acre once it is rezoned as solar use.

approximately $15,923 per year in real estate tax revenue for the county, for a cumulative total of approximately $557,291 over 35 years (in 2020 dollars).[24]

Table 3: Estimated County Revenue Generated by the Proposed Berry Hill Solar project over 35-Years from Real Estate Taxes (2020 Dollars)

Estimated Increased Appraised Value of Property under Solar Use	$8,800,000
Pittsylvania County Real Estate Tax Rate	0.0062
Annual County Real Estate Tax – Solar Use	$54,560
Cumulative Revenue over 35 years	**$1,909,600**
One-time Rollback Taxes	$6,873
Cumulative Revenue over 35 years	**$1,916,473**

**Totals may not sum due to rounding.*

Scenario 1: Taxation of Capital Investment

Table 4 separately details the additional annual revenue that the proposed Berry Hill Solar project would generate for Pittsylvania County over a 35-year period from taxes levied on capital investment. This calculation is based on: 1) the taxable portion of capital investments pursuant to the stepdown (60 to 80 percent) local tax exemption pursuant to Virginia Code §58.1-3660[25], times 2) the State Corporation Commission's 2019 1.0 utility assessment ratio for taxation of public utilities in Pittsylvania County, times 4) the State Corporation Commission's depreciation guidelines for solar facilities, times 5) Pittsylvania County's real property tax rate of $0.62 per $100 of assessed value pursuant to Virginia Code §58.1-2606.

As the data in Table 4 indicate, based on these calculations we estimate that the additional county revenue from taxation of capital investments associated with the proposed Berry Hill Solar project would be approximately $184,028 in the project's first year of operation, with that figure projected to decline to approximately $40,895 in the project's 35th year of operation, as the value of the proposed capital investments is depreciated, for a cumulative total of approximately $5.1 million (in 2020 dollars).

[24] Derived from Pittsylvania County Real Estate GIS database.

[25] *The Virginia Code §58.1-3660 stipulates that solar facilities for which an interconnection request was filed on or after January 1, 2019 are subject to a stepdown exemption from local property taxes. The amount of the exemption is 80 percent in the first five years, 70 percent in years six through ten, and 60 percent thereafter.*

Table 4: Estimated County Revenue Generated by the Proposed Solar Investment over 35-Years (2020 Dollars)

Year	Total Capital Investment subject to Exemption[26]	Less Stepdown Exemption[27]	Depreciation[28]	Depreciated Value of Taxable Capital Investment	Additional Annual County Tax Revenue Solar Investment[29]
1	$164,900,000	$32,980,000	90%	$29,682,000	$184,028
2	$164,900,000	$32,980,000	90%	$29,682,000	$184,028
3	$164,900,000	$32,980,000	90%	$29,682,000	$184,028
4	$164,900,000	$32,980,000	90%	$29,682,000	$184,028
5	$164,900,000	$32,980,000	90%	$29,682,000	$184,028
6	$164,900,000	$49,470,000	87%	$43,038,900	$266,841
7	$164,900,000	$49,470,000	85%	$42,049,500	$260,707
8	$164,900,000	$49,470,000	82%	$40,565,400	$251,505
9	$164,900,000	$49,470,000	79%	$39,081,300	$242,304
10	$164,900,000	$49,470,000	76%	$37,597,200	$233,103
11	$164,900,000	$65,960,000	73%	$48,150,800	$298,535
12	$164,900,000	$65,960,000	69%	$45,512,400	$282,177
13	$164,900,000	$65,960,000	66%	$43,533,600	$269,908
14	$164,900,000	$65,960,000	62%	$40,895,200	$253,550
15	$164,900,000	$65,960,000	58%	$38,256,800	$237,192
16	$164,900,000	$65,960,000	53%	$34,958,800	$216,745
17	$164,900,000	$65,960,000	49%	$32,320,400	$200,386
18	$164,900,000	$65,960,000	44%	$29,022,400	$179,939
19	$164,900,000	$65,960,000	38%	$25,064,800	$155,402

[26] Data Source: Strata Solar.

[27] Calculated pursuant to Virginia Code §58.1-3660 which stipulates that solar facilities over 5MW and under 150MW are subject to a stepdown exemption from local property taxes if the interconnection request has been filed on or after January 1, 2019. The amount of the exemption is 80 percent in the first five years, 70 percent in years six through ten, and 60 percent thereafter.

[28] Data Source: State Corporation Commission guidelines.

[29] Calculated pursuant to Virginia Code §58.1-2606 which stipulates that capital equipment owned by utilities is taxed as real property and the local tax rate on that capital equipment would be capped at Pittsylvania County's real property tax rate of $0.62 per $100 of assessed value.

Table 4: Estimated County Revenue Generated by the Proposed Solar Investment over 35-Years (2020 Dollars)

Year	Total Capital Investment subject to Exemption[26]	Less Stepdown Exemption[27]	Depreciation[28]	Depreciated Value of Taxable Capital Investment	Additional Annual County Tax Revenue Solar Investment[29]
20	$164,900,000	$65,960,000	33%	$21,766,800	$134,954
21	$164,900,000	$65,960,000	27%	$17,809,200	$110,417
22	$164,900,000	$65,960,000	21%	$13,851,600	$85,880
23	$164,900,000	$65,960,000	14%	$9,234,400	$57,253
24	$164,900,000	$65,960,000	10%	$6,596,000	$40,895
25	$164,900,000	$65,960,000	10%	$6,596,000	$40,895
26	$164,900,000	$65,960,000	10%	$6,596,000	$40,895
27	$164,900,000	$65,960,000	10%	$6,596,000	$40,895
28	$164,900,000	$65,960,000	10%	$6,596,000	$40,895
29	$164,900,000	$65,960,000	10%	$6,596,000	$40,895
30	$164,900,000	$65,960,000	10%	$6,596,000	$40,895
31	$164,900,000	$65,960,000	10%	$6,596,000	$40,895
32	$164,900,000	$65,960,000	10%	$6,596,000	$40,895
33	$164,900,000	$65,960,000	10%	$6,596,000	$40,895
34	$164,900,000	$65,960,000	10%	$6,596,000	$40,895
35	$164,900,000	$65,960,000	10%	$6,596,000	$40,895
CUMULATIVE TOTAL					**$5,147,683**

Scenario 1: Total Fiscal Impact

Table 5 combines the results from the calculations depicted in Tables 3 and 4 to provide an estimate of the cumulative fiscal contribution that the proposed Berry Hill Solar project would make to Pittsylvania County over its 35-year anticipated operational life under Scenario 1. As these data indicate, that cumulative total is approximately $7.1 million (in 2020 dollars).

Table 5: Estimated Cumulative County Tax Revenue from the Proposed Berry Hill Solar project over 35-Years under Scenario 1 (2020 Dollars)

County Real Estate Tax	$1,916,473
County Revenue from Taxation of Capital Investments	$5,147,683
TOTAL Cumulative Revenue over 35-years	**$7,064,156**

Scenario 1: Composite Index

In this portion of the section, we present an analysis of the hypothetical upper limit of the impact that the proposed Berry Hill Solar project could have on Pittsylvania County's Composite Index, the index that the Virginia Department of Education uses to assess the locally funded portion of a locality's school budget based on "ability to pay." We include this analysis in our report because it has been a perceived issue in some localities in Virginia when proposed solar projects have been considered.

Each locality's Composite Index is based on three factors – the locality's total real property tax base, total adjusted real income, and total taxable retail sales. Of these, the total real property tax base receives the highest weight. Therefore, hypothetically, a large capital investment such as a solar facility could increase a locality's Composite Index and thereby increase the required local contribution to the county's school budget. However, there are two important issues to keep in mind when evaluating the likely impact of a solar project on a locality's Composite Index.

First, when calculating a locality's Composite Index, solar projects are treated no differently than manufacturing facilities, residential neighborhoods, or any other large capital investment. The part of the investment that is taxable is included in the real property tax base portion of the calculation. Pursuant to Virginia Code §58.1-3660, that means for solar facilities over 5MW and under 150MW the 20 to 40 percent of the investment that is taxable is considered in the Composite Index, and only that 20 to 40 percent.[30]

Second, changes in a locality's Composite Index are driven by changes in a locality's total real property tax base (along with total adjusted real income and total taxable retail sales) relative to the changes in all Virginia localities total real property tax base (along with total adjusted real income and total taxable

[30] The Virginia Code §58.1-3660 stipulates that solar facilities for which an interconnection request was filed on or after January 1, 2019 are subject to a stepdown exemption from local property taxes. The amount of the exemption is 80 percent in the first five years, 70 percent in years six through ten, and 60 percent thereafter.

retail sales). As a result, for any one capital investment to have an impact on a locality's Composite Index, it would have to drive a percentage change in the locality'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, the total real property tax base across all Virginia localities increased by 7.3 percent. Even after accounting for both the capital investment in the project itself and the increased property value assessments associated with rezoning the property to solar use, the proposed Berry Hill Solar project would only drive a 0.7 percent increase in Pittsylvania County's total real property tax base. This means that, in and of itself, it is unlikely the proposed Berry Hill Solar project would effect a meaningful change in Pittsylvania County's Composite Index.

However, consistent with reports we have produced for other Virginia localities, Table 6 provides an estimate of the hypothetical upper limit of the impact that the proposed Berry Hill Solar project could have on Pittsylvania County's Composite Index and the county's share of its school budget over a 35-year period, holding all other changes to the county's property tax base and the property tax base of all other Virginia localities constant.

The calculation presented in Table 6 is derived by: 1) using baseline data for Pittsylvania County on County Taxable Real Property, Adjusted Gross Income, Taxable Retail Sales, County School Average Daily Membership (ADM), and County Population from the Virginia Department of Education's 2020-2022 Composite Index of Local Ability to Pay, 2) adjusting County Taxable Real Property in subsequent years for the estimated net increase in real estate assessments from solar use (the estimated increase in property value from solar use presented in Table 3 less the property's current assessed value), plus the "Depreciated Value of Taxable Capital Investment" figures from Table 4, and 3) applying those figures to the Virginia Department of Education's Composite Index formula to compute a revised Composite Index for Pittsylvania County in each subsequent year.[31]

That revised Composite Index is then applied to Pittsylvania County's baseline FY 2019 locally funded school budget as reported by the Virginia Auditor of Public Accounts to derive a hypothetical upper limit of the additional local school funding that could be required in each subsequent year relative to the baseline, if one holds all other changes to the county's property tax base and the property tax base of all other Virginia localities constant.

[31] The Virginia Department of Education's composite index formula is: (0.5*(((0.66)*((County Taxable Real Property/County School ADM)/(State Taxable Real Property/State School ADM))+((0.33)*((County Taxable Real Property/County Population)/(State Taxable Real Property/State Population)))))+(0.4*(((0.66)*((County Adjusted Gross Income/County School ADM)/(State Adjusted Gross Income/State School ADM)))+((0.33)*((County Adjusted Gross Income/County Population)/(State Adjusted Gross Income/State Population)))))+(0.1*(((0.66)*((County Taxable Retail Sales/County School ADM)/(State Taxable Retail Sales/State School ADM)))+((0.33)* ((County Taxable Retail Sales/County Population)/(State Taxable Retail Sales/State Population))))).

Table 6: Hypothetical Upper Limit to Change in Composite Index and Required Local Contribution to School Budget from the proposed Berry Hill Solar Project over 35 Years

Year	County Taxable Real Property[32]	Increased Property Valuation from Solar Use	Taxable Proposed Capital Investment [33]	Adj. County Taxable Real Property	Adj. Gross Income[34]	Taxable Retail Sales[35]	County School ADM[36]	County Pop.[37]	Comp. Index[38]	Locally Funded School Budget[39]	Change in Locally Funded School Budget
Baseline	**$4,917,968,785**				**$1,180,967,797**	**$173,524,846**	**8,620**	**62,166**	**0.2446**	**$20,279,232**	**$0**
1	$4,917,968,785	$6,231,840	$29,682,000	$4,953,882,625	$1,180,967,797	$173,524,846	8,620	62,166	0.2455	$20,354,920	$75,688
2	**$4,917,968,785**	**$6,231,840**	**$29,682,000**	**$4,953,882,625**	**$1,180,967,797**	**$173,524,846**	**8,620**	**62,166**	**0.2455**	**$20,354,920**	**$75,688**
3	$4,917,968,785	$6,231,840	$29,682,000	$4,953,882,625	$1,180,967,797	$173,524,846	8,620	62,166	0.2455	$20,354,920	$75,688
4	**$4,917,968,785**	**$6,231,840**	**$29,682,000**	**$4,953,882,625**	**$1,180,967,797**	**$173,524,846**	**8,620**	**62,166**	**0.2455**	**$20,354,920**	**$75,688**
5	$4,917,968,785	$6,231,840	$29,682,000	$4,953,882,625	$1,180,967,797	$173,524,846	8,620	62,166	0.2455	$20,354,920	$75,688
6	**$4,917,968,785**	**$6,231,840**	**$43,038,900**	**$4,967,239,525**	**$1,180,967,797**	**$173,524,846**	**8,620**	**62,166**	**0.2458**	**$20,383,070**	**$103,838**
7	$4,917,968,785	$6,231,840	$42,049,500	$4,966,250,125	$1,180,967,797	$173,524,846	8,620	62,166	0.2458	$20,380,985	$101,753
8	**$4,917,968,785**	**$6,231,840**	**$40,565,400**	**$4,964,766,025**	**$1,180,967,797**	**$173,524,846**	**8,620**	**62,166**	**0.2458**	**$20,377,857**	**$98,625**
9	$4,917,968,785	$6,231,840	$39,081,300	$4,963,281,925	$1,180,967,797	$173,524,846	8,620	62,166	0.2457	$20,374,729	$95,497
10	**$4,917,968,785**	**$6,231,840**	**$37,597,200**	**$4,961,797,825**	**$1,180,967,797**	**$173,524,846**	**8,620**	**62,166**	**0.2457**	**$20,371,601**	**$92,369**
11	$4,917,968,785	$6,231,840	$48,150,800	$4,972,351,425	$1,180,967,797	$173,524,846	8,620	62,166	0.2460	$20,393,843	$114,611
12	**$4,917,968,785**	**$6,231,840**	**$45,512,400**	**$4,969,713,025**	**$1,180,967,797**	**$173,524,846**	**8,620**	**62,166**	**0.2459**	**$20,388,283**	**$109,051**
13	$4,917,968,785	$6,231,840	$43,533,600	$4,967,734,225	$1,180,967,797	$173,524,846	8,620	62,166	0.2458	$20,384,112	$104,880
14	**$4,917,968,785**	**$6,231,840**	**$40,895,200**	**$4,965,095,825**	**$1,180,967,797**	**$173,524,846**	**8,620**	**62,166**	**0.2458**	**$20,378,552**	**$99,320**

[32] Data Source: Virginia Department of Education, 2020-22 Composite Index of Local Ability to Pay.

[33] Data Source: From Table 4.

[34] Data Source: Virginia Department of Education, 2020-22 Composite Index of Local Ability to Pay.

[35] Data Source: Virginia Department of Education, 2020-22 Composite Index of Local Ability to Pay.

[36] Data Source: Virginia Department of Education, 2020-22 Composite Index of Local Ability to Pay.

[37] Data Source: Virginia Department of Education, 2020-22 Composite Index of Local Ability to Pay.

[38] Data Source: Baseline data taken from the Virginia Department of Education, 2020-22 Composite Index of Local Ability to Pay. Subsequent annual calculations are based on the Adjusted County Taxable Real Property, Adjusted Gross Income, County School Average Daily Membership (ADM), and County Population data presented for each year.

[39] Data Source: Virginia Auditor of Public Accounts.

Table 6: Hypothetical Upper Limit to Change in Composite Index and Required Local Contribution to School Budget from the proposed Berry Hill Solar Project over 35 Years

Year	County Taxable Real Property[32]	Increased Property Valuation from Solar Use	Taxable Proposed Capital Investment [33]	Adj. County Taxable Real Property	Adj. Gross Income[34]	Taxable Retail Sales[35]	County School ADM[36]	County Pop.[37]	Comp. Index[38]	Locally Funded School Budget[39]	Change in Locally Funded School Budget
15	$4,917,968,785	$6,231,840	$38,256,800	$4,962,457,425	$1,180,967,797	$173,524,846	8,620	62,166	0.2457	$20,372,991	$93,759
16	$4,917,968,785	$6,231,840	$34,958,800	$4,959,159,425	$1,180,967,797	$173,524,846	8,620	62,166	0.2456	$20,366,041	$86,809
17	$4,917,968,785	$6,231,840	$32,320,400	$4,956,521,025	$1,180,967,797	$173,524,846	8,620	62,166	0.2456	$20,360,481	$81,249
18	$4,917,968,785	$6,231,840	$29,022,400	$4,953,223,025	$1,180,967,797	$173,524,846	8,620	62,166	0.2455	$20,353,530	$74,298
19	$4,917,968,785	$6,231,840	$25,064,800	$4,949,265,425	$1,180,967,797	$173,524,846	8,620	62,166	0.2454	$20,345,189	$65,957
20	$4,917,968,785	$6,231,840	$21,766,800	$4,945,967,425	$1,180,967,797	$173,524,846	8,620	62,166	0.2453	$20,338,239	$59,007
21	$4,917,968,785	$6,231,840	$17,809,200	$4,942,009,825	$1,180,967,797	$173,524,846	8,620	62,166	0.2452	$20,329,898	$50,666
22	$4,917,968,785	$6,231,840	$13,851,600	$4,938,052,225	$1,180,967,797	$173,524,846	8,620	62,166	0.2451	$20,321,558	$42,326
23	$4,917,968,785	$6,231,840	$9,234,400	$4,933,435,025	$1,180,967,797	$173,524,846	8,620	62,166	0.2450	$20,311,827	$32,595
24	$4,917,968,785	$6,231,840	$6,596,000	$4,930,796,625	$1,180,967,797	$173,524,846	8,620	62,166	0.2449	$20,306,267	$27,035
25	$4,917,968,785	$6,231,840	$6,596,000	$4,930,796,625	$1,180,967,797	$173,524,846	8,620	62,166	0.2449	$20,306,267	$27,035
26	$4,917,968,785	$6,231,840	$6,596,000	$4,930,796,625	$1,180,967,797	$173,524,846	8,620	62,166	0.2449	$20,306,267	$27,035
27	$4,917,968,785	$6,231,840	$6,596,000	$4,930,796,625	$1,180,967,797	$173,524,846	8,620	62,166	0.2449	$20,306,267	$27,035
28	$4,917,968,785	$6,231,840	$6,596,000	$4,930,796,625	$1,180,967,797	$173,524,846	8,620	62,166	0.2449	$20,306,267	$27,035
29	$4,917,968,785	$6,231,840	$6,596,000	$4,930,796,625	$1,180,967,797	$173,524,846	8,620	62,166	0.2449	$20,306,267	$27,035
30	$4,917,968,785	$6,231,840	$6,596,000	$4,930,796,625	$1,180,967,797	$173,524,846	8,620	62,166	0.2449	$20,306,267	$27,035
31	$4,917,968,785	$6,231,840	$6,596,000	$4,930,796,625	$1,180,967,797	$173,524,846	8,620	62,166	0.2449	$20,306,267	$27,035
32	$4,917,968,785	$6,231,840	$6,596,000	$4,930,796,625	$1,180,967,797	$173,524,846	8,620	62,166	0.2449	$20,306,267	$27,035
33	$4,917,968,785	$6,231,840	$6,596,000	$4,930,796,625	$1,180,967,797	$173,524,846	8,620	62,166	0.2449	$20,306,267	$27,035
34	$4,917,968,785	$6,231,840	$6,596,000	$4,930,796,625	$1,180,967,797	$173,524,846	8,620	62,166	0.2449	$20,306,267	$27,035
35	$4,917,968,785	$6,231,840	$6,596,000	$4,930,796,625	$1,180,967,797	$173,524,846	8,620	62,166	0.2449	$20,306,267	$27,035
TOTAL											**$2,209,465**

As shown in Table 6, based on these calculations, we estimate the hypothetical upper limit of the additional local school funding that could be required as a result of the proposed Berry Hill Solar project's addition to Pittsylvania County's real property tax base to be approximately $75,688 in the project's first year of operation. This figure is projected to peak at approximately $114,611 in the project's eleventh year of operation as the property exemption is reduced. The estimated upper limit of the additional local school funding will then decline to approximately $27,035 in the project's 35th year of operation as the value of the proposed capital investments is further depreciated for a cumulative total of approximately $2.2 million (2020 dollars).

Table 7 combines the results from the calculations depicted in Table 5 and 6 to provide an estimate of the fiscal contribution that the proposed Berry Hill Solar project would make to Pittsylvania County over 35 years. As these data indicate, even taking into account the hypothetical upper limit of the additional local school funding that could be required as a result of the proposed Berry Hill Solar project's increase to Pittsylvania County's real property tax base, we estimate the cumulative net county revenue from the project to be approximately $4.9 million (2020 dollars) over its anticipated 35-year operational life expectancy.

Table 7: Estimated County Tax Revenue Generated by the Proposed Berry Hill Solar project over 35-years, taking into account Hypothetical Upper Limit of Effect on Composite Index (2020 Dollars)

Cumulative Revenue over 35 years	$7,064,156
Hypothetical Upper Limit of Effect on Composite Index	($2,209,465)
Net Revenue over 35 years	**$4,854,691**

Scenario 2: Revenue Share Agreement

In this section, we describe the additional annual revenue that the proposed Berry Hill Solar project would generate for Pittsylvania County assuming the county adopts an energy revenue share ordinance under Virginia Code §58.1-2636. The Virginia Code stipulates that a locality may assess an annual revenue share of up to $1,400 per megawatt (MW) alternating current (AC) generation capacity of a solar facility. It further stipulates that the capital investments of the solar project will be exempt from taxation if the county and solar company enter into such a revenue share agreement.

Table 8 details the revenue generated from a revenue share agreement between Strata Solar and Pittsylvania County. Based on a total generation capacity of 125 MW AC and a revenue share of $1,400 per MW, the county would receive a revenue of $175,000 per year for a cumulative total of approximately $6.1 million over the anticipated 35-year operational life of the project (in 2020 dollars).

Table 8: Estimated County Revenue Generated by the Proposed Berry Hill Solar project over 35-Years from Revenue Share Agreement (2020 Dollars)

Estimated Total Generation Capacity (in MW AC)	125
Revenue Share per MW	$1,400
Annual County Revenue Share	$175,000
Cumulative Revenue over 35 years	**$6,125,000**

Scenario 2: Total Fiscal Impact

Table 9 combines the results from the calculations depicted in Tables 3 and 8 to provide an estimate of the cumulative fiscal contribution that the proposed Berry Hill Solar project would make to Pittsylvania County over its 35-year anticipated operational life under Scenario 2. As these data indicate, that cumulative total is approximately $8.0 million (in 2020 dollars).

Table 9: Estimated Cumulative County Tax Revenue from the Proposed Berry Hill Solar project over 35-Years under Scenario 2 (2020 Dollars)

County Real Estate Tax	$1,916,473
County Revenue from Revenue Share Agreement	$6,125,000
TOTAL Cumulative Revenue over 35-years	**$8,041,473**

Scenario 2: Composite Index

Under a revenue share agreement, by statute capital investment from the project has no impact on the locality's Composite Index.

Current Agricultural Use

In this section, we provide a benchmark for the previous estimates of the economic contribution that the proposed Berry Hill Solar project would make to Pittsylvania County by estimating the economic and fiscal contribution that the site makes to the county in its current agricultural use. In conducting that analysis, we employ the following assumptions:

- The proposed Berry Hill Solar project would be situated on an approximately 800-acre tract of land currently primarily used for agriculture.
- Average annual revenue per acre for Pittsylvania County farmland is approximately $336.28.[40]
- Real property tax payments by current landowners to Pittsylvania County are approximately $15,923 each year.[41]

[40] Data Source: Estimated based on data from the U.S. Department of Agriculture 2017 Census.

[41] Data Source: Derived from Pittsylvania County Real Estate GIS database.

By feeding these assumptions into the IMPLAN model, we obtain the following estimates of annual economic and fiscal impact. As shown in Table 10, in an agricultural use we estimate that the proposed Berry Hill Solar project site directly supports approximately: 1) 21 jobs, 2) 192,569 in labor income, and 3) $269,023 in economic output to Pittsylvania County (in 2020 dollars). Taking into account the economic ripple effects that direct impact generates, we estimate that the total annually supported impact on Pittsylvania County is approximately: 1) 22 jobs, 2) $226,680 in labor income, 3) $394,532 in economic output, and 4) $15,923 in direct real property tax payments to Pittsylvania County, for a cumulative total of $557,291 over 35-years (in 2020 dollars).

Table 10: Total Estimated Annual Economic Impact of the Berry Hill Solar Project site on Pittsylvania County – Current Agricultural Use (2020 Dollars)[42]

Economic Impact	Employment	Labor Income	Output
1st Round Direct Economic Activity	21	$192,569	$269,023
2nd Round Indirect and Induced Economic Activity	1	$34,111	$125,509
Total Economic Activity	**22**	**$226,680**	**$394,532**
Fiscal Impact			
Local Tax Revenue			$15,923
TOTAL Cumulative Local Tax Revenue over 35-Years			**$557,291**

**Totals may not sum due to rounding.*

Renewable Energy Supports Economic Development

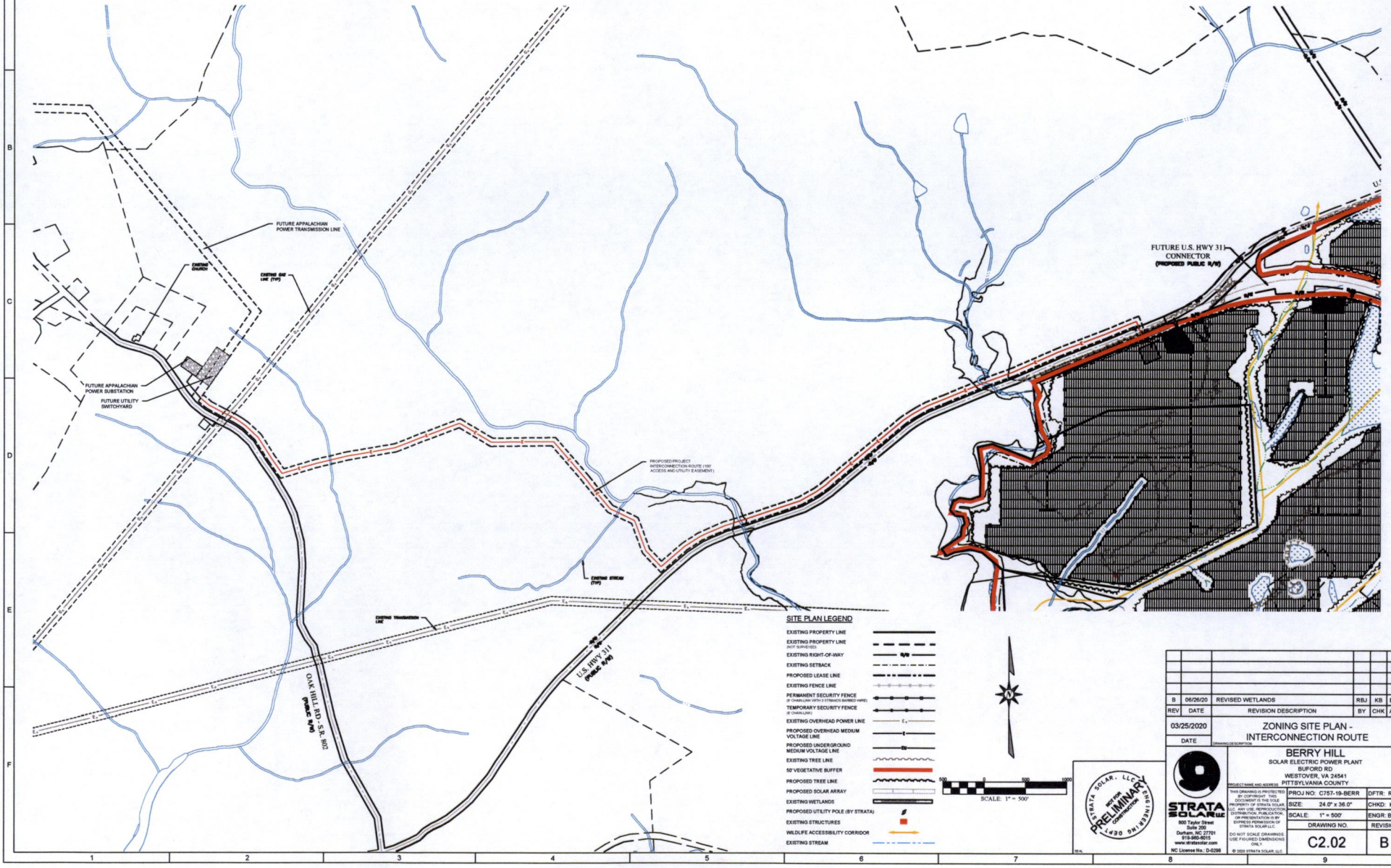
Industrial development prospects with high energy needs are becoming increasingly sensitive to the proportion of their energy requirements that are produced through renewable sources. A good example of this is data centers. According to a recent analysis by the U.S. Chamber of Commerce, energy costs comprise between 40 and 80 percent of a data center's annual operating budget.[43] As a result, data centers are constantly working to reduce their energy footprint. This has caused leading data center companies such as Amazon Web Services (AWS), Apple, Facebook, Google, and Microsoft to move toward sourcing 100 percent of their power needs from renewable energy. And for that reason, data centers have become a driving force behind the development of utility scale renewable energy projects.

Two examples of the growing 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.

[42] Please note that the jobs included in the employment summary are not necessarily full-time positions.
[43] Data Source: "Data Centers: Jobs and Opportunities in Communities Nationwide," U.S. Chamber of Commerce, June 2017.

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.



REV	DATE	REVISION DESCRIPTION	BY	CHK	APP
B	06/26/20	REVISED WETLANDS	RBJ	KB	BTN

03/25/2020
DATE

ZONING SITE PLAN - INTERCONNECTION ROUTE
DRAWING DESCRIPTION

NOT FOR CONSTRUCTION
PRELIMINARY
STRATA SOLAR, LLC
ENGINEERING DEPT.

STRATA SOLAR LLC
800 Taylor Street
Suite 200
Durham, NC 27701
919-960-8015
www.stratasolar.com
NC License No.: D-0298

BERRY HILL
SOLAR ELECTRIC POWER PLANT
BUFORD RD.
WESTOVER, VA 24541
PITTSYLVANIA COUNTY
PROJECT NAME AND ADDRESS

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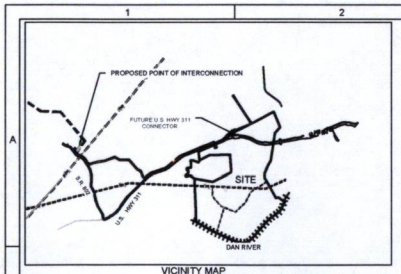
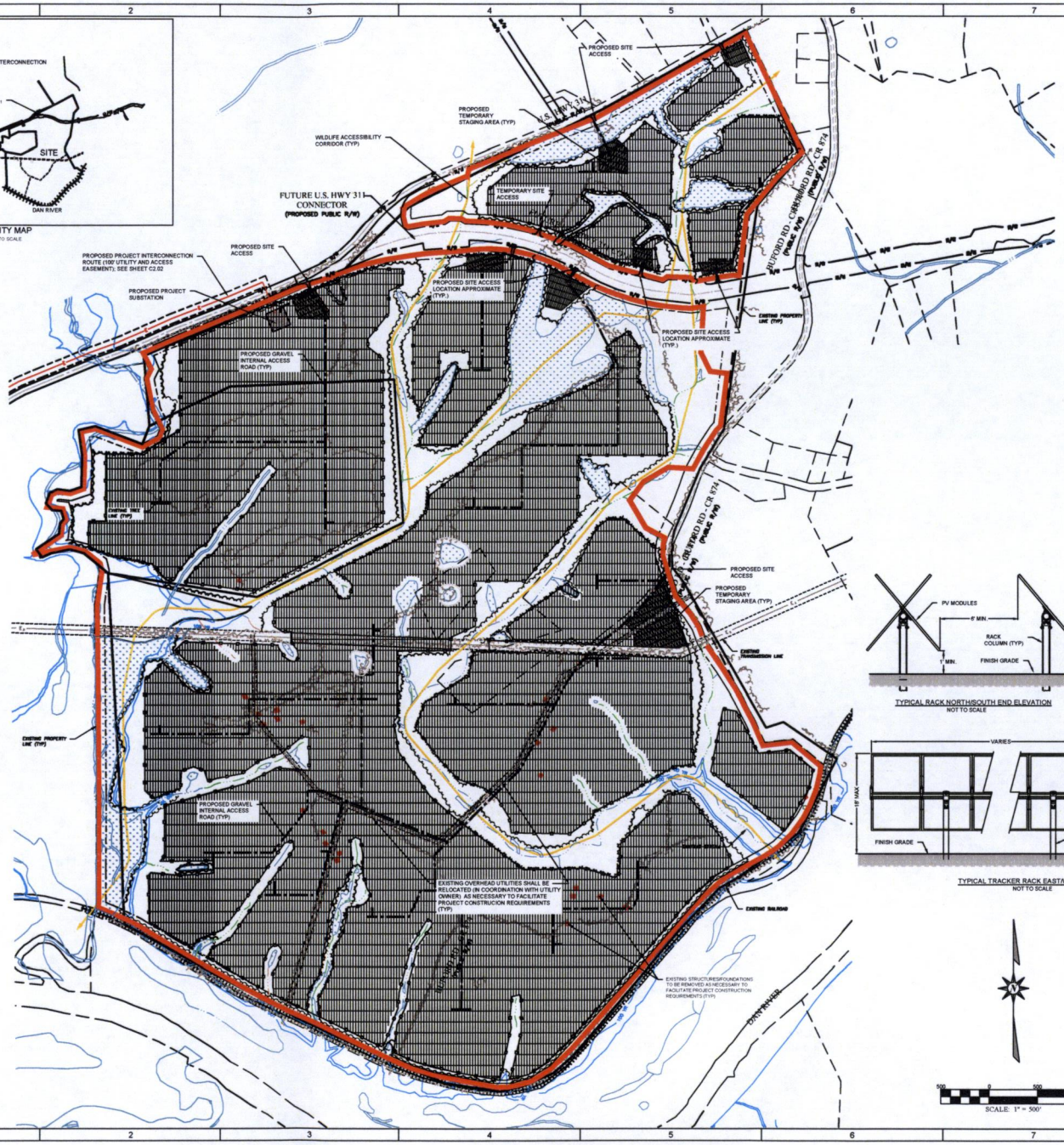
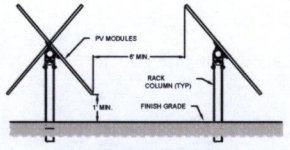
PROJ NO:	C757-19-BERR
SIZE:	24.0" x 36.0"
SCALE:	1" = 500'
DRAWING NO.	C2.02
DFTR:	RBJ
CHKD:	KB
ENGR:	BTN
REVISION	B

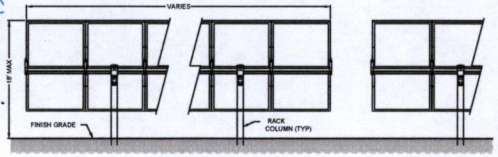


VICINITY MAP
NOT TO SCALE





TYPICAL RACK NORTH/SOUTH END ELEVATION
NOT TO SCALE



TYPICAL TRACKER RACK EAST/WEST SIDE ELEVATION
NOT TO SCALE

NOTES

1. EXISTING PROPERTY INFORMATION

PIN	OWNER	ZONING	PARCEL ACREAGE	LAND USE
1376-15-5690	TRIANGLE BRICK COMPANY	A1	1276.29	AGRICULTURE
1376-26-5318	TRIANGLE BRICK COMPANY	A1	62.18	AGRICULTURE
1366-97-0467	CARLTON AND CAROLINE RAKES	A1	143.12	AGRICULTURE
			1481.59	

RIVER BASIN: ROANOKE
WATERSHED: DAN RIVER
MINIMUM SETBACK REQUIREMENTS:

	ZONING	A1	PROVIDED*
FRONT		60' FROM CENTERLINE OR 35' FROM RIGHT OF WAY	100'
SIDE		10% OF ROAD FRONTAGE	100'
REAR		40'	100'

*SETBACK MEASURED FROM R/W AND/OR PROPERTY LINE TO PROPOSED EQUIPMENT, EXCLUDING PROJECT SECURITY FENCE

2. THE PURPOSE OF THIS PLAN IS FOR A SPECIAL USE PERMIT APPLICATION FOR REVIEW AND APPROVAL BY PITTSYLVANIA COUNTY TO CONSTRUCT A SOLAR ELECTRIC POWER PLANT. THE LOCATION OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTERS, OVERHEAD POLES & LINES, ETC., SHOWN IS APPROXIMATE AND MAY BE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS (VDOT, VDEQ, USACOE, ETC.), EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS. ANY REVISIONS WILL BE SUBMITTED FOR STAFF APPROVAL PRIOR TO CONSTRUCTION TO VERIFY COMPLIANCE WITH ZONING REQUIREMENTS AND CONDITIONS AS APPROVED.
3. TOPOGRAPHIC DATA PROVIDED BY MCKIM & CREED. BOUNDARY & EXISTING PLANIMETRIC DATA SHOWN ON THIS PLAN IS PER PITTSYLVANIA COUNTY GIS AND/OR AERIAL IMAGERY. THEREFORE, LOCATIONS SHOWN ARE APPROXIMATE, SUBJECT TO FIELD RUN SURVEY DATA..
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- PROPOSED UTILITY POLE (BY STRATA)
- EXISTING STRUCTURES
- WILDLIFE ACCESSIBILITY CORRIDOR
- EXISTING STREAM

REV	DATE	REVISION DESCRIPTION	BY	CHK	APP
B	06/26/20	REVISED WETLANDS	RBJ	KB	BTN

03/25/2020
DATE

ZONING SITE PLAN - OVERALL
DRAWING DESCRIPTION

NOT FOR CONSTRUCTION PRELIMINARY ENGINEERING

STRATA SOLAR LLC
800 Taylor Street
Suite 200
Durham, NC 27701
919-960-6015
www.stratasolar.com
NC License No.: D-0298

BERRY HILL
SOLAR ELECTRIC POWER PLANT
BUFORD RD
WESTOVER, VA 24541
PITTSYLVANIA COUNTY
PROJECT NAME AND ADDRESS

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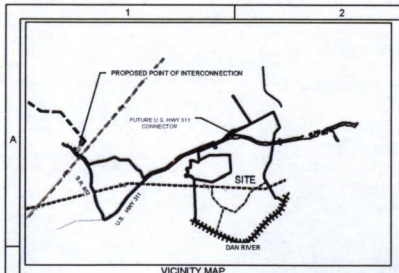
REVISION	B



VICINITY MAP
NOT TO SCALE

NOTES

1. EXISTING PROPERTY INFORMATION

PIN	OWNER	ZONING	PARCEL ACREAGE	LAND USE
1376-15-5690	TRIANGLE BRICK COMPANY	A1	1276.29	AGRICULTURE
1376-26-5318	TRIANGLE BRICK COMPANY	A1	62.18	AGRICULTURE
1366-97-0467	CARLTON AND CAROLINE RAKES	A1	143.12	AGRICULTURE
			1481.59	

RIVER BASIN: ROANOKE
WATERSHED: DAN RIVER
MINIMUM SETBACK REQUIREMENTS:

ZONING	A1	PROVIDED*
FRONT	60' FROM CENTERLINE, OR 35' FROM RIGHT OF WAY	100'
SIDE	10% OF ROAD FRONTAGE	100'
REAR	40'	100'

*SETBACK MEASURED FROM R/W AND/OR PROPERTY LINE TO PROPOSED EQUIPMENT, EXCLUDING PROJECT SECURITY FENCE

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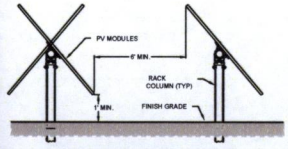
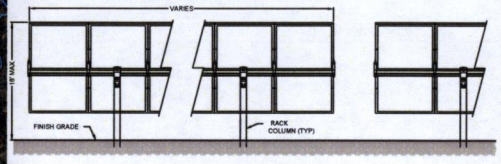


TYPICAL RACK NORTH/SOUTH END ELEVATION
NOT TO SCALE



TYPICAL TRACKER RACK EAST/WEST SIDE ELEVATION
NOT TO SCALE

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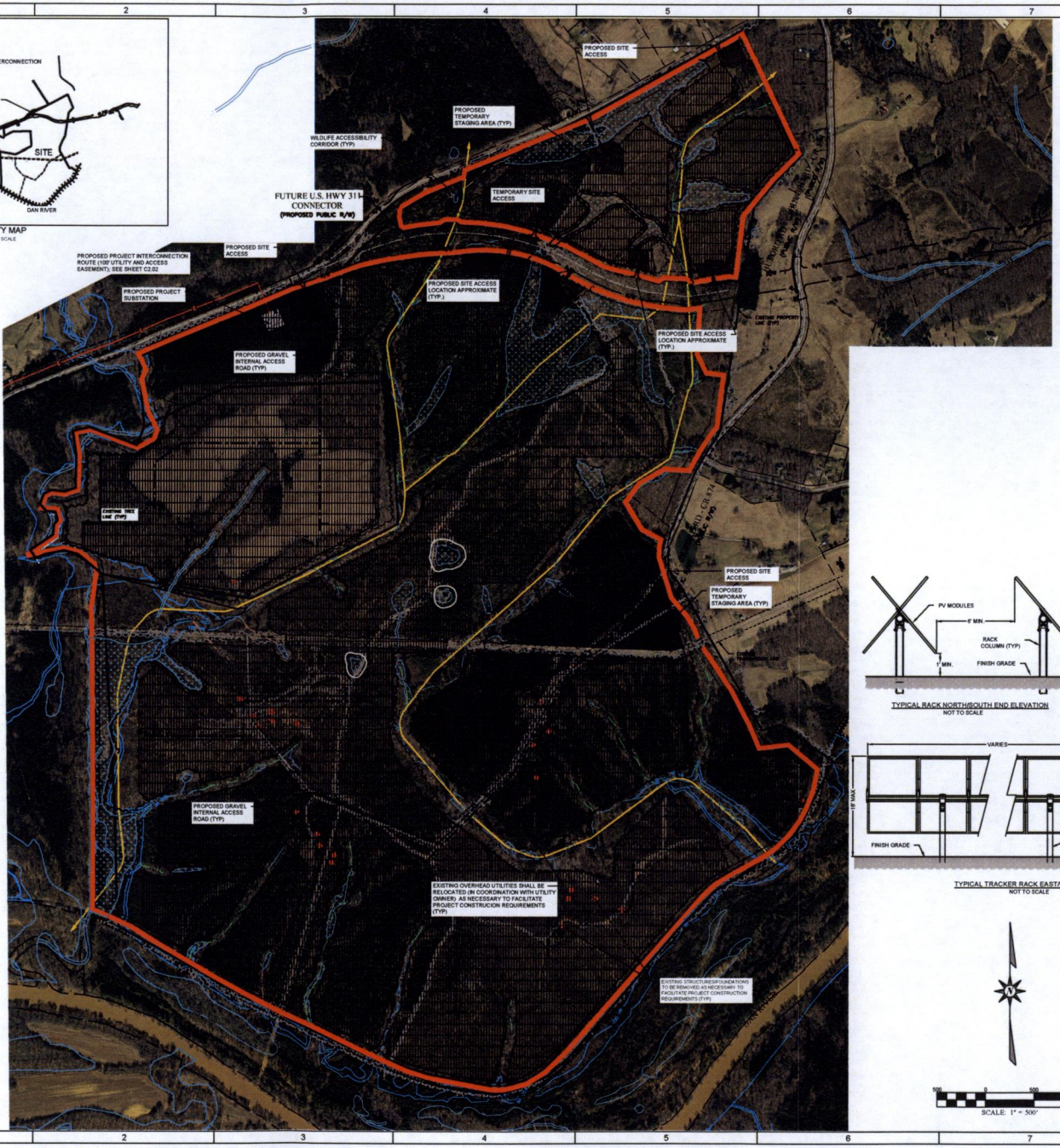

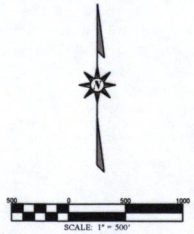

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B	06/26/20	REVISED WETLANDS	RBJ	KB	BTN

03/25/2020
DATE

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DRAWING DESCRIPTION

BERRY HILL
SOLAR ELECTRIC POWER PLANT
BUFORD RD.
WESTOVER, VA 24541
PITTSYLVANIA COUNTY
PROJECT NAME AND ADDRESS

STRATA SOLAR LLC
800 Taylor Street
Suite 200
Durham, NC 27701
919-960-8015
www.stratasolar.com
NC License No.: D-0298

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SEAL

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SCALE:	1" = 500'
ENGR:	BTN
DRAWING NO.	C2.01
REVISION	B

PITTSYLVANIA COUNTY, VIRGINIA

Legend

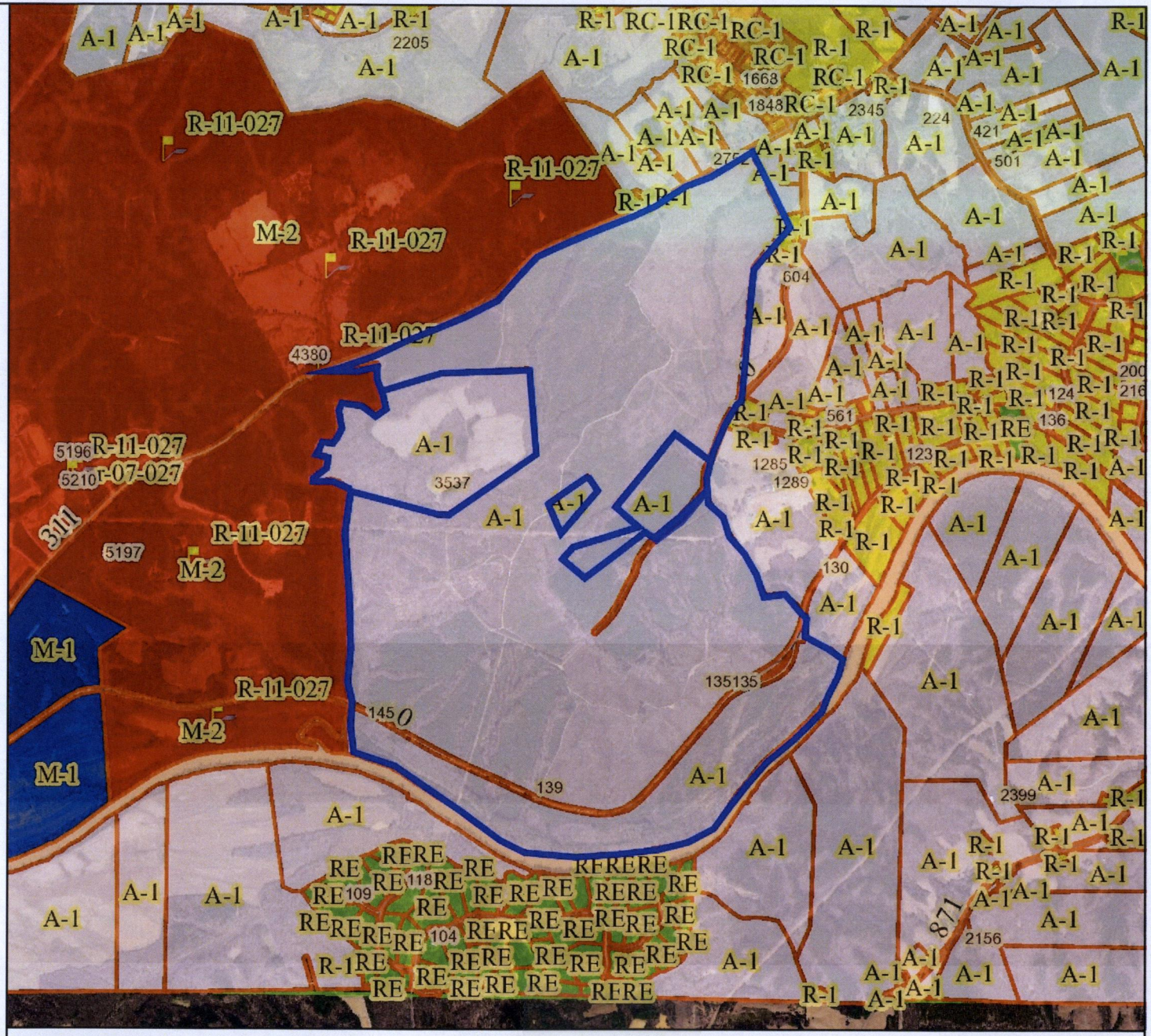
- Assessed Parcels
- Parcels
- Route Numbers
- Appeals
- Rezoning
- Signs
- Special Uses
- Variances

Zoning

- Unknown
- A-1 = Agricultural District
- B-1 = Business District, Limited
- B-2 = Business District, General
- C-1 = Conservation District
- DZ = Double Zoned Parcels
- M-1 = Industrial District, Light Industry
- M-2 = Industrial District, Heavy Industry
- MHP = Residential Manuf. Housing Park District
- R-1 = Residential Suburban Subdivision District
- RC-1 = Residential Combined Subdivision Distric
- RE = Residential Estates District
- RMF = Residential Multi-Family Subdivision Distric
- RPD = Residential Planned Development District
- TZ = Town Zoning
- UK = Unknown
- County Boundary

Feet

0 600 1200 1800 2400



Title: BERRY HILL SOLAR, LLC - CASE S-20-011 **Date: 3/30/2020**

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Pittsylvania County is not responsible for its accuracy or how current it may be.

VIRGINIA:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A total of 1,481.59 acres, three (3) parcels of land,	)	
generally located on Berry Hill Road	)	**RECOMMENDATION**
within the Westover	)	**(S-20-011)**
Election District and recorded as	)	
parcel #s 1376-15-5690, 1376-26-5318, 1366-97-0467	)	
in the Pittsylvania County tax records	)	

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioner, Berry Hill Solar, 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 September 1, 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 subject to the 17 conditions as presented by staff in the Board packet with amended conditions as follows: (1) Maintain a reduced buffer of 200 feet along Buford Road down to the Dan River. All other setbacks are to be determined by the Zoning Ordinance. (2) Relocate the proposed access road from across the highway from Mr. Hardy's residence at 3028 Berry Hill Road, Danville, VA 24541.**

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 the 17 conditions as presented by staff in the Board packet with amended conditions as stated above.

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

AYES: 5
NAYS: 1
ABSENT: 2
ABSTAIN: 0

_____
Richard G. Motley, Chairman
Planning Commission
09-01-20
Date

Case S-20-012

SHOCKOE SOLAR, LLC

POSITIVE MOTION: CASE S-20-012

****

Whereas, Shockoe Solar, 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-20-012

****

Whereas, Shockoe Solar, 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.**

STAFF SUMMARY

CASE	ZONING	CYCLE
S-20-012	A-1	September 2020
SUBJECT/PROPOSAL/REQUEST Shockoe Solar, LLC, is requesting a Special Use Permit for a solar energy facility.		**PLANNING COMMISSION:** September 1, 2020 **BOARD OF ZONING APPEALS:** September 8, 2020
DISTRICT: Banister		**ADVERTISED:** August 19 & 26, 2020 **REVIEWED BY:** ESR

SUBJECT

Shockoe Solar, I, LLC, petitioned the Planning Commission/Board of Zoning Appeals on July 30, 2020, requesting a Special Use Permit on fifteen (15) parcels of land, totaling 907.88 acres, located on Highway 57/ Halifax Road, and on State Road 640/Java Road, in the Banister Election District. The parcels are shown on our records as GPIN #s 2465-36-9039 (103.26 acres), 2465-07-2142 (42.77 acres), 2465-28-4568 (137.91 acres), 2465-77-0438 (75.60 acres), 2465-77-7331 (362.20 acres), 2466-71-9986 (111.74 acres), 2465-78-0611 (35.81 acres), 2465-47-1916 (1.15 acres), 2465-47-2915 (1.15 acres), 2465-37-2898 (6.42 acres), 2465-38-5051 (2.27 acres), 2465-38-8102 (6.70 acres), 2465-47-0413 (4.60 acres), 2465-48-3489 (14.58 acres), and 2465-06-3288 (1.72 acres).

BACKGROUND/DISCUSSION

Shockoe Solar, LLC, is requesting a Special Use Permit to operate a utility scale solar energy facility on fifteen (15) parcels of land located on Highway 57/ Halifax Road, and on State Road 640/Java Road, in the Banister Election District. The proposed project will be a 60 megawatt (MW) alternating current (AC) utility scale solar energy facility, connecting to the Dominion grid by means of a single breaker tap on the Shockoe-Chatham Switching Station 69 kilovolt (kV) line that crosses the western portion of the project site. The project site shown on the attached conceptual plan totals approximately 885 acres, although the final project footprint will likely be smaller.

The Pittsylvania County Zoning Ordinance requires a site plan and landscape plan to be submitted and approved prior to permits being issued to ensure compliance with setback and vegetative screening requirements. The applicant will also be required to submit an Erosion and Sediment Control Plan and Stormwater Plan to the Community Development Department and the Virginia Department of Environmental Quality to ensure that all stormwater and erosion and sediment control regulations are being met. Once the plans are approved, the appropriate bonds will be required before land disturbance permits will be issued. 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 as well. All required plans must be approved before any construction permits will be issued.

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, and RC-1, Residential Combined Subdivision 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 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.
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.** 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.
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-20-012 as submitted.
2. Recommend approval of Case S-20-012 subject to conditions by staff.
3. Recommend approval of Case S-20-012 subject to conditions by the Planning Commission.
4. Recommend denial of Case S-20-012 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 September 1, 2020, the Planning Commission recommended by a 6 to 0 vote, (two (2) members, Mrs. Mease and Mr. Stowe, were absent), with opposition, that the petitioner's request be granted with the 17 conditions as presented by staff in the Board packet.

bing maps

A 53 N Main St, Chatham, VA 24531
B 9689 Halifax Rd, Java, VA 24565

13 min , 9.5 miles
Light traffic
Via US-29 BR, Halifax Rd
· Local roads

THIS SITE LOCATION IS APPROXIMATELY HALFWAY BETWEEN THE PETITIONED PARCELS (PLEASE REFER TO GIS MAP).

A 53 N Main St, Chatham, VA 24531

↑	1.	Head **southwest** on **US-29 BR** toward Center St	0.4 mi
↰	2.	Turn **left** onto **Halifax Rd** Exxon on the corner	9.2 mi
	3.	Arrive at **Halifax Rd** The last intersection is Brownville Heights Ln If you reach Henrys Mill Rd, you've gone too far	

B 9689 Halifax Rd, Java, VA 24565

Download the new Microsoft Edge to get the best of the web. Maybe later Do

SHOCKOE SOLAR PROJECT, PITTSYLVANIA COUNTY, VA

Proposed Project Conditions
July 24, 2020

Shockoe Solar, LLC has reviewed the Pittsylvania County Proposed Draft Conditions for large-scale solar facilities seeking a SUP, and accepts the conditions as follows:

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 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 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.
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17. **Fire and Rescue Training.** The applicant shall provide annual training to the local fire department regarding battery storage.

SHOCKOE SOLAR PROJECT, PITTSYLVANIA COUNTY, VA

Project Description
July 24, 2020

Shockoe Solar is a proposed solar generation project located south of Java Road and north of Brownville Heights Lane in east-central Pittsylvania County, VA, directly adjacent to the town of Shockoe. The project will span 15 parcels of land, totaling approximately 885 acres. The project is split into three sections – two sections are located north of Halifax Road and the third section is located immediately south of Halifax Road. It will produce 60 MW AC, connecting to the Dominion grid by means of a single breaker tap on the Shockoe - Chatham Switching Station 69 kilovolt (kV) line that crosses the western portion of the project site. The project will provide adequate electric power for more than 13,000 average homes, with the area inside the project fence line covering approximately 370 acres of the land (see Preliminary Project Concept Plan, Figure 2-1).

The Project will employ single-axis tracking technology, meaning it will use solar panels mounted on a framework that tracks the movement of the sun during the day. This project has a simple modular design that is repeated often. It consists of the tracker mounted panels, inverters that are necessary to convert direct current (DC) to AC power, and transformers that increase the voltage to 69 kV to get it into the power grid.

Visually, the project will appear as long rows of solar panels mounted on posts and horizontal supports. The solar panel arrays are approximately eight (8) feet high, have no emissions of any kind, and will produce negligible noticeable noise in the community. Where necessary, the project will include vegetative screening to preserve existing viewsheds (see Generic Screening Simulation, Figure 2-1). The project will be built primarily on land that is currently in agricultural, forestry, or pastural use with generally flat to rolling topography. Wetlands and waters will be avoided to the greatest extent practicable. In addition, the facility will require very little impervious surface and runoff will be controlled on-site through standard stormwater practices.

The Project is designed to incorporate a centralized battery energy storage component. Battery technology and costs have improved substantially in recent years and this trend is expected to continue. The integration of batteries in a solar project allows a project to smooth the flow of generation output into the grid resulting in increased energy reliability as well as to increase the power delivered through the same electrical interconnection infrastructure, thus reducing the need for additional transmission and or distribution lines to serve the area. The Shockoe Solar project's preliminary layout incorporates a centralized battery component to allow for the possibility to provide this enhancement on a commercially reasonable basis. The batteries will be located near the project substation (Figure 2-1).

The final location of the Project components may change based on subsequent studies, engineering, and input from government agencies amongst other considerations.

The Project has submitted an interconnection request to PJM Interconnection to secure an interconnection agreement. PJM has completed the system impact study, and is performing the facilities study, which is expected to be completed by May of 2021. Stantec, an independent consulting firm, is currently performing on-going studies of the land with respect to historical and cultural resources, wildlife and endangered species, floodplains, and wetlands. These studies will be used to guide site development plans and construction to avoid or minimize impacts to the existing site resources.

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July 24, 2020

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SHOCKOE SOLAR PROJECT, PITTSYLVANIA COUNTY, VA

Comprehensive Plan Compliance
July 24, 2020

The Pittsylvania County Comprehensive Plan is a fundamental instrument of land use control. Section 15.2-2232 of the Code of Virginia states that, unless a feature is already shown on the adopted growth plan, no public utility facility, whether publicly or privately owned, shall be constructed, established, or authorized until its location has been approved by the local planning commission as being substantially in accord with the adopted comprehensive plan. Shockoe Solar, LLC has reviewed the 2010 Pittsylvania County Comprehensive Plan and offers the following as evidence that the proposed project supports the goals and objectives of the County's Comprehensive Plan.

Community Goal #1 – To stimulate economic activity and encourage development that supports a healthy, stable, and diverse economy.

While it is true that when the 2010 Comprehensive Plan was adopted, solar facilities were not addressed, this is likely due to the fact that the technology and economic climate at that time kept solar from being a viable option for development in this area of the country. This is no longer true, and solar now definitely fits into the spirit of this Community Goal as it is a new and growing industry in Virginia and may help to attract other industries, such as technology, to the area. Many of the large technology companies have internal mandates to run their facilities, at least in part, off renewable energy sources.

The construction of the proposed solar facility has the potential to employ some existing local businesses for activities such as site work, fencing, landscaping, and other trades. Furthermore, with the number of solar projects currently proposed in Virginia, the industry could support a local labor force for these activities for many years. The U.S. Department of Labor's Bureau of Labor Statistics recently named solar photovoltaic installer as the occupation with the highest projected percentage change in employment in the next 10 years. In support of this job creation opportunity, the Virginia Community College system has invested in curriculum development and workforce training for this rapidly growing field. One such program, which is already in operation at the Blackstone campus of Southside Virginia Community College (SVCC), is known as the Solar Hands-on Instructional Network of Excellence (SHINE). SHINE is a public-private partnership dedicated to building innovative solar career pathways in Virginia and is a collaboration of twenty organizations including SVCC, the Maryland-DC-Delaware-Virginia Solar Industries Association, Dominion Energy, Microsoft, leading solar developers, construction companies, and energy consulting and recruiting firms.

Solar development helps rural area property owners realize an immediate economic use for their property that encourages compilation and retention of larger tracts of land and avoids subdivision and conversion to residential use. Ultimately these larger tracts will be held together and returned to a condition similar to its current status after the lifespan of the facility (typically 25-35 years). A Decommissioning Plan and bond will be provided to the County prior to the initiation of construction to ensure this can be achieved and that long-term goals to develop the property for other uses can still be achieved.

It should also be noted that the recently-enacted Governor's Executive Order Forty-Three sets new statewide clean energy goals which state that 30 percent of the Commonwealth's electricity will

come from renewable sources by the year 2030 and 100 percent of the electricity will come from carbon-free sources by 2050. This act supports the fact that economic opportunities and growth associated with renewable energy projects will continue to increase in the State of Virginia.

Community Goal #3 – To promote the preservation of the natural and cultural environment for present and future residents of the County.

The Comprehensive Plan discusses the importance of encouraging economic development, but with due consideration for the protection of the natural and cultural environment of Pittsylvania County. The proposed Shockoe Solar Project supports the protection of these resources in the following ways:

- Since solar development entails very little impervious surface and no toxic runoff, water quality should not be negatively impacted. In fact, once construction is completed and the permanent groundcover is established, the quality of water leaving the site could actually be improved. The intended fully permeable herbaceous groundcover facilitates long-term regeneration periods for soils and groundwater resources on the project site. By removing the active land management required by the current land uses, the proposed solar facility should provide an overall positive effect on water quality. This will be accomplished through the reduced use of herbicides and fertilizers and removing the threat of sediment transport from periodic land disturbance post construction.
- Likewise, a solar facility produces no emissions which would degrade air quality in the area. It has been shown that placing energy into the grid from renewable sources and thereby reducing the need for energy production from other types of facilities such as coal plants, has an overall positive effect on the air quality in the area. Heavy equipment used during construction as well as other construction related traffic may temporarily increase the vehicle emissions in the project area; once operational, there is very little traffic associated with maintaining a solar project, so no lasting increase in auto emissions should be expected.
- Culturally, the project area currently enjoys the typical benefits of life in rural Virginia. A solar development is a quiet neighbor, that when properly screened, can preserve many of the coveted aspects of that life. Things such as a low density of housing, lack of streetlights, and quiet nights are all protected by a solar farm.

As the project's construction and operation plans are developed, studies will be carried out to define the natural and cultural resources associated with the property. These areas, including wetlands and any identified habitat for rare, threatened, and endangered species as well as steep slopes, will be avoided to the extent possible, and buffers will be provided to further protect them. Consideration will also be given to maintaining wildlife corridors through the property to preserve existing wildlife travel patterns. Likewise, cultural resources, including both archaeological and architectural features, will also be investigated, and any impacts will be minimized. All studies will be coordinated and the results reviewed by the appropriate State and Federal agencies.

Public Outreach
July 24, 2020

Due to coronavirus (COVID-19) precautions and restrictions, a community meeting was not possible. However, all adjacent and nearby property owners were mailed letters which included general project information, frequently asked questions with answers, the preliminary concept plan, and 174 Power Global contact information (see Sample Mailer Packet, Figure 4-1). Any questions or concerns have been and will continue to be addressed through remote means (letter, email, phone). The letter also informed recipients of upcoming county public meetings that we expect the project to be on the agenda. Lastly, as is a requirement of the rezoning process, signage providing the dates, times, and locations of upcoming county public meetings during which county residents can speak in favor or opposition to the project were posted around the project area. No residents spoke at the Planning Commission or Board of Supervisor meeting associated with the rezoning permit. Similar signage will be posted announcing the SUP process.

174 POWER GLOBAL
Hanwha Energy USA Holdings Corporation
300 SPECTRUM CENTER DRIVE, SUITE 1020, IRVINE, CALIFORNIA 92618

July 15, 2020

Shockoe Solar Project
Project Information

Dear Property Owner or Resident:

Shockoe Solar, LLC, a subsidiary of 174 Power Global and Hanwha, is seeking to develop, construct and operate a solar photovoltaic electric farm on approximately 885 acres of private land located approximately 9 miles east of Chatham. The enclosed Fact Sheet shows the preliminary layout of the proposed project and the surrounding area.

The proposed solar site location was evaluated and selected with specific criteria in mind, including topography, current land use, and proximity to the local electric transmission system. Solar development is low impact and will not strain county resources. It does not require resources such as new public roads and utilities (water, sewer, etc.) or additional law enforcement. In addition, outside of the construction period for the facility, the project will not create any significant traffic, noise, or other negative impacts often associated with other forms of development. The project will be a quiet neighbor.

Typically, we conduct a community meeting to present the project and answer questions prior to submittal of a county special use permit request. However, due to the coronavirus (Covid-19), we are not able to do so. In lieu of that, we are sending out this letter, Frequently Asked Questions (on the back of this letter) and an enclosed project Fact Sheet. Additionally, we invite questions or comments by email or phone (contact information below).

Please also be aware that we expect to be on the agendas of the September 1, 2020 Pittsylvania County Planning Commission meeting and the September 8, 2020 Board of Zoning Appeals meeting seeking approval of a special use permit for the project. We are also on the agenda of the July 21, 2020 Board of Supervisors meeting seeking rezoning of 9 parcels of land totaling about 74 acres to agricultural. These meetings are open to the public, and all interested parties are encouraged to attend.

Again, if you have any questions prior to the meetings, please do not hesitate to contact me.

Sincerely,

Stephanie Lauer

Stephanie Lauer
Permitting Manager
stephanie.lauer@174powerglobal.com
406-240-8777

Shockoe Solar Energy Project - Frequently Asked Questions

When would the Project be constructed?

Construction of the project is being targeted for 2022.

What type of technology would the Project use?

The Project would utilize solar photovoltaic (PV) technology. PV systems consist of an arrangement of several components, including solar panels, to absorb and convert sunlight into electricity, a solar inverter to change the electric current from direct current (DC) to alternating current (AC), as well as mounting, cabling, and other electrical accessories to set up a working system. The Project would also use a solar tracking system to improve the system's overall performance. PV systems convert light directly into electricity and should not be confused with other technologies, such as concentrated solar power or solar thermal. The Project would also incorporate a battery energy storage system. The integration of batteries into the Project will allow it to smooth the flow of electricity into the grid resulting in increased energy reliability.

What would be the expected life of the Project?

The anticipated life of the Project is at least 35 years.

How much power would it produce annually?

The 60-megawatt (AC) Project would have the capacity to directly convert solar energy into approximately 144,529 megawatt hours of electricity per year. This would be the equivalent amount of energy needed to serve more than 13,000 local Virginia homes each year.

How many solar panels would there be on the site?

The Project could include up to 200,000 solar panels depending on the capacity of the final modules. Each panel would be approximately 6 feet 6 inches × 3 feet 3 inches × 1.5 inches.

What impact would this solar project have on energy prices in Virginia?

Solar power has recently become very competitive with all other forms of electricity generation, and as such, the addition of this Project's energy to the market would result in a downward influence on energy prices in Virginia.

What kind of benefits would there be from the power produced by the Project?

Pittsylvania County would receive approximately an average of $85,000 per year over the 35-year life of the Project. There would also be construction and operations job creation, and reductions in CO_2 emissions.

How many jobs would the Project create, both short term and long term?

An estimated average of 135 workers would be employed during the construction period. Most of the construction work force would be from construction and commercial electrical companies.

Once operational, approximately three full time equivalent workers would be employed over the 35-year life of the Project for operations, maintenance and site security.

Would the Project be visible?

Terrain and existing trees and vegetation will screen the overwhelming majority of the project from being visible from public vantage points or neighboring properties. In the relatively few locations where the Project could be visible from public vantage points or neighboring properties, screening trees or vegetation will be planted.

Where can I find more information about 174 Power Global and Hanwha?

Please visit these websites: https://174powerglobal.com and https://www.hanwha.com/en.html

Who can I contact for more information?

Please contact Stephanie Lauer:
email: stephanie.lauer@174powerglobal.com cell: (406) 240 -8777

174 POWER GLOBAL

Shockoe Solar Energy Project
Pittsylvania County, Virginia

Shockoe Solar, LLC, a wholly owned subsidiary of 174 Power Global and Hanwha, is developing a solar energy project with a battery storage component (the "Project") and is proposing to construct, operate, maintain, and decommission the proposed Project on private land in Pittsylvania County, Virginia. The Project would be on a portion of 15 parcels that total 885 acres and would consist of the following components:

- Main solar generation area, which includes the photovoltaic arrays, inverters, and electrical substation;
- A battery energy storage system;
- Monitoring and maintenance facilities;
- Access roads;
- An underground 34.5-kV electrical collection system linking the photovoltaic arrays to the Project substation; and
- Security fencing.

When fully operational, the 60-megawatt (MW_{AC}) Project would have the capacity to directly convert solar energy into electricity, while using minimal water and producing zero waste. The Project would produce the equivalent amount of energy needed to serve more than 13,000 local Virginia homes each year. Implementing the Project would avoid emissions that would be produced if the same amount of electricity was generated from fossil fuels. The Project would have an expected life of 35 years.

Key Benefits include:

- Capital investment of approximately $85 million;
- Significant property tax revenue: an average of about $85,000 per year over the 35-year life of the project;
- Approximately 135 full time equivalent jobs during construction;
- Approximately three full time equivalent jobs after construction; and
- Long term supply of low cost, renewable energy.

For more information contact Stephanie Lauer:
stephanie.lauer@174powerglobal.com
(406) 240 - 8777

174 Power Global – Hanwha Qualifications and Experience
July 24, 2020

Hanwha is a large business conglomerate with a substantial business presence across a range of sectors including aerospace, chemicals, construction, financial services, leisure and solar energy. Hanwha already has a substantial presence in central Virginia with its Hanwha Azdel manufacturing facility near Lynchburg, which manufactures a wide range of market-leading automobile components using high strength, ultra-lightweight materials.

Hanwha's extensive experience and capability in solar energy is described below.

Hanwha Solar Energy Qualification and Experience

The U.S. development arm of Hanwha, Hanwha Energy USA Holdings Corporation (d.b.a. 174 Power Global), is based in Irvine, California, and currently has a portfolio of approximately 10 gigawatts (GW) of solar PV projects and seven (7) gigawatt hours (GWh) of Energy Storage projects under various stages of development, construction, and operation.

174 Power Global's sister company Hanwha Qcells is the largest global manufacturer of solar modules and PV-Kits, with annual cell production capacity of eight (8) GW and solar module manufacturing capacity of 9.7 GW (as of 2019), such that the company is the largest cell manufacturing and one of the largest solar module manufacturers in the world. The company has also been awarded a Tier 1 Bloomberg rating and a Bloomberg New Energy Finance Top Tier module supplier. Hanwha Qcells has a diverse manufacturing footprint spanning Malaysia, South Korea, China and the USA along with a Technology & Innovation headquarters in Germany. Notably, Hanwha Qcells recently commenced operation of a solar module manufacturing facility in Dalton, Georgia with a production capacity of 1.7 GW. This tremendous size, strength and breadth in PV cell and module manufacturing allows Hanwha to be vertically-incentivized to deliver cost competitiveness and key component supply to downstream project development and construction efforts.

Hanwha offers a fully integrated solar plant solution from development, financing, engineering, procurement and construction to Independent Power Producer ownership, operation, and maintenance.

The ability to pull internal resources across the whole development and construction process enables Hanwha to take the most complex projects to completion. Hanwha's project success is underpinned by the extensive experience and responsiveness of our project management team, technical expertise, financial capacity, expansive network of partners, and our vertically integrated presence in the solar PV marketplace.

Hanwha Energy has successfully developed, built, and/or operated over 2.0 GW of solar PV projects globally and a total of 2.5 GW power plants, providing an efficient and experienced all-in-one package for power plants, which includes:

- Detail orientated and flexible development team to meet and accommodate site particulars;
- Optimized design process from module and balance of service through standardized processes and design protocols;
- Experienced and quality assured construction and installation support teams; and

- Energy production security from its careful assessment and specified quality components.

Table 5-1 provides a listing of some of the projects that have been developed, built, operated, and/or owned by Hanwha Energy and its affiliates around the world.

Table 5-1 Generating Facilities Currently In Service

Project Name	Project Location	Nameplate MW Capacity (AC)	Type of Technology	Mounting	Project Status	Project Operator	Project Owner
MMPA	MN	9	Solar PV	Ground	In Service/Sold	HECUS	HGC
SD Sun I, II & III	SD	65	Solar PV	Ground	Sold	Project developer : Hanwha Energy USA holdings co.	
Sweetwater	WY	100	Solar PV	Ground	In Service/Sold		
Midway	Texas	236	Solar PV	Ground	In Service/Sold		
Techren I	Nevada	134	Solar PV	Ground	In Service/Sold		
Techren II	Nevada	263	Solar PV	Ground	In Service/Sold		
Techren III	Nevada	33.5	Solar PV	Ground	Sold		
Techren IV	Nevada	33.5	Solar PV	Ground	Sold		
Techren V	Nevada	67	Solar PV	Ground	Sold		
Laguna Solar	Mexico	125	Solar PV	Ground	Construction		
Jacksonville	Florida	9	Solar PV	Ground	Construction	HECUS	HECUS
Oberon	Texas	200	Solar PV	Ground	Construction	HECUS	HECUS
Ho'Ohana	Hawaii	67	Solar PV	Ground	PPA Awarded	HECUS	HECUS
Kitsuki	Japan	24.5	Solar PV	Ground	In Service	HECUS	HECUS
Imabari	Japan	2.1	Solar PV	Ground	In Service	HECJ	HECJ
Naka Nagamine	Japan	3.8	Solar PV	Ground	In Service	HECJ	HECJ
Hokota	Japan	0.8	Solar PV	Ground	In Service	HECJ	HECJ
Akiba	Japan	1.0	Solar PV	Ground	In Service	HECJ	HECJ
Higashi Nagamine	Japan	4.7	Solar PV	Ground	In Service	HECJ	HECJ
Nishi Nagamine	Japan	2.1	Solar PV	Ground	In Service	HECJ	HECJ
Kushiro Minami	Japan	2.8	Solar PV	Ground	In Service	HECJ	HECJ
Monbetsu	Japan	6.0	Solar PV	Ground	In Service	HECJ	HECJ
Wakayama	Japan	17.6	Solar PV	Ground	In Service	HECJ	HECJ

Table 5-1 Generating Facilities Currently In Service

Project Name	Project Location	Nameplate MW Capacity (AC)	Type of Technology	Mounting	Project Status	Project Operator	Project Owner
Kogen1	Japan	31.5	Solar PV	Ground	In Service	HECJ	HECJ
Monbetsu	Japan	6.0	Solar PV	Ground	In Service	HECJ	HECJ
Yachimata	Japan	5.3	Solar PV	Ground	Construction	HECJ	HECJ
Ichihara	Japan	2.8	Solar PV	Ground	Construction	HECJ	HECJ
Sunny Side Hills	Japan	25.4	Solar PV	Ground	Construction	HECJ	HECJ
Aira	Japan	10.8	Solar PV	Ground	Construction	HECJ	HECJ
Kogen2	Japan	29.8	Solar PV	Ground	Construction	HECJ	HECJ
Misasa	Japan	12.5	Solar PV	Ground	Construction	HECJ	HECJ
Fujiyishida	Japan	2.1	Solar PV	Ground	Construction	HECJ	HECJ
Kikuchi	Japan	6.4	Solar PV	Ground	Construction	HECJ	HECJ
CAMLAM	Vietnam	99.1	Solar PV	Ground	Construction	HECJ	HECJ
Perlis	Malaysia	48	Solar PV	Ground	Construction	HEC	HEC
Azure Punjab	India	152	Solar PV	Ground	In Service	HEC	HEC
Azure UP	India	50	Solar PV	Ground	In Service	HEC	HEC
Primo	Turkey	31.7	Solar PV	Ground	In Service	HEC	HEC
Barcaldine	Australia	25	Solar PV	Ground	In Service	HEC	HEC
Bannerton	Australia	110	Solar PV	Ground	Construction	HEC AU	N/A
Yeosu	South Korea	250	Cogeneration	250MW+1, 450t/h	In Service	HEC AU	N/A
Gunsan	South Korea	222	Cogeneration	222MW+935 t/h	In Service	HEC	HEC
Daesan	South Korea	50	Hydrogen Fuel Cell		Construction	HEC	HEC
Ireland FR	Ireland	-	ESS	120MWh	Construction	HEC	HEC
Guam 2nd	Guam	90.6	PV+ESS	81MWh	PPA Awarded	HEC	HEC
Saemangeu	South Korea		PV+ESS	6MW/18MWh	In Service	HECUS	HECUS
Daehyun	South Korea		PV+ESS	1MW/3MWh	In Service	CNPV	CNPV
Seogok	South Korea		PV+ESS	1MW/3MWh	In Service	CS Tech	CS Tech
Sejong	South Korea		PV+ESS	2MW/8MWh	In Service	Individual	Individual
Eumseong	South Korea		PV+ESS	2MW/8MWh	In Service	HAM	HAM

Table 5-1 Generating Facilities Currently In Service

Project Name	Project Location	Nameplate MW Capacity (AC)	Type of Technology	Mounting	Project Status	Project Operator	Project Owner
DaeSan	South Korea		PV+ESS	4MW/22MWh	In Service	HAM	HAM
KD Solar	South Korea		PV+ESS	1MW/3MWh	In Service	HGC	HGC
Highway	South Korea		PV+ESS	4MW/13MWh	In Service	KD solar	KD solar
Chungmyoun	South Korea		PV+ESS	2MW/7MWh	In Service	Highway	Highway
PoCheon	South Korea		PV+ESS	4MW/12MWh	In Service	ETA solar	ETA solar
HanGyo	South Korea		PV+ESS	3MW/8MWh	In Service	Han Green	Han Green
Dongbu	South Korea		PV+ESS	5MW/19MWh	In Service	Edison El	Edison El
HanMaeum	South Korea		PV+ESS	5MW/19MWh	In Service	HanMae	HanMae
One PV	South Korea		PV+ESS	4MW/12MWh	In Service	HanMae	HanMae
Total		2,668.4		46MW/159MWh		OneSolar	OneSolar

Notes: HEC = Hanwha Energy Corporation, HECUS = Hanwha Energy USA Holdings Corporation, HECJ= Hanwha Energy Japan, HEC AU = Hanwha Energy Australia, HGC = Hanwha General Chemical

174 POWER GLOBAL

July 24, 2020

Attention: Ms. Emily S. Ragsdale
Director of Community Development
Pittsylvania County Department of Community Development
53 North Main Street
Chatham, VA 24531

Reference: Letter of Special Use Permit Application (Pittsylvania County)

Dear Ms. Ragsdale:

On behalf of Mr. and Mrs. Thornton Keith and Kimberly Atkinson, Mr. and Mrs. Edward and Marva Davis, Ms. Joan Brumfield, Ms. Patsy Lee Parker, Mr. Herman David Parker, Ms. Brenda Shelton, Ms. Pamela Adams, and Mr. and Mrs. Rodney and Janet Shelton, Shockoe Solar, LLC, which is a limited liability company that is indirectly owned by Hanwha Energy USA Holdings Corp. doing business as (d.b.a.) 174 Power Global, respectfully submits the following request for a Special Use Permit for fifteen (15) parcels proposed for development of a utility scale solar facility.

The proposed project is a 60 megawatt (MW) alternating current (AC) solar energy facility located in east-central Pittsylvania County, VA, northeast of the town of Shockoe. The project site will be located on 15 parcels totaling approximately 885 acres, although the final project footprint will be smaller. Prior to this Special Use Permit application, 174 Power Global submitted a Rezoning Request to amend the zoning of the nine (9) parcels not zoned Agricultural (A-1) to that designation, which is consistent with the other property proposed for use in this project. Utility-scale solar facilities are allowed in the A-1 Zoning District with approval of a Special Use Permit.

The proposed solar site location was evaluated and selected with specific criteria in mind, including topography, current land use, and proximity to the local electric transmission system. Solar development is low impact and will not strain county resources. It does not require resources such as new public roads and utilities (water, sewer, etc.) or additional law enforcement. In addition, outside of the construction period for the facility, the project will not create any significant traffic, noise, or other negative impacts often associated with other forms of development. The project will be a quiet neighbor.

Shockoe Solar, LLC and 174 Power Global are pleased to have this opportunity to provide Pittsylvania County and the Commonwealth of Virginia with this long-term source of clean renewable energy, as well as the economic and environmental benefits that come with it. Thank you for your consideration.

Regards,

Henry Yun
President
174 Power Global, Corp.

PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT

We, Joan P. Brumfield, Patsy Lee Parker, Herman David Parker, Edward A. Davis, Marva J. Davis, Thornton Keith Atkinson, Kimberly M. Atkinson, Brenda D. Shelton, Pamela S. Adams, Rodney F. Shelton, and Janet W. Shelton, as Owners 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: Joan P. Brumfield, Patsy Lee Parker, Herman David Parker
   Phone: 434-836-4464
   Address: 8961 Halifax Road, Java, VA ZIP 24565

   CK#8368

   Property Owner's Name: Edward A. Davis and Marva J. Davis
   Phone: 434-770-9006
   Address: P.O. Box 155, Java, VA ZIP 24565

   Total Amount: $ 5,100.00
   Taken By: KHB

   Property Owner's Name: Thornton Keith Atkinson and Kimberly M. Atkinson
   Phone: 434-432-0304
   Address: 10380 Halifax Road, Java, VA ZIP 24565

   Property Owner's Name: Brenda D. Shelton and Pamela S. Adams
   Phone: 434-250-4245
   Address: 301 Buck Hill Road, Java, VA ZIP 24565

   Property Owner's Name: Rodney F. Shelton and Janet W. Shelton
   Phone: 434-251-7556
   Address: 3840 Coleman Mountain Road, Java, VA ZIP 24565

2. Location of Property: Halifax Road

3. Tax Map Parcel Number: 2465-36-9039, 2465-07-2142, 2465-28-4568, 2465-77-0438, 2465-77-7331, 2466-71-9986, 2465-78-0611, 2465-47-1916, 2465-47-2915, 2465-37-2898, 2465-38-5051, 2465-38-8102, 2465-47-0413, 2465-48-3489, 2465-06-3288

4. Election District: Banister

5. Size of Property: 885 acres (15 parcels) acres/square feet

   Size of Proposed Special Use: _____ acres/square feet

6. Existing Land Use: Agricultural

   Existing Zoning: A-1, Agricultural District

7. Proposed Land Use: Utility scale solar energy facility

TREASURER OF PITTSYLVANIA COUNTY
PAID AUG 07 2020

8. Check completed items:

X Letter of Application	X Site Development Plan	X Legal Forms
X 11" x 17" Concept Plan	X Application Fee	X Plat Map
X 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.
stephanie.lauer@174powerglobal.com (Email)

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

Joan P. Brumfield Patsy Lee Parker Herman D. Parker

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

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

edward a davis Marva J. Davis by edward a davis POA

Edward A. Davis **Marva J. Davis**

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

Thornton Keith Atkinson Kimberly M. Atkinson

Thornton Keith Atkinson **Kimberly M. Atkinson**

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

Brenda D Shelton Pamela S. Adams

Brenda D. Shelton **Pamela S. Adams**

Sworn to and subscribed before me in my presence this 24th *day of* May, 2020 *in my City and State aforesaid, by* [illegible] *Notary Public. My commission Expires:* November 30, 2021

Rodney F. Shelton Janet W. Shelton

Rodney F. Shelton **Janet W. Shelton**

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

****

OFFICE USE ONLY: Application No.: S-20-012

Application Deadline: 07/30/2020 P. C. Hearing Date: 09/01/2020
Received By: ESR Date Received: 07/30/2020
B.Z.A. Hearing Date: 09/08/2020 Action: _____

VIRGINIA:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A total of 885 acres (15 parcels) of land, generally located on Halifax Road within the Banister Election District, and recorded as parcel # 2465-36-9039, 2465-07-2142, 2465-28-4568, 2465-77-0438, 2465-77-7331, 2466-71-9986, 2465-78-0611, 2465-47-1916, 2465-47-2915, 2465-37-2898, 2465-38-5051, 2465-38-8102, 2465-47-0413, 2465-48-3489, 2465-06-3288 in the Pittsylvania County tax records.	) PETITION

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioners Joan P. Brumfield, Patsy Lee Parker, Herman David Parker, Edward A. Davis, Marva J. Davis, Thornton Keith Atkinson, Kimberly M. Atkinson, Brenda D. Shelton, Pamela S. Adams, Rodney F. Shelton, and Janet W. Shelton 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 Petitioners are the owners of the above-referenced parcels of land, or are filing with the owner's consent.

2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as Agricultural (A-1) District.

3) Your petitioners now desire to have a Special Use Permit issued for the purpose of a utility scale solar energy facility.

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

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

Respectfully submitted,

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

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

Edward A Davis — Marva J. Davis by edward a davis P.O.A.

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

Thornton Keith Atkinson Kimberly M. Atkinson

Sworn to and subscribed before me in my presence this 22nd *day of* May 2020, *in my City and State aforesaid, by* [signature] *Notary Public. My commission Expires:* November 30, 2021

Brenda D. Shelton Pamela S. Adams

Sworn to and subscribed before me in my presence this 24th *day of* May, 2020, *in my City and State aforesaid, by* [signature] *Notary Public. My commission Expires:* November 30, 2021

Rodney F. Shelton Janet W. Shelton

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

SIGN AFFIDAVIT

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

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

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

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

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

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

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

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

Case S-20-012 Applicant Joan P. Brumfield Date 5/23/2020

Joan P. Brumfield

Sworn to and subscribed before me in my presence this 23rd *day of* May, 2020, *in my City and State aforesaid, by*

_____ *Notary Public. My commission Expires:* November 30, 2021

Case S-20-012 Applicant Patsy Lee Parker Date 05/23/2020

Patsy Lee Parker

Sworn to and subscribed before me in my presence this 23rd *day of* May, 2020, *in my City and State aforesaid, by*

Notary Public. My commission Expires: November 30, 2021

Case S-20-012 Applicant Herman D. Parker Date 5-23-2020

Herman David Parker

Sworn to and subscribed before me in my presence this 23rd *day of* May, 2020 *in my City and State aforesaid, by*

Notary Public. My commission Expires: November 30, 2021

Case S-20-012 Applicant edwarda davis Date 5-23-2020

Edward A. Davis

Sworn to and subscribed before me in my presence this 23rd *day of* May, 2020, *in my City and State aforesaid, by*

Notary Public. My commission Expires: November 30, 2021

Case S-20-012 Applicant Marva J. Davis by edwarda davis POA Date 5-23-2020

Marva J. Davis

Sworn to and subscribed before me in my presence this 23rd *day of* May, 2020, *in my City and State aforesaid, by*

Notary Public. My commission Expires: November 30, 2021

Case S-20-012 Applicant Thornton Keith Atkinson Date 5/23/2020

Thornton Keith Atkinson

Sworn to and subscribed before me in my presence this 23rd *day of* May, 2020, *in my City and State aforesaid, by*

Notary Public. My commission Expires: November 30, 2021

Case S-20-012 Applicant Kimberly M. Atkinson 5-23-20

Kimberly M. Atkinson

Sworn to and subscribed before me in my presence this 23rd *day of* May, 2020, *in my City and State aforesaid, by*

Notary Public. My commission Expires: November 30, 2021

Case S-20-012 Applicant Brenda D. Shelton Date 5-24-2020

Brenda D. Shelton

Sworn to and subscribed before me in my presence this 24th *day of* May, 2020, *in my City and State aforesaid, by*

Notary Public. My commission Expires: November 30, 2021

Case S-20-012 Applicant Pamela S. Adams Date 5-24-2020

Pamela S. Adams

Sworn to and subscribed before me in my presence this 24th *day of* May, 2020, *in my City and State aforesaid, by*

Notary Public. My commission Expires: November 30, 2021

Case S-20-012 Applicant Rodney F. Shelton Date 5-23-20

Rodney F. Shelton

Sworn to and subscribed before me in my presence this 23rd *day of* May, 2020, *in my City and State aforesaid, by*

Notary Public. My commission Expires: November 30, 2021

Case S-20-012 Applicant Janet W. Shelton Date 5-23-20

Janet W. Shelton

Sworn to and subscribed before me in my presence this 23rd *day of* May, 2020, *in my City and State aforesaid, by*

Notary Public. My commission Expires: November 30, 2021

GPIN	ASSESSED_G	APIN	ACCOUNT	ASSESSED_A	ACCOUNT_NA	ACCOUNT__1	ACCOUNT_AD	ACCOUNT__2	ACCOUNT_CS
2465-44-8905	2465-44-8905	8905	10200-09-00-0002-0	10200-09-00-0002-0	ABELL, GREGORY S	ABELL, KAREN E	6654 ELVAS LANE		CHESTERFIELD, VA 23838
2465-45-1054	2465-45-1054	1054	10200-09-00-0001-0	10200-09-00-0001-0	ABELL, KRISTOPHER	ABELL, CORY	6017 BERWYN RD		BERWYN HEIGHTS, MD 20740
2466-60-7328	2466-60-7328	7328	10200-0A-00-0010-0	10200-0A-00-0010-0	ADAMS, ANN BLANKS LIFE TENANT	DANIELS, TAMMY ADAMS REMAINDERMAN	2393 JAVA RD		JAVA, VA 24565
2466-61-8945	2466-61-8945	8945	10200-0A-00-0003-0	10200-0A-00-0003-0	ADAMS, ANN BLANKS LIFE TENANT	DANIELS, TAMMY ADAMS REMAINDERMAN	2393 JAVA RD		JAVA, VA 24565
2466-63-8348	2466-63-8348	8348	10200-03-00-0005-C	10200-03-00-0005-C	ADAMS, ANN BLANKS LIFE TENANT	DANIELS, TAMMY ADAMS REMAINDERMAN	2393 JAVA RD		JAVA, VA 24565
2466-73-1506	2466-73-1506	1506	10200-03-00-0005-B	10200-03-00-0005-B	ADAMS, ANN BLANKS LIFE TENANT	DANIELS, TAMMY ADAMS REMAINDERMAN	2393 JAVA RD		JAVA, VA 24565
2466-73-3581	2466-73-3581	3581	10200-03-00-0005-A	10200-03-00-0005-A	ADAMS, ANN BLANKS LIFE TENANT	DANIELS, TAMMY ADAMS REMAINDERMAN	2393 JAVA RD		JAVA, VA 24565
2466-73-4640	2466-73-4640	4640	10200-03-00-0005-D	10200-03-00-0005-D	ADAMS, ANN BLANKS LIFE TENANT	DANIELS, TAMMY ADAMS REMAINDERMAN	2393 JAVA RD		JAVA, VA 24565
2466-83-9712	2466-83-9712	9712	08900-0A-00-0036-0	08900-0A-00-0036-0	ADAMS, ANN BLANKS LIFE TENANT	DANIELS, TAMMY ADAMS REMAINDERMAN	2393 JAVA RD		JAVA, VA 24565
2466-93-4454	2466-93-4454	4454	08900-0A-00-0031-0	08900-0A-00-0031-0	ADAMS, ANN BLANKS LIFE TENANT	DANIELS, TAMMY ADAMS REMAINDERMAN	2393 JAVA RD		JAVA, VA 24565
2465-27-3464	2465-27-3464	3464	101D0-01-00-0010-D	101D0-01-00-0010-D	ANDERSON, BRENDA ET ALS	CALLOWAY, RACHEL ET ALS	C/O JOAN A LANIER	420 RICEVILLE RD	JAVA, VA 24565
2465-58-9304	2465-58-9304	9304	10200-0A-00-0013-C	10200-0A-00-0013-C	ATKINSON, THORNTON KEITH	ATKINSON, KIMBERLY	10380 HALIFAX RD		JAVA, VA 24565
2465-37-3240	2465-37-3240	3240	10100-0A-00-0014-B	10100-0A-00-0014-B	BARKSDALE, FRANCES G	BARKSDALE, THOMAS	9520 HALIFAX RD		JAVA, VA 24565
2475-07-1192	2475-07-1192	1192	10200-0A-00-0029-C	10200-0A-00-0029-C	BARKSDALE, LEE THOMAS LIFE TENANT	GREGORY, SAMUEL STONE III REMAINDERMAN	11250 HALIFAX RD		JAVA, VA 24565
2465-06-5054	2465-06-5054	5054	10100-0A-00-0012-D	10100-0A-00-0012-D	BENNETT, WILLIE ALEASE	BENNETT, GLORIA JEAN	112 FRANCIS RD		JAVA, VA 24565
2465-16-1712	2465-16-1712	1712			BLAIR, THOMAS JAMES SR	BLAIR, CHARLOTTE L	1011 BRYANT ST N E		WASHINGTON, DC 20018
2465-16-3895	2465-16-3895	3895			BLAIR, THOMAS JAMES SR	BLAIR, CHARLOTTE L	1011 BRYANT ST N E		WASHINGTON, DC 20018
2465-16-6974	2465-16-6974	6974	101D0-01-00-00B2-0	101D0-01-00-00B2-0	BLAIR, THOMAS JAMES SR	BLAIR, CHARLOTTE L	1011 BRYANT ST N E		WASHINGTON, DC 20018
2466-84-9538	2466-84-9538	9538	08900-0A-00-0028-0	08900-0A-00-0028-0	BRYANT, ALLEN D	BRYANT, SARA J	2769 JAVA RD		JAVA, VA 24565
2465-05-6939	2465-05-6939	6939	10100-0A-00-0012-H	10100-0A-00-0012-H	CALLANDS, RUTH ANN	BENNETT, GLORIA JEAN	146 FRANCIS RD		JAVA, VA 24565
2465-47-4849	2465-47-4849	4849	101D0-02-00-000G-0	101D0-02-00-000G-0	CALLOWAY, DAVID ALLEN	CALLOWAY, SHIRLEY EMILY	9795 HALIFAX RD		JAVA, VA 24565
2465-47-3915	2465-47-3915	3915	101D0-02-00-000C-0	101D0-02-00-000C-0	CALLOWAY, DOCTOR G		C\O EMMA DIXON	5289 OLD RICHMOND RD	DANVILLE, VA 24540
2465-35-3245	2465-35-3245	3245	10100-0A-00-0014-J	10100-0A-00-0014-J	CALLOWAY, THOMAS W		421 BROWNSVILLE HEIGHTS		JAVA, VA 24565
2465-37-2642	2465-37-2642	2642	101D0-01-00-0013-A	101D0-01-00-0013-A	COLEMAN, LAWRENCE C	COLEMAN, EULA MAE	3010 LOGAN RD		JAVA, VA 24565
2465-16-9522	2465-16-9522	9522	101D0-01-00-000D-0	101D0-01-00-000D-0	COOPER, EDWARD LEON	COOPER, PAMELA FITZGERALD	15700 SILVERTREE LN		COLONIAL HEIGHTS, VA 23834
2466-83-3947	2466-83-3947	3947	08900-0A-00-0029-0	08900-0A-00-0029-0	CROWDER, FRANKLIN G SR	CROWDER, MARY A	2549 JAVA RD		JAVA, VA 24565
2465-26-1779	2465-26-1779	1779	101D0-01-00-0008-0	101D0-01-00-0008-0	CYPRESS, THELMA FITZGERALD		9335 HALIFAX RD		JAVA, VA 24565
2465-47-5944	2465-47-5944	5944	101D0-02-00-000H-0	101D0-02-00-000H-0	DAVIS, EDWARD A	DAVIS, MARVA J	P O BOX 155		JAVA, VA 24565
2466-40-5284	2466-40-5284	5284	10200-0A-00-0001-A	10200-0A-00-0001-A	DILLER, HANNAH GREGORY		395 HERITAGE DRIVE		BOONE, NC 28607
2465-18-0561	2465-18-0561	0561	101C0-01-00-0008-0	101C0-01-00-0008-0	DODSON, JOE LEWIS	DODSON, DOLLIE MAE	704 JAVA RD		JAVA, VA 24565
2465-08-7229	2465-08-7229	7229	101C0-01-00-0012-0	101C0-01-00-0012-0	DODSON, MAURICE		344 SEARCY ST.		DANVILLE, VA 24541
2465-08-8304	2465-08-8304	8304	101C0-01-00-0011-0	101C0-01-00-0011-0	DODSON, MAURICE		344 SEARCY ST.		DANVILLE, VA 24541
2465-27-9813	2465-27-9813	9813	101D0-01-00-0012-E	101D0-01-00-0012-E	EDWARDS, RICHARD LOUIS	EDWARDS, ERNESTINE W	9557 HALIFAX RD		JAVA, VA 24565
2465-37-1566	2465-37-1566	1566	101D0-01-00-0012-C	101D0-01-00-0012-C	EDWARDS, RICHARD LOUIS	EDWARDS, ERNESTINE W	9557 HALIFAX RD		JAVA, VA 24565
2465-27-6698	2465-27-6698	6698	101D0-01-00-0011-D	101D0-01-00-0011-D	GLASS, CHARLIE WOODROW	GLASS, RUTH F	9501 HALIFAX RD		JAVA, VA 24565
2465-25-7402	2465-25-7402	7402	101B0-01-00-0003-0	101B0-01-00-0003-0	GLASS, FLORENCE A ET ALS	PETTY, BEATRICE ET ALS	800 HALIFAX RD LOT 35		DANVILLE, VA 24540
2465-25-5566	2465-25-5566	5566	101B0-01-00-0002-0	101B0-01-00-0002-0	GLASS, GEORGE III	GLASS, LINDA F	268 BROWNVILLE HEIGHTS LN		JAVA, VA 24565
2465-37-0064	2465-37-0064	0064	10100-0A-00-0014-G	10100-0A-00-0014-G	GOODE, SANDRA RENEE	GOODE, JOSEPH ANDREW	9370 HALIFAX RD		JAVA, VA 24565
2465-08-9475	2465-08-9475	9475	101C0-01-00-0009-0	101C0-01-00-0009-0	GRASTY, THOMAS L	GRASTY, GRACIE L	684 JAVA RD		JAVA, VA 24565
2475-05-3151	2475-05-3151	3151	10200-0A-00-0029-B	10200-0A-00-0029-B	GREGORY SAMUEL STONE III REVOC TRUST DTD 4/20/18	GREGORY, SAMUEL STONE III TRUSTEE	11340 HALIFAX RD		JAVA, VA 24565
2465-35-0484	2465-35-0484	0484	10100-0A-00-0014-K	10100-0A-00-0014-K	GREGORY, JOHN M	GREGORY, MARY B	P O BOX 100		JAVA, VA 24565
2465-35-2401	2465-35-2401	2401	10100-0A-00-0014-M	10100-0A-00-0014-M	GREGORY, JOHN M	GREGORY, MARY B	P O BOX 100		JAVA, VA 24565
2475-17-3722	2475-17-3722	3722	10200-01-00-000A-0	10200-01-00-000A-0	GREGORY, JOHN MARTIN		12121 HALIFAX RD		JAVA, VA 24565
2465-08-8480	2465-08-8480	8480	101C0-01-00-0010-0	101C0-01-00-0010-0	GUY, CLARENCE E	GUY, DELOIS T	668 JAVA RD		JAVA, VA 24565
2466-00-1681	2466-00-1681	1681	10100-03-00-0003-B	10100-03-00-0003-B	HAMILTON, JAMES WARWICK III		P O BOX 362		BLAIRS, VA 24527
2465-16-1744	2465-16-1744	1744			HENRY, LUCI M ESTATE ET ALS	HENRY-THOMPSON, VERONICA M EXECUTRIX ET ALS	C/O VERONICA M HENRY-THOMPSON	108 BROWNSVILLE HEIGHTS LN	JAVA, VA 24565
2465-25-0938	2465-25-0938	0938			HENRY, LUCI M ESTATE ET ALS	HENRY-THOMPSON, VERONICA M EXECUTRIX ET ALS	C/O VERONICA M HENRY-THOMPSON	108 BROWNSVILLE HEIGHTS LN	JAVA, VA 24565
2465-35-2373	2465-35-2373	2373	10100-0A-00-0014-L	10100-0A-00-0014-L	HENRY, LUCI M ESTATE ET ALS	HENRY-THOMPSON, VERONICA M EXECUTRIX ET ALS	C/O VERONICA M HENRY-THOMPSON	108 BROWNSVILLE HEIGHTS LN	JAVA, VA 24565
2465-25-1772	2465-25-1772	1772			HENRY, MELVIN CARLTON SR	HENRY, GENEVIEVE MARIE	180 BROWNVILLE HEIGHTS LANE		JAVA, VA 24565
2465-64-9419	2465-64-9419	9419	10200-06-00-0002-0	10200-06-00-0002-0	ILLINOIS MUNICIPAL RETIREMENT FUND		C/O FOREST INVESTORS ASSOC	15 PIEDMONT CENTER SUITE 1250	ATLANTA, GA 30305
2465-26-9812	2465-26-9812	9812	10100-0A-00-0010-D	10100-0A-00-0010-D	IRVING, ALLISON RENEE		9412 HALIFAX RD		JAVA, VA 24565
2465-48-9139	2465-48-9139	9139	10200-05-00-0001-0	10200-05-00-0001-0	JONES, HAZEL	JONES, LOVELEAN	911 SERRILL AVE		YEADON , PA 19050
2465-26-8780	2465-26-8780	8780	10100-0A-00-0010-F	10100-0A-00-0010-F	JONES, PATRICIA FITZGERALD		9364 HALIFAX RD		JAVA, VA 24565
2466-30-4456	2466-30-4456	4456	101C0-01-00-0001-0	101C0-01-00-0001-0	LANIER, ALVENIS		1320 JAVA RD		JAVA, VA 24565
2465-08-6244	2465-08-6244	6244	10100-0A-00-0008-0	10100-0A-00-0008-0	LANIER, DELLA B		632 JAVA RD		JAVA, VA 24565
2465-26-9983	2465-26-9983	9983	10100-0A-00-0010-C	10100-0A-00-0010-C	LEWIS, VICKIE ANGLES		9412 HALIFAX RD		JAVA, VA 24565
2465-26-5360	2465-26-5360	5360	10100-06-00-000D-0	10100-06-00-000D-0	LOGAN, JOYCE L		9280 HALIFAX RD		JAVA, VA 24565
2465-26-7551	2465-26-7551	7551	10100-0A-00-0010-E	10100-0A-00-0010-E	LUCK, LOUIS CLIFTON	LUCK, MADELLA S	9336 HALIFAX ROAD		JAVA, VA 24565
2465-37-1160	2465-37-1160	1160	10100-0A-00-0010-B	10100-0A-00-0010-B	MARTIN, PATRICIA ANN		9464 HALIFAX RD		JAVA, VA 24565
2465-18-1547	2465-18-1547	1547	101C0-01-00-0007-0	101C0-01-00-0007-0	MCBRIDE, SEAN	MCBRIDE, JOHN	9623 FULTON AVE		HUDSON, FL 34667
2465-26-6461	2465-26-6461	6461	10100-06-00-000C-0	10100-06-00-000C-0	MCKENZIE, MICHAEL J		P.O.BOX 1138		CHATHAM, VA 24531
2465-65-7575	2465-65-7575	7575	10200-06-00-0001-0	10200-06-00-0001-0	MILLER, ALTHEA		901 RINGGOLD CHURCH RD		RINGGOLD, VA 24586
2465-27-2344	2465-27-2344	2344	101D0-01-00-0010-C	101D0-01-00-0010-C	MILLER, EVELYN M ET ALS	FITZGERALD, WILLIE ET ALS	C/O JOSEPHINE F MILLER	9421 HALIFAX RD	JAVA, VA 24565
2465-26-0456	2465-26-0456	0456	101D0-01-00-0006-A	101D0-01-00-0006-A	MILLER, HENRY JUNIOR	MILLER, ELLA M	9521 HALIFAX RD		JAVA, VA 24565

GPIN	ASSESSED_G	APIN	ACCOUNT	ASSESSED_A	ACCOUNT_NA	ACCOUNT__1	ACCOUNT_AD	ACCOUNT__2	ACCOUNT_CS
2465-27-8705	2465-27-8705	8705	101D0-01-00-0012-F	101D0-01-00-0012-F	MILLER, HENRY JUNIOR	MILLER, ELLA M	9521 HALIFAX RD		JAVA, VA 24565
2465-27-3029	2465-27-3029	3029	101D0-01-00-0009-A	101D0-01-00-0009-A	MILLER, JOSEPHINE FITZGERALD	MILLER, SAMUEL ALONIA	9381 HALIFAX RD		JAVA, VA 24565-2119
2455-79-9587	2455-79-9587	9587	10100-03-00-0002-0	10100-03-00-0002-0	MOTLEY, JOHN W ESTATE	MOTLEY, NANCIE M EXEC & TRUSTEE	WACHOVIA WEALTH MANAGEMENT	P O BOX 969 ATT: FRANK WILSON	GREENVILLE, SC 29602
2455-97-7960	2455-97-7960	7960	10100-0A-00-0015-A	10100-0A-00-0015-A	MOTLEY, JOHN W ESTATE	MOTLEY, NANCIE M EXEC & TRUSTEE	WACHOVIA WEALTH MANAGEMENT	P O BOX 969 ATT: FRANK WILSON	GREENVILLE, SC 29602
2455-96-0197	2455-96-0197	0197	10100-0A-00-0017-0	10100-0A-00-0017-0	MOTLEY, NANCIE ELAINE MORTON		C/O WACHOVIA WEALTH MANAGEMENT	P O BOX 969 ATT: FRANK WILSON	GREENVILLE, SC 29602
2465-35-7226	2465-35-7226	7226	10200-0A-00-0016-A	10200-0A-00-0016-A	MUSE, DONALD J	MUSE, MATTIE M	1071 STOVALL TRAIL		HALIFAX, VA 24558
2465-58-3722	2465-58-3722	3722	10200-0A-00-0011-0	10200-0A-00-0011-0	NORMAN, SHIRLEY A		3610 SAVANNAH WAY		MONROE, NC 28110
2465-58-5376	2465-58-5376	5376	10200-0A-00-0011-A	10200-0A-00-0011-A	NORMAN, SHIRLEY A		3610 SAVANNAH WAY		MONROE, NC 28110
2465-48-6020	2465-48-6020	6020	101D0-02-00-000I-0	101D0-02-00-000I-0	PETTY, NANNIE B		9601 HALIFAX ROAD		JAVA, VA 24565
2465-48-7015	2465-48-7015	7015	101D0-01-00-0018-A	101D0-01-00-0018-A	PETTY, NANNIE B		9601 HALIFAX ROAD		JAVA, VA 24565
2465-37-5219	2465-37-5219	5219	10100-0A-00-0014-D	10100-0A-00-0014-D	PETTY, RONNIE W		9560 HALIFAX RD		JAVA, VA 24565
2465-25-8247	2465-25-8247	8247	101B0-01-00-0004-0	101B0-01-00-0004-0	POKE, LILLIE A		348 BROWNVILLE HEIGHT LANE		JAVA, VA 24565
2465-16-0347	2465-16-0347	0347	101D0-01-00-0003-B	101D0-01-00-0003-B	POPE, TONYA	POPE, LYNWOOD	9001 HALIFAX RD		JAVA, VA 24565
2465-48-7169	2465-48-7169	7169	10200-05-00-0002-0	10200-05-00-0002-0	RAMSEY, KATHY B LIFE TENANT	BENNETT, JARED L REMAINDERMAN	7153 HALIFAX RD		CHATHAM, VA 24531
2465-18-2622	2465-18-2622	2622	101C0-01-00-0006-0	101C0-01-00-0006-0	RICHARDSON, NORMA J		752 JAVA ROAD		JAVA, VA 24565
2466-30-3374	2466-30-3374	3374	101C0-01-00-0002-0	101C0-01-00-0002-0	ROBERTSON, BRENDA O'NECE		215 SEMINOLE TRL	APT H	DANVILLE, VA 24540
2466-11-6615	2466-11-6615	6615	10100-03-00-0004-0	10100-03-00-0004-0	ROGERS, THOMAS FITZGERALD ET ALS	ROGERS, SIDNEY MILLS III ET ALS	C/O THOMAS FITZGERALD ROGERS	9033 WALDELOCK PL	MECHANICSVILLE , VA 23116
2466-30-1191	2466-30-1191	1191	101C0-01-00-0004-0	101C0-01-00-0004-0	SHELTON, BRENDA D	ADAMS, PAMELA S	301 BUCK HILL RD		JAVA, VA 24565
2466-30-2283	2466-30-2283	2283	101C0-01-00-0003-0	101C0-01-00-0003-0	SHELTON, BRENDA D	ADAMS, PAMELA S	301 BUCK HILL RD		JAVA, VA 24565
2466-62-7874	2466-62-7874	7874	10200-0A-00-0004-B	10200-0A-00-0004-B	SHELTON, RODNEY F	SHELTON, JANET W	3840 COLEMAN MTN RD		JAVA, VA 24565
2466-90-2468	2466-90-2468	2468	10200-0A-00-0010-A	10200-0A-00-0010-A	SHELTON, RODNEY F	SHELTON, JANET W	3840 COLEMAN MTN RD		JAVA, VA 24565
2465-19-8097	2465-19-8097	8097	10100-0A-00-0009-0	10100-0A-00-0009-0	SHOCKOE LODGE F & A M # 244				JAVA, VA 24565
2465-19-2191	2465-19-2191	2191	10100-03-00-0003-C	10100-03-00-0003-C	SHOCKOE MISSIONARY BAPTIST CHURCH		P O BOX 968		CHATHAM, VA 24531
2466-74-1725	2466-77-8152	1725	08900-01-00-0005-0	08900-0A-00-0026-C	THE FINCH PARTNERSHIP L P		1469 POWELLS TAVERN PLACE		HERNDON, VA 20170
2465-37-4234	2465-37-4234	4234	10100-0A-00-0014-C	10100-0A-00-0014-C	THOMPSON & WYATT INC		2321 RIVERSIDE DR		DANVILLE, VA 24540
2465-37-6312	2465-37-6312	6312	10100-0A-00-0014-E	10100-0A-00-0014-E	THOMPSON & WYATT INC		2321 RIVERSIDE DR		DANVILLE, VA 24540
2465-37-6398	2465-37-6398	6398	10100-0A-00-0014-F	10100-0A-00-0014-F	THOMPSON & WYATT INC		2321 RIVERSIDE DR		DANVILLE, VA 24540
2465-27-5537	2465-27-5537	5537	101D0-01-00-0011-C	101D0-01-00-0011-C	TOWNES, DAVID C	TOWNES, GLORIA F	9481 HALIFAX RD		JAVA, VA 24565
2465-29-1316	2465-29-1316	1316			TOWNES, TONIA SUE LIFE TENANT ET ALS	TOWNES, LATONYA MARCHELLE LIFE TENANT ET ALS	1000 JAVA RD		JAVA, VA 24565
2465-29-1615	2465-29-1615	1615			TOWNES, TONIA SUE LIFE TENANT ET ALS	TOWNES, LATONYA MARCHELLE LIFE TENANT ET ALS	1000 JAVA RD		JAVA, VA 24565
2465-58-2226	2465-58-2226	2226	10200-0A-00-0012-0	10200-0A-00-0012-0	TURNER, GRIFFEN		1406 W 7TH ST		CHESTER, PA 19013
2465-25-4628	2465-25-4628	4628	101B0-01-00-0001-0	101B0-01-00-0001-0	WALLER, JOHNNIE L	WALLER, DEBORAH D	228 BROWNVILLE HEIGHTS LN		JAVA, VA 24565
2465-37-2155	2465-37-2155	2155	10100-0A-00-0010-A	10100-0A-00-0010-A	WHITE, GLORIA J LIFE TENANT	TRUST FBO DANA MOTLEY	9488 HALIFAX RD		JAVA, VA 24565
2465-08-5159	2465-08-5159	5159	10100-0A-00-0007-A	10100-0A-00-0007-A	WHITEHEAD, BLAIR	WHITEHEAD, BERTIE E	588 JAVA RD		JAVA, VA 24565
2465-08-4059	2465-08-4059	4059	10100-0A-00-0007-B	10100-0A-00-0007-B	WHITEHEAD, MARY ETHEL		C/O THOMAS GUY	1619 BALLYMENA DRIVE	REIDSVILLE, NC 27320
2476-00-7614	2476-00-7614	7614	10200-0A-00-0005-0	10200-0A-00-0005-0	WIMBISH, PINK III ET ALS	WIMBISH, RODERICK ET ALS	C/O SYLVESTER BARBOUR	11608 ROWLADE PLACE	CLINTON, MD 20735
2465-48-8035	2465-48-8035	8035	10200-05-00-0002-A	10200-05-00-0002-A	WOMACK, DEBORAH L		3129 POLK DR		VIRGINIA BEACH, VA 23456
2465-48-8097	2465-48-8097	8097	10200-05-00-0002-B	10200-05-00-0002-B	WOMACK, DEBORAH L		3129 POLK DR		VIRGINIA BEACH, VA 23456
2465-18-3618	2465-18-3618	3618	101C0-01-00-0005-0	101C0-01-00-0005-0	WOMACK, LOUISE L LIFE TENANT	WOMACK, PATSY ANN REMAINDERMAN	772 JAVA RD		JAVA, VA 24565
2465-06-7059	2465-06-7059	7059	10100-0A-00-0012-0	10100-0A-00-0012-0	YEATTS, RYLAND N	YEATTS, BERTHA B	8940 HALIFAX RD		JAVA, VA 24565
2465-15-0856	2465-15-0856	0856	10100-0A-00-0012-C	10100-0A-00-0012-C	YEATTS, RYLAND N	YEATTS, BERTHA B	8940 HALIFAX RD		JAVA, VA 24565
2465-16-1002	2465-16-1002	1002	10100-0A-00-0012-F	10100-0A-00-0012-F	YEATTS, RYLAND N	YEATTS, BERTHA B	8940 HALIFAX RD		JAVA, VA 24565
2465-35-4119	2465-35-4119	4119	10100-0A-00-0014-A	10100-0A-00-0014-A	YOUNGER, LAWRENCE A		441 BROWNSVILLE HGTS LANE		JAVA, VA 24565
2455-96-8443	2455-96-8443	8443	10100-0A-00-0016-A	10100-0A-00-0016-A					
2465-06-4004	2465-06-4004	4004	10100-0A-00-0022-A	10100-0A-00-0022-A					

SPECIAL POWER OF ATTORNEY

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

Tax Map # 2465-36-9039, 2465-77-0438, 2465-77-7331, 2465-78-0611

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

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

Kimberly M. Atkinson
Owner:

Print Name Kimberly M. Atkinson

Thornton Keith Atkinson
Owner:

Print Name THORNTON KEITH ATKINSON

Commonwealth of Virginia City/County of Pittsylvania, to-wit:
Subscribed and sworn to before me this 23rd day of May, 2020, in my City and State aforesaid, by Philip Nath Ant Notary Public.
My Commission Expires: November 30, 2021.

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

SPECIAL POWER OF ATTORNEY

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

Tax Map # 2465-28-4568

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

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

Brenda D Shelton
Owner:

Print Name BRENDA D. SHELTON

Pamela S. Adams
Owner:

Print Name Pamela S. Adams

Commonwealth of Virginia City/County of Pittsylvania + Hanover, to-wit:
Subscribed and sworn to before me this 24th day of May, 2020, in my City and State aforesaid, by Philip Nathan Anderson Notary Public.
My Commission Expires: November 30, 2021.

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

SPECIAL POWER OF ATTORNEY

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

Tax Map # 2465-47-1916, 2465-47-2915, 2465-37-2898, 2465-38-5051, 2465-38-8102, 2465-47-0413, 2465-48-3489

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

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

edward a davis

Owner:

Print Name edward a davis

Marva J. Davis by

edward a davis P.O.A.

Owner: MARVA J. DAVIS by

Print Name edward a davis POA

Commonwealth of Virginia City/County of Pittsylvania, to-wit:
Subscribed and sworn to before me this 23rd day of May, 2020, in my City and State aforesaid, by Philip M [illegible] Notary Public.
My Commission Expires: November 30, 2021.

SPECIAL POWER OF ATTORNEY

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

Tax Map # 2466-71-9986

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

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

Rodney F. Shelton

Owner:

Print Name Rodney F. Shelton

Janet W. Shelton

Owner:

Print Name Janet W. Shelton

Commonwealth of Virginia City/County of Pittsylvania, to-wit:
Subscribed and sworn to before me this 23rd day of May, 2020, in my City and State aforesaid, by Philip Nathan Anderson Notary Public.
My Commission Expires: November 30, 2021.

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

SPECIAL POWER OF ATTORNEY

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

Tax Map # 2465-07-2142, 2465-06-3288

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

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

Herman D. Parker
Owner:

Print Name HERMAN D. PARKER

Joan P. Brumfield
Owner:

Print Name Joan P. Brumfield

Patsy Lee Parker
Owner:

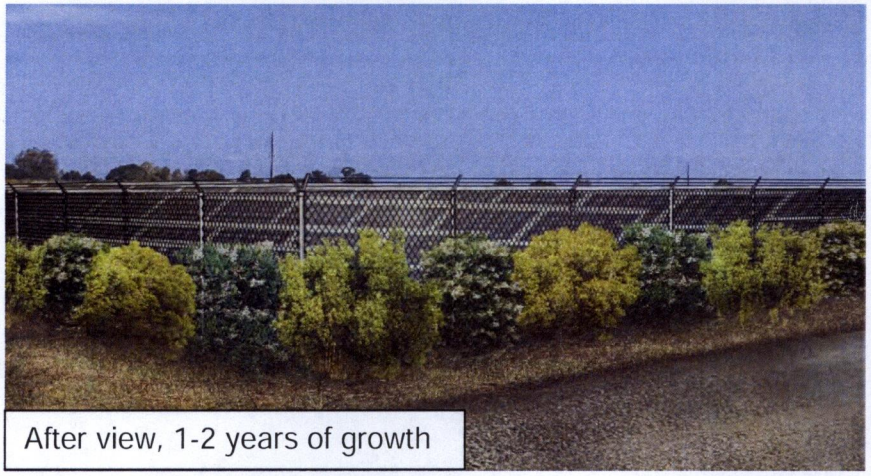
Print Name PATSY LEE PARKER

Commonwealth of Virginia City/County of P. Hsylvania, to-wit:
Subscribed and sworn to before me this 23rd day of May, 2020, in my City and State aforesaid, by Philip N. Anderson Notary Public.
My Commission Expires: November 30, 2021.

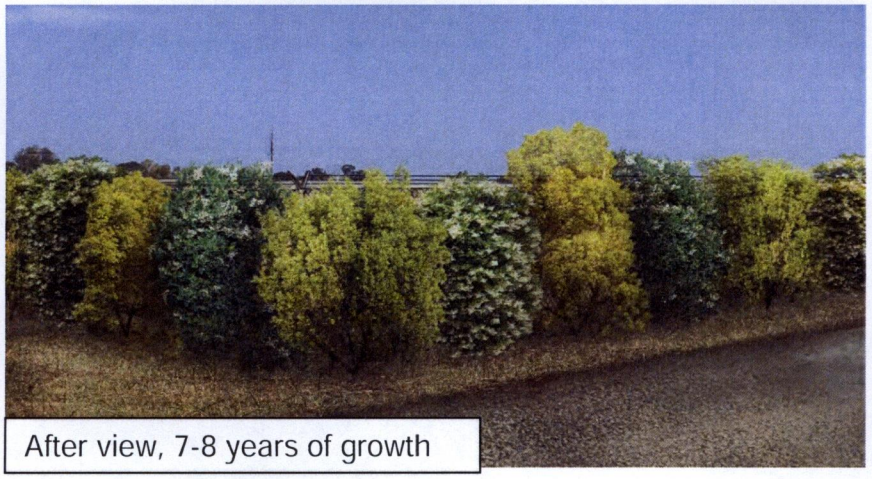
PHILIP NATHAN ANDERSON
NOTARY PUBLIC
REGISTRATION # 7718566
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
NOVEMBER 30, 2021

Figure 2-2: Generic Screening Simulation

Before view



After view, 1-2 years of growth



After view, 7-8 years of growth

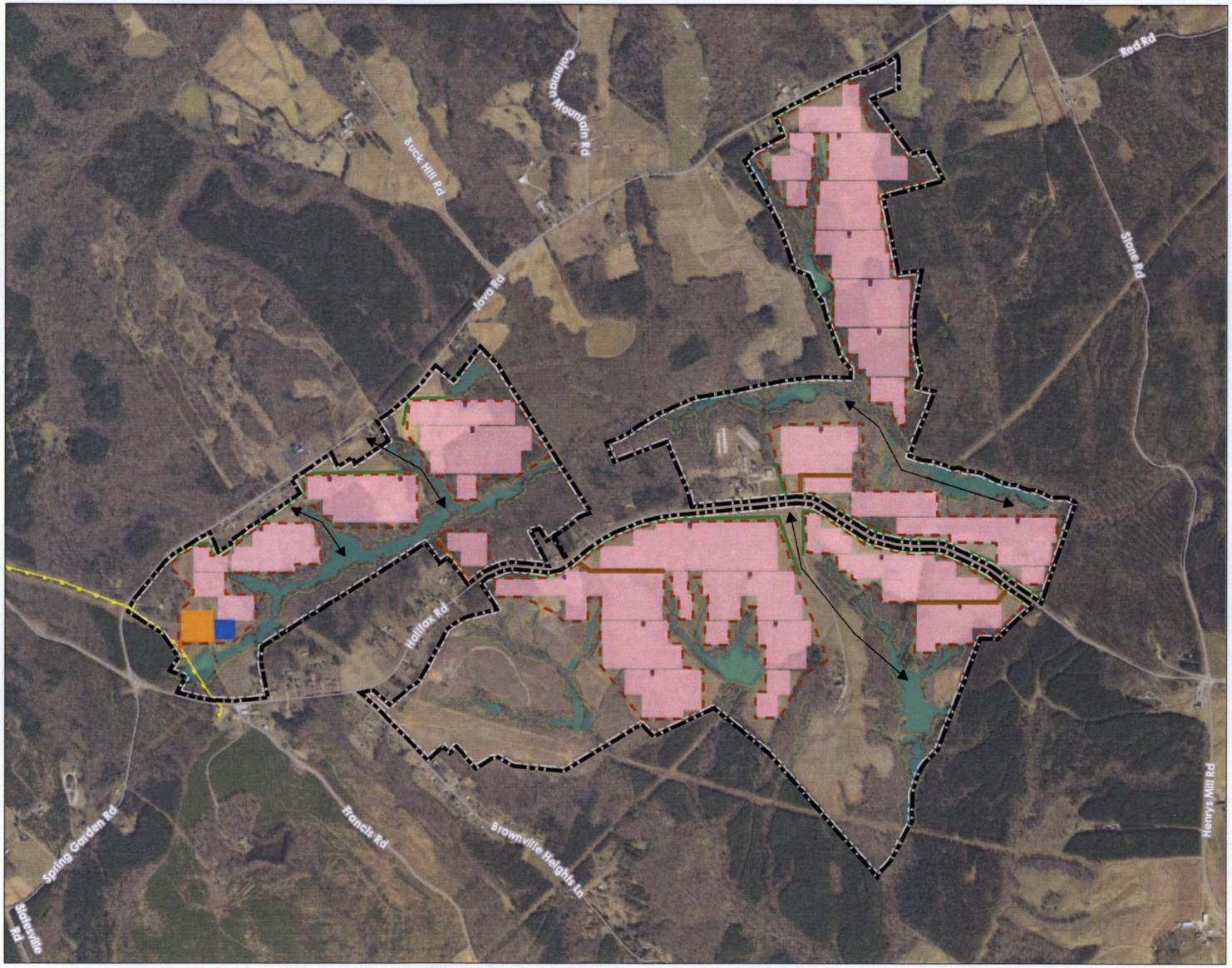


Figure No.
2-1

Title
Preliminary Project Concept Plan

Client/Project
174 Power Global
Shockoe Solar Site

203401439

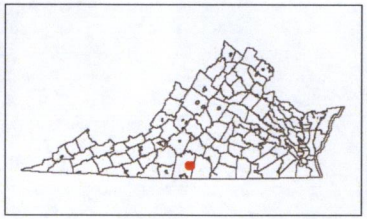
Project Location
Pittsylvania County, Virginia

Prepared by JKM on 2020-06-23
TR by TPS on 2020-06-25
IR by JLO on 2020-06-25

N

0 1,200 2,400 Feet
(At original document size of 11x17)
1:14,400

- Project Limits
- 40-Foot Project Setback
- Fence Line
- Panel Array
- Project Substation
- Battery Storage Yard
- Inverter/Transformer
- Walkover Wetlands
- 50-Foot Wetland Buffer
- 15-Foot Landscaped Buffer
- Project Access Road
- Existing 69kV Transmission Line
- Gen-Tie
- Wildlife Corridor



Notes
1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet
2. Data Sources: 174 Power Global, Stantec
3. The approximate limits of Waters of the U.S. (WOUS), including wetlands, shown on this map were field located by means of sub-meter capable GPS technology. A detailed investigation of WOUS was not conducted and these limits are for planning purposes only.
4. Orthoimagery © VBMP, 2019
5. Site plan design is preliminary and subject to final engineering.

Stantec

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

Figure No.
7-1

Title
Subject and Adjacent Parcels - Overview

Client/Project
174 Power Global
Shockoe Solar Site

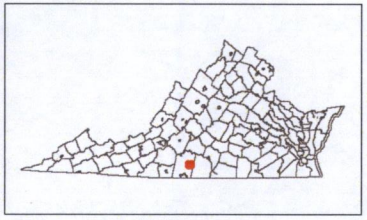
Project Location
Pittsylvania County, Virginia

Prepared by JKM on 2020-04-06
TR by TPS on 2020-04-15
IR by JLO on 2020-04-15

N

0 1,600 3,200 Feet
(At original document size of 11x17)
1:19,200

Page Index
Project Limits
Parcel Boundary



Notes
1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet
2. Data Sources: 174 Power Global, Pittsylvania County
3. Orthoimagery © Bing Maps
4. Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation

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Figure No.
7-1

Title
Subject and Adjacent Parcels

Client/Project
174 Power Global
Shockoe Solar Site

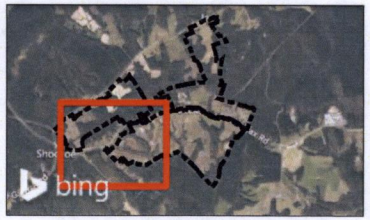
Project Location
Pittsylvania County, Virginia

Prepared by JKM on 2020-04-06
TR by TPS on 2020-04-15
IR by JLO on 2020-04-15

N

0 500 1,000 Feet
(At original document size of 11x17)
1:6,000

Project Limits
Parcel Boundary



Notes
1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet
2. Data Sources: 174 Power Global, Pittsylvania County
3. Orthoimagery © Bing Maps
4. Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation

Stantec

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Figure No.
7-1

Title
Subject and Adjacent Parcels

Client/Project
174 Power Global
Shockoe Solar Site

Project Location
Pittsylvania County, Virginia

Prepared by JKM on 2020-04-06
TR by TPB on 2020-04-15
IR by JLO on 2020-04-15

N

0 500 1,000 Feet

(At original document size of 11x17)
1:6,000

Project Limits

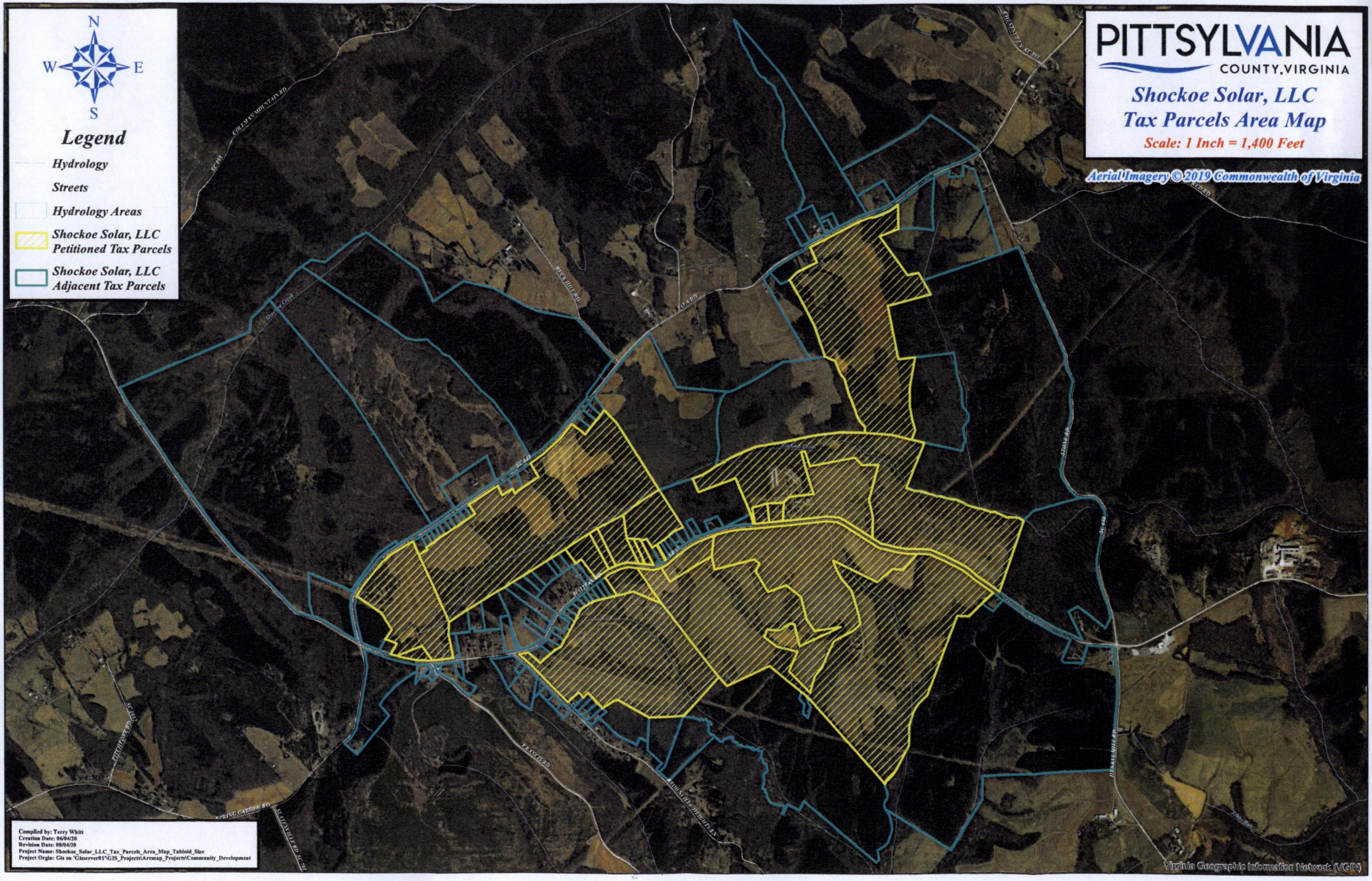
Parcel Boundary

Notes
1. Coordinate System: NAD 1983 StatePlane Virginia South FIPS 4502 Feet
2. Data Sources: 174 Power Global, Pittsylvania County
3. Orthoimagery © Bing Maps
4. Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation

Stantec

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

Revised: 2020-07-23 By: tsimms


N
W
E
S
Legend
Hydrology
Streets
Hydrology Areas
Shockoe Solar, LLC Petitioned Tax Parcels
Shockoe Solar, LLC Adjacent Tax Parcels
PITTSYLVANIA COUNTY, VIRGINIA
Shockoe Solar, LLC
Tax Parcels Area Map
Scale: 1 Inch = 1,400 Feet
Aerial Imagery © 2019 Commonwealth of Virginia
Compiled by: Terry Whitt
Creation Date: 06/04/20
Revision Date: 08/04/20
Project Name: Shockoe_Solar_LLC_Tax_Parcels_Area_Map_Tabloid_Size
Project Orgin: Gis on 'Gisserver01''GIS_Projects\Arcmap_Projects\Community_Development
Virginia Geographic Information Network (VGIN)

VIRGINIA:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A total of 907.88 acres, fifteen (15) parcels of land,	)	
generally located on Highway 57/Halifax Road	)	**RECOMMENDATION**
and on State Road 640/Java Road	)	**(S-20-012)**
within the Banister	)	
Election District and recorded as	)	
parcel #s 2465-36-9039, 2465-07-2142, 2465-28-4568,	)	
2465-77-0438, 2465-77-7331, 2466-71-9986, 2465-78-0611,	)	
2465-47-1916, 2465-47-2915, 2465-37-2898, 2465-38-5051,	)	
2465-38-8102, 2465-47-0413, 2465-48-3489, 2465-06-3288	)	
in the Pittsylvania County tax records	)	

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

WHEREAS, your Petitioner, Shockoe Solar, 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 September 1, 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 with the 17 conditions as presented by staff in the Board packet.**

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends to the Pittsylvania County Board of Zoning Appeals that the above-referenced parcel of land be granted the Special Use Permit with the 17 conditions as presented by staff in the Board packet.

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

AYES: 5
NAYS: 1
ABSENT: 2
ABSTAIN: 0

Richard G. Motley, Chairman
Planning Commission
09-01-20
Date

Case V-20-001

THE DOCK AT SML, LLC

POSITIVE MOTION: CASE V-20-001

****

Whereas, The Dock At SML, LLC, has petitioned the Board of Zoning Appeals for a Variance to Section 35-296. AREA REGULATIONS. (A.) Minimum Lot Size, 1. Area, of the Pittsylvania County Zoning Ordinance **and,**

Whereas, the application does fulfill the minimum requirements for a variance from the provisions of the ordinance **and,**

Whereas, the board finds that the strict application of the ordinance would produce undue hardship, that the hardship is not shared generally by other properties in the same zoning district and the same vicinity, that the authorization of the variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance **and,**

Whereas, the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance,

I move the Variance be **granted.**

With the following conditions/no conditions:

1)

2)

NEGATIVE MOTION: CASE V-20-001

****

Whereas, The Dock At SML, LLC, has petitioned the Board of Zoning Appeals for a Variance to Section 35-296. AREA REGULATIONS. (A.) Minimum Lot Size, 1. Area, of the Pittsylvania County Zoning Ordinance, **and,**

Whereas, the application does not fulfill the minimum requirements for a variance from the provisions of the ordinance **and,**

Whereas, the strict application of the ordinance would not impose unnecessary hardship approaching confiscation,

I move the Variance be **denied.**

CODE COMPLIANCE SUMMARY

CASE NUMBER:	ZONING CLASSIFICATION:	CYCLE DATE:	ACTION:
V-20-001	RPD	September 2020	
AGENDA TITLE: A Variance to Section 35-296. Area Regulations. (A.) Minimum Lot Size, 1. Area, of the Pittsylvania County Zoning Ordinance.		**PLANNING COMMISSION** September 1, 2020	**ATTACHMENTS:**
SUBJECT/PROPOSAL/REQUEST: The Dock at SML, LLC, is requesting a Variance to allow for subdivision of the property.		**BOARD OF ZONING APPEALS** September 8, 2018	**ADVERTISED:** August 19 & 26, 2020
DISTRICT Callands-Gretna		**REQUESTED DATE** July 30, 2020	
		REVIEWED BY: ESR	

SUBJECT:
The Dock at SML, LLC, petitioned the Planning Commission/Board of Zoning Appeals on July 30, 2020, requesting a Variance to Section 35-296. Area Regulations. (A.) Minimum Lot Size, 1. Area, of the Pittsylvania County Zoning Ordinance, on 16.23 acres, shown on the records as GPIN # 1563-53-3617, located on State Road 626/Smith Mountain Road and on Locust Lane, in the Callands-Gretna Election District.

BACKGROUND:
The subject property is located within an RPD, Residential Planned Unit Development District. Historically, the property was operated as a lodge and marina. The applicants purchased the property in May 2020. The marina has continued in operation; however, the applicants obtained a demolition permit to remove the lodge and other dilapidated structures in preparation for redevelopment of the property.

The applicants are requesting to subdivide the property in order to separate the marina from the other proposed uses. As stated in the Pittsylvania County Zoning Ordinance, SEC. 35-296. Area Regulations. (A.) Minimum Lot Size, 1. Area, 'To be considered as a residential planned unit development, a project's area must include five (5) or more contiguous acres of land, none of which can be under water or within a flowage easement.' In order to subdivide the lot as proposed, they will need a variance to the above-referenced section of the Ordinance which requires five (5) or more contiguous acres of land, none of which can be under water or within a flowage easement. A proposed plat is included in the packet showing proposed subdivision.

If the variance is approved, the applicants will still be required to work with staff to ensure all other applicable requirements of the Zoning Ordinance and/or Subdivision Ordinance are met.

CRITERIA ANALYSIS:
Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, or alleviate a hardship by granting a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability,

1. **And the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;**

   The property was acquired in good faith. The applicants are being encouraged to consolidate the properties by Appalachian Power. A portion of the subject property is located below the 800-foot elevation contour at Smith Mountain Lake, placing it under Shoreline Management Plan (SMP). AEP conducted a site inspection in June 2019. A letter was issued to the then property owner, West Town Bank and Trust, encouraging the properties located within the SMP to be consolidated in order to "eliminate internal dock delineation lines/extended property lines, thereby resolving some non-conformance issues related to setbacks." While the applicants are proposing to

eliminate property lines below the 800-foot elevation contour to meet AEP's request, they are also requesting to subdivide the property in a way that would separate the marina from the other proposed uses on the property in order to secure financing for development. Therefore, this application **does** meet this criterion.

2. **And the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;**

   This property has historically operated as a marina and lodge. The operation of a marina is permitted as a continuation of a non-conforming use but could be brought into compliance with a special use permit. Allowing the applicants to subdivide the property would not impact the use of the property by creating a use that was not previously there. Therefore, this application **does** meet this criterion.

3. **And the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;**

   The applicants proposed subdivision is based on their need to separate the marina from the rest of the property for development purposes. The size and layout of the subject property, along with the proximity to the lake create a unique situation that reduces the applicants' ability to subdivide the property in a way that is compliant with the Zoning Ordinance. These are not circumstances that are generally shared among other properties within the RPD, Residential Planned Unit Development District. Therefore, this application **does** meet this criterion.

4. **And the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property;**

   The granting of a variance does not change the zoning classification or allow for a use that is not otherwise permitted. Therefore, this application **does** meet this criterion.

5. **And the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § 15.2-2286 at the time of the filing of the variance application.**

   The special exception process does not apply to this situation. An amendment to the Zoning Ordinance is not needed for this situation. Therefore, this application **does** meet this criterion.

This variance request meets **five (5)** of the **five (5)** criteria needed to grant a variance

DIRECTIONS:
See Map Quest Directions.

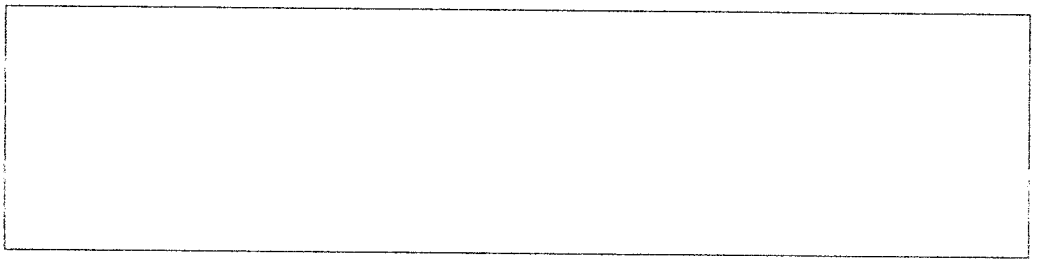
RELATIONSHIP TO THE COMPREHENSIVE PLAN
No change to the zoning of the property.

SITE DEVELOPMENT PLAN
A proposed conceptual development plan is included in the packet.

bing maps

A 53 N Main St, Chatham, VA 24531
B 184 Locust Ln, Penhook, VA 24137

34 min , 24.6 miles
Light traffic
Via Climax Rd, VA-40
· Local roads



A 53 N Main St, Chatham, VA 24531

↑	1.	Head **southwest** on **US-29 S Bus / N Main St** toward center St	0.2 mi
↱	2.	Turn **right** onto **VA-57 / Depot St**	4.5 mi
↱	3.	Turn **right** onto **Climax Rd / VA-799**	8.0 mi
↰	4.	Turn **left** onto **VA-40 / W Gretna Rd**	7.1 mi
↱	5.	Turn **right** onto **Smith Mountain Rd / VA-626**	4.6 mi
↱	6.	Turn **right** onto **Locust Ln**	0.1 mi
	7.	Arrive at **Locust Ln** The last intersection is Smith Mountain Rd / VA-626	

B 184 Locust Ln, Penhook, VA 24137

August 18, 2020

Pittsylvania County
Attn: Community Development Department
53 North Main Street, PO Drawer D
Chatham, VA 24531

To Whom It May Concern,

We are requesting a variance of the zoning code in order to subdivide a parcel smaller than 5 acres within the Residential Planned Development zoning district. Included with our application is a conceptual master plan showing the proposed uses within the rest of the property. In order to accommodate those uses, we need the parcel that includes all the waterfront uses (i.e. the marina operations) to be smaller than 5 acres. If it has to be 5 acres, we will not be able to implement our master plan as too much land will be tied up in the parcel for the marina. Simply put, we will not be able to create as many uses and amenities on the property. However, with a smaller "marina parcel" we can fully utilize the property to provide the most economic and community benefit to the property.

We believe this is an unusual situation, specific to our proposed uses of the property. Furthermore, we believe the strict application of the 5 acre minimum parcel will unnecessarily restrict our usage of the property. It is also our belief that the granting of this variance will cause no harm to our neighbors, but will provide more amenity to the Smith Mountain Lake community in Pittsylvania County.

Sincerely,

Jason Tuttle
The Dock at SML, LLC

Sworn to and subscribed before me in my presence this 18th *day of* August, 2020 *in Raleigh, NC by* [illegible] *Notary Public. My commission expires:* 11/15/2021

Mary Jane B Swecker

MARY JANE B SWECKER NOTARY PUBLIC Wake County My Comm. Exp. 11-15-2021 NORTH CAROLINA

PITTSYLVANIA COUNTY

APPLICATION FOR VARIANCE

I/We, The Dock at SML, LLC hereby apply to the Pittsylvania County Board of Zoning Appeals for a Variance to the Pittsylvania County Zoning Ordinance as hereinafter described:

Property Owner's Name: The Dock at SML LLC Phone: _____
Address: 188 Locust Lane
Penhook, VA Zip 24137

2. Location of Property: 188 Locust Lane, Penhook VA 24137 CK# 2389

Total Amount: $210.00

3. Tax Map and Parcel Number: 1563-53-3617

Taken By: KHB

4. Election District: Calland - Gretna District

5. Size of Property: 16.23 acres acres/square feet

6. Existing Land Use: Mixed Use - Commercial, Rental/Resident

Existing Zoning: RPD Residential Planned Development District

7. Section(s) of the Zoning Ordinance to which variance is requested: 35-296

8. Reason for requesting variance: See Attached Letter

9. Check completed items:
X Justification Letter X 11'x17" Concept Plan X Legal Forms X List of adjoining Properties X Application Fee _____ Plat Map X Site Development Plan

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

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

Nova Capital Partners, LLC
Applicant

Sworn to and subscribed before me in my presence this 18 *day of* August, 2020, *in Raleigh, NC, by*
Mary Jane B Swecker *Notary Public. My commission Expires:* 11/15/2021
Mary Jane B Swecker

MARY JANE B SWECKER Notary Public Wake County My Comm. Exp. 11-15-2021 NORTH CAROLINA

****

OFFICE USE ONLY:
Application No. V-20-001 Application Deadline: 07/30/2020
P. C. Hearing Date: 09/01/2020 Received By: ESR
Date Received: 07/30/2020 B. Z. A. Hearing Date: 09/08/2020
Action: _____

TREASURER OF PITTSYLVANIA COUNTY
PAID AUG 25 2020

VIRGINIA:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 16.23 acre parcel of land, generally located 188 Locust Lane within the Calland-Gretna Election District, and recorded as parcel # 1563-53-3617 in the Pittsylvania County tax records.

PETITION

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA UNTY:

WHEREAS, your Petitioner Jason B. Tuttle respectfully files this petition pursuant to Sections 35-850 and 35-851 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 RPD Residential Planned Development District.

3) Your petitioner now desires to have issued a Variance to Section 35-296 of the Pittsylvania County Zoning Ordinance in order to Create a parcel of all the land below the 800' contour of Smith Mountain Lake

WHEREFORE, your Petitioner respectfully requests relief from the strict application of the Zoning Ordinance of Pittsylvania County and requests that the above-referenced parcel of land be issued a Variance as set out in Number 3.

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

Respectfully submitted,

Jason B. Tuttle CCIM
Petitioner

Sworn to and subscribed before me in my presence this 18 *day of* August, 2020, *in Raleigh, NC, by* Mary Jane B Swecker *Notary Public. My commission Expires:* 11/15/2021

Mary Jane B Swecker

MARY JANE B SWECKER
Notary Public
Wake
County
My Comm. Exp.
11-15-2021
NORTH CAROLINA

PITTSYLVANIA COUNTY, VIRGINIA

OFFICE OF COMMUNITY DEVELOPMENT
P.O. Drawer D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING.
At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818, POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-
When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 25-819. MAINTENANCE AND REMOVAL OF SIGNS.
Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant with fourteen (14) days following the public hearing for which it was erected.

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

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

Case V-20-001 Applicant _____ Date 8/18/20

Sworn to and subscribed before me in my presence this 18th *day of* August 2020, *in Raleigh*
by Mary Jane B Swicegood *Notary Public. My commission Expires:* 11/15/2021

MARY JANE B SWICEGOOD
Notary Public
Wake
County
My Comm. Exp.
11-15-2021
NORTH CAROLINA

ADJACENT PROPERTY OWNERS

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

Tax Map Number: 1563-53-3617 (248896)

Name: The Dock at SML, LLC
Tax Map Number: 1563-52-2941, 1563-53-1260, 1563-53-3917, 1563-63-0408, 1563-63-0309 (248896)
Address: Same As Applicant

Name: Pittsylvania County Service Authority
Tax Map Number: 1563-42-5607 (9351)
Address: P. O. Box 426
Chatham, VA 24531

Name: Michael J. Murray & Judith E. Murray
Tax Map Number: 1563-43-7425 (240157)
Address: 5110 Smith Mountain Road
Penhook, VA 24137

Name: T. Wayne Troxler & Sandra J. Troxler
Tax Map Number: 1376-30-1056 (116791)
Address: P. O. Box 505
7467 Doggett Road
Browns Summit, NC 27214

Name: Patrick Devlin Revocable Trust Dated 11/15/16, Et Als, Karen Devlin Revocable Trust Dated 11/15/16, Et Als, Patrick L. Devlin, Trustee, Et Als, Karen L. Devlin, Trustee, Et Als
Tax Map Number: 1563-43-9980 (232850)
Address: 11910 Arden Holly Court
Great Falls, VA 22066

Name: Lost Sailor, LLC
Tax Map Number: 1563-53-0929, 1563-54-0055 (244471)
Address: P. O. Box 199
Burlington, NC 27216

Name: Betty B. Bennett Irrevocable Trust, Peggy Bradley Urquhart, Trustee
Tax Map Number: 1563-54-0088, 1563-54-1106 (219443)
Address: 1355 Glenbrook Drive
Lynchburg, VA 24503

Name: W. David Lester & Robin L. Lester
Tax Map Number: 1563-54-1234 (142124)
Address: 580 Stone Creek Road
Danville, VA 24540

Name: Ruona Living Trust, Lloyd E. Ruona & Sara E. Ruona
Tax Map Number: 1563-54-2275 (228126)
Address: P. O. Box 260
Penhook, VA 24137

Name: Barbara B. Reynolds, Life Tenant, Et Als, Jennifer Reynolds Koogler, Remainderman, Et Als, Timothy Blair Reynolds, Remainderman, Et Als
Tax Map Number: 1563-54-2458 (227773)
Address: c/o Timothy Reynolds
3261 Walkers Well Road
Chatham, VA 24531

Name: James E. Fetter
Tax Map Number: 1563-54-2385 (219446)
Address: 900 Clarke Road
Martinsville, VA 24112

Name: SMLL, LLC, Et Als, Cornelia S. Hopper, Et Als, Michael B. Hopper, Et Als
Tax Map Number: 1563-54-5470 (240464)

Address: 2811 U.S. 220
Madison, NC 27025

Name: Franklin Real Estate Company
Tax Map Number: 1563-64-0533 (743)

Address: Franklin Real Estate, Attn:TaxDept.
P. O. Box 16428
Columbus, OH 43216

Name: Tanglewood Estates, LLC
Tax Map Number: 1563-63-0423 (245525)

Address: 2613 Forestville Road
Wake Forest, NC 27587

Name: Lumpkin Enterprises, LLC
Tax Map Number: 1563-63-0771 (227853)

Address: 19 Lumpkin Drive
Penhook, VA 24137

Name: Richard D. Roberson & Ginger S. Roberson
Tax Map Number: 1563-63-0528 (134129)

Address: 393 Autumn Drive
Collinsville, VA 24078

SPECIAL POWER OF ATTORNEY

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

188 Locust Avenue
Penhook, VA 24137

Tax Map # 1563-53-3617

I/we The Dock at SML, 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 Jason B. Tuttle, authorized agent of The Dock at SML, 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 the variance process, 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 the variance process, 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 the variance process, on the Property.

_____
Owner: Signature
The Dock at SML LLC
Owner: Print Name Jason B. Tuttle

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

Subscribed and sworn to before me this 18th day of August, 2020, in Raleigh NC, by MaryJane B Swecker MaryJane B Swecker Notary Public
My Commission Expires: 11/15/2021

MARY JANE B SWECKER
Notary Public
Wake
County
My Comm. Exp.
11-15-2021
NORTH CAROLINA

APPALACHIAN POWER
An AEP Company

Appalachian Power
Hydro Generation
P O Box 2021
Roanoke, VA 24022-2121
appalachianpower.com

West Town Bank and Trust
8450 Falls of Neuse
Raleigh, NC 27615

June 26, 2019

Dear Mr. Holcomb:

RE: **Smith Mountain Pumped Storage Project No. 2210**
Smith Mountain Dock and Lodge
Pittsylvania County, Virginia, Parcel ID numbers 1563-53-3617, 1563-53-1260, 1563-52-2941, 1563-52-5816, 1563-53-405, and 1563-63-0309
Status of Property

I am writing on behalf of Appalachian Power Company (Appalachian) regarding the status of permitting for structures located along the shoreline of Smith Mountain Lake and adjacent to the following parcels identified by Pittsylvania County, Virginia, real estate records as:

- Smith Mt Lake Dock & Lodge Subd Revised Lot 2; Parcel ID number 1563-53-3617
- Smith Mt Lake Dock & Lodge Lot A; Parcel ID number 1563-53-1260
- Smith Mt Lake Dock & Lodge Lot 1; Parcel ID number 1563-52-2941
- Smith Mt Lake Dock & Lodge Lot C; Parcel ID number 1563-52-5816
- Smith Mt Lake Dock & Lodge Lot B; Parcel ID number 1563-53-4051
- A R Lumpkin Subd Lot 3; Parcel ID number 1563-63-0309

The property owner for the above is listed as West Town Bank and Trust.

As you may be aware, Appalachian operates the Smith Mountain Pumped Storage Project (Project) – which includes the reservoirs of Smith Mountain Lake and Leesville Lake – under a license issued by the Federal Energy Regulatory Commission (FERC). In accordance with its license requirements, Appalachian has the responsibility and the authority to regulate and monitor certain uses and occupancies of Project lands and waters. To this end, Appalachian implemented the Shoreline Management Plan (SMP) in August 2003 (most recently updated by FERC Order issued January 31, 2014), which requires that property owners obtain an Occupancy & Use Permit prior to the construction, modification, and/or expansion of any structure located within the Project boundary (800-foot elevation contour at Smith Mountain Lake). According to the SMP, the shoreline adjacent to the site is classified as High Density Multi-Use, High Density Commercial, and Low Density Use.

The subject parcels contain a total of approximately 27.6 acres, hereinafter referred to collectively as the "site." The site currently features 19 structures located along the adjacent shoreline below the base

The subject parcels contain a total of approximately 27.6 acres, hereinafter referred to collectively as the "site." The site currently features 19 structures located along the adjacent shoreline below the base elevation (795-foot elevation contour at Smith Mountain Lake) and referenced in this report as structures A through S; and three (3) structures located on Project lands above the base elevation, referenced in this report as structures E-1, G-1, and I-1. (See attached site map.)

On February 20, 2006, Smith Mountain Dock INC, a predecessor in title, submitted Existing Non-Conforming Structure (ENCS) Documentation to Appalachian, documenting all structures that were located within the Project boundary at that time. Appalachian issued a letter of adequacy on February 20, 2006, stating that the documented structures may be replaced upon issuance of a permit from Appalachian.

Additionally, on April 10, 2007, Appalachian staff received an application from SML-Carolina Properties LLC, a predecessor in title, for an Occupancy and Use Permit to replace two existing boat dock facilities. Appalachian reviewed the application and authorized the proposed replacement structures; however, the Permit was never signed by the property owner (SML-Carolina Properties LLC). The Permit was therefore never executed. No Appalachian permits have been issued for the site.

Appalachian staff conducted a series of site inspections on May 2, 2019, and June 11, 2019, to document existing conditions and identify any compliance issues that may need to be addressed. In doing so, Appalachian compared existing conditions to those documented under the ENCS documentation. Appalachian also made use of the dock plans submitted in support of the 2007 application for Occupancy & Use Permit, as well as a site survey prepared by Compass Point Land Surveying dated October 4, 2012. The analysis presented below identifies each structure using names assigned by Appalachian (see attached site map). The naming conventions begin at the north corner of the Smith Mountain Dock and Lodge site, and progress in a southerly fashion along the shoreline toward the back of the cove, thence north again along the opposite shoreline. Please note that the following analysis is predicated on recent site inspections, and reflects conditions as they existed at the time of inspection. Any unauthorized modifications that may have been made since June 11, 2019, would not be reflected in this analysis.

Structure A

Shoreline classification: High Density Multi-Use

Applicable regulations: High Density Commercial

Existing conditions: floating dock; uncovered; no boat slips

The recent site inspection revealed that no substantial modifications have occurred to the structure as compared to the ENCS documentation. This facility is considered to be a non-conforming structure, and may be maintained and/or repaired in its existing location and configuration. However, any modification or expansion must meet the requirements of the SMP, and would require the issuance of an Occupancy & Use Permit by Appalachian.

Structure B

Shoreline classification: High Density Multi-Use

Applicable regulations: High Density Commercial

Existing conditions: habitable lodge with uncovered stationary decking; two uncovered floating docks without slips; covered porch area

The recent site inspection revealed that no substantial modifications have occurred to the structure as compared to the ENCS documentation. This facility is considered to be a non-conforming structure, and may be maintained and/or repaired in its existing location and configuration. However, any modification or expansion must meet the requirements of the SMP, and would require the issuance of an Occupancy & Use Permit by Appalachian.

Structure C

Shoreline classification: High Density Commercial

Applicable regulations: High Density Commercial

Existing conditions: 12 covered stationary boat slips

The recent site inspection revealed that the structure has been modified as compared to the ENCS documentation. Specifically, two stationary catwalks that were arranged parallel to the shoreline have been removed. This work was proposed as part of the 2007 application for Occupancy & Use Permit.

Structure D

Shoreline classification: High Density Commercial

Applicable regulations: High Density Commercial

Existing conditions: floating dock with 10 uncovered finger slips that are parallel to the shoreline

The ENCS documentation depicts a covered boat dock facility in the location currently occupied by Structure D. The 2007 application for Occupancy & Use Permit proposed the replacement of the covered boat dock facility with an uncovered floating dock containing ten (10) boat slips. Although the Occupancy & Use Permit was never executed, the work was nonetheless performed in accordance with the plans submitted in support of the 2007 Occupancy & Use Permit application. At this time, a new application for Occupancy & Use Permit is required in order to permit the existing uncovered floating dock facility in its current location and configuration.

Structure E

Shoreline classification: High Density Commercial

Applicable regulations: High Density Commercial

Existing conditions: stationary dock with roofed enclosure areas containing two bathrooms and two storage areas; floating dock with roofed enclosure areas containing, the store, kitchen, and storage; gas pumps; one floating uncovered boat slip

The recent site inspection revealed the dock structure has been modified as compared to the ENCS documentation. Specifically, a metal roof has been removed from above the floating uncovered single slip, a secondary covered roofed area was added in 2007 and then removed later the same year, and various other floating docks have been added and removed throughout the years. These modifications were observed on archival aerial photographs and were confirmed during Appalachian's recent site inspections.

Appalachian has determined that this non-conforming facility has been modified, but not expanded, as compared to the ENCS documentation. The non-conforming facility may be maintained and/or repaired in its existing location and configuration. However, any future modification or expansion must meet the requirements of the SMP, and would require the issuance of an Occupancy & Use Permit by Appalachian.

Structure E-1

Shoreline classification: High Density Commercial

Applicable regulations: High Density Commercial

Existing condition: 14'x12' storage building; dumpster

The recent site inspection revealed a 14'x12' storage building has been constructed within the Project boundary without the benefit of an Appalachian Occupancy & Use Permit. Additionally, a dumpster is located within or partially within the Project boundary to the north of the 14'x12' storage building. Please remove the storage building from within the Project boundary as it is not a permissible structure, and ensure the dumpster is not located within the Project boundary. Please note these items will need to be resolved before Appalachian will issue any future permits.

Structure F

Shoreline classification: High Density Commercial

Applicable regulations: High Density Commercial

Existing conditions: Concrete boat ramp; courtesy pier; catwalk; one uncovered boat slip; floating walkway connecting Structure F to Structure E

A recent site inspection revealed the structure has been modified as compared to the ENCS documentation. Specifically, a catwalk (stationary decking that runs parallel to the shoreline) was added to the courtesy pier, and a floating walkway was added between Structure F to Structure E. These additions must be removed from within the Project boundary before Appalachian will issue any future permits. The existing non-conforming boat ramp may be maintained and repaired, but cannot be expanded.

Structure G

Shoreline classification: High Density Commercial

Applicable regulations: High Density Commercial

Existing condition: 14 covered stationary boat slips

A recent site inspection revealed no substantial modifications have been made to the structure as compared to the ENCS documentation. This facility is considered to be a non-conforming structure, and may be maintained and/or repaired in its existing location and configuration. However, any modification or expansion must meet the requirements of the SMP, and would require the issuance of an Occupancy & Use Permit by Appalachian.

Structure G-1

Shoreline classification: High Density Commercial

Applicable regulations: High Density Commercial

Existing conditions: Dry boat storage with 39 slips

A recent site inspection revealed that no substantial modifications have been made to this structure as compared to the ENCS documentation. This facility is considered to be a non-conforming structure, and

may be maintained and/or repaired in its existing location and configuration. However, it cannot be modified or expanded, as it is not a permissible structure under the requirements of the SMP. Additionally, Appalachian staff noticed sediments eroding into the Project from a dirt bank behind the two bay storage/garage area on the south end of Structure G-1. Please take the proper measures to ensure sediments do not erode into the Project boundary. Please ensure any erosion control methods are installed above the Project boundary.

Structure H

Shoreline classification: High Density Commercial

Applicable regulations: High Density Commercial

Existing condition: Approximately 25x16 enclosed building/boat rental office

A recent site inspection revealed that the structure has been modified as compared to the ENCS documentation. Specifically, the existing pilings and roof have been expanded and walls have been added to create an enclosed space. These modifications are not permissible under the requirements of the SMP. Structure H must be removed in its entirety before Appalachian will issue any future permits.

Structure I

Shoreline classification: High Density Commercial

Applicable regulations: High Density Commercial

Existing condition: Six uncovered floating finger boat slips that are parallel to the shoreline

The ENCS documentation depicts a covered boat dock facility in the location currently occupied by Structure I. The 2007 application for Occupancy & Use Permit proposed the replacement of the covered boat dock facility with an uncovered floating dock containing six (6) boat slips. Although the Occupancy & Use Permit was never executed, the work was nonetheless performed in accordance with the plans submitted in support of the 2007 Occupancy & Use Permit application. At this time, a new application for Occupancy & Use Permit is required in order to permit the existing uncovered floating dock facility in its current location and configuration.

Structure I-1

Shoreline classification: High Density Commercial

Applicable regulations: High Density Commercial

Existing condition: Two-bay covered pole barn

A recent site inspection revealed no substantial modifications have been made to the structure as compared to the ENCS documentation. However, during the site inspection Appalachian staff noticed miscellaneous stored items and garaged cars located within the Project boundary. The storage of material or vehicles in the Project boundary is strictly prohibited. Please remove any stored or stockpiled materials or garaged vehicles from within the Project boundary and ensure that contaminates are not washed into Project waters.

Structure J

Shoreline classification: High Density Commercial

Applicable regulations: High Density Commercial

Existing condition: Floating metal boat house; covered floating boat slip with curved metal roof; one U-shaped uncovered floating dock; one floating dock creating an uncovered boat slip

A recent site inspection revealed significant modifications have been made to the dock structure as compared to the ENCS documentation. Appalachian has determined that the covered and enclosed boat house is the only portion of the dock structure that has not been modified since the submittal of the ENCS documentation in 2006. The remainder of the structure, including the covered boat slip with curved metal roof and the uncovered floating structures must be removed. These modified structures were proposed for removal in the 2007 application for Occupancy & Use Permit. These modified structures will need to be removed before Appalachian will issue any future permits.

Structures K, L, M, N and O

Shoreline classification: High Density Commercial

Applicable regulations: High Density Commercial

Existing conditions: Floating uncovered piers; no slips

A recent site inspection revealed that no substantial modifications have been made to the dock structures as compared to the ENCS documentation and available archival aerial imagery. However, it appears a small floating dock has been moored between docks K and L. Please note this is a non-permissible addition and will need to be removed before any future Appalachian permits can be issued.

Structure P

Shoreline classification: High Density Commercial

Applicable regulations: High Density Commercial

Existing conditions: Stationary dock; one slip; party deck

A recent site inspection revealed no substantial modifications have been made to the dock structure as compared to the ENCS documentation and available archival aerial imagery. This facility is considered to be a non-conforming structure, and may be maintained and/or repaired in its existing location and configuration. However, any modification or expansion must meet the requirements of the SMP, and would require the issuance of an Occupancy & Use Permit by Appalachian.

Structure Q

Shoreline classification: High Density Commercial

Applicable regulations: High Density Commercial

Existing conditions: Uncovered stationary decking; no slips

This structure was not depicted in the submitted ENCS documentation. It is not clear from available archival aerial photographs whether this structure existed prior to the implementation of the SMP in August 2003. Unless the property owner can provide documentation that the structure existed in its present location and configuration prior to August 2003, the structure must be removed from within the Project boundary.

Structure R

Shoreline classification: Low Density Use

Applicable regulations: Low Density Commercial

Existing conditions: Uncovered floating dock; one uncovered stationary slip (pilings)

A recent site inspection revealed no substantial modifications have been made to the structure as compared to the ENCS documentation. This facility is considered to be a non-conforming structure, and may be maintained and/or repaired in its existing location and configuration. However, any modification or expansion must meet the requirements of the SMP, and would require the issuance of an Occupancy & Use Permit by Appalachian.

Structure S

Shoreline classification: Low Density Use

Applicable regulations: Low Density Commercial

Existing conditions: Uncovered Floating dock; one uncovered floating slip; four uncovered stationary slips (pilings); two walkways

A recent site inspection revealed significant modifications have been made to the dock structure as compared to the ENCS documentation. Specifically, the ENCS-documented structure has been reconfigured to include multiple boat slips, and its location has been shifted to the south. An as-built survey will be required in order to determine whether the existing structure meets the requirements of the SMP for a Low Density Commercial facility.

Miscellaneous

A significant portion of the site within the Project boundary is covered in non-permeable surface improvements, including concrete parking areas, asphalt driveways, and a stone retaining wall. Please note that these improvements may remain, but cannot be expanded or modified, as they are not permissible under the requirements of the SMP.

The site features a habitable structure (Structure B), sanitation facilities (Structures B and E), and food preparation and cooking facilities (Structure E), which are prohibited under the requirements of the SMP. These functions were in existence prior to the implementation of the SMP in August 2003. In issuing any permit for these existing facilities, Appalachian will include as a condition of its approval a requirement that, in the event of destruction or damage by accident, natural event, or the intentional or wrongful act of another party, all habitable structures, sanitation facilities, and/or food preparation activities be relocated outside the Project boundary. (See Sec. 2.7, *Non-Conforming Structure Provisions*, of the SMP.)

Additionally, during the inspection Appalachian staff observed gaps and/or cavities in the riprap used to stabilize the shoreline. Please note that any maintenance work or refreshing of riprap will require an Appalachian Shoreline Stabilization Permit and review by the United States Army Corps of Engineers (USACOE).

Finally, it is my understanding that the property owner intends to consolidate several of the parcels (namely, Parcel ID numbers 1563-53-3617, 1563-53-1260, 1563-52-2941, 1563-53-4051 and 1563-52-5816) by vacating property lines. Appalachian encourages this approach, as it would eliminate internal dock delineation lines/extended property lines, thereby resolving some non-conformance issues related to setbacks. Appalachian understands that Parcel ID number 1563-63-0309 is located along the opposite shoreline in a manner that is not contiguous with the remainder of the site, and therefore may not be a candidate for consolidation.

SUMMARY

Appalachian recognizes that many of the structures and improvements associated with the site existed prior to implementation of the SMP in August 2003. All structures and improvements documented under the ENCS documentation (received by Appalachian in February 2006) are considered to be non-conforming, but are eligible for permitting under the Legacy Program outlined in Sec. 2.6, *Documentation Program*, of the SMP, as long as no modifications have been made since the time the ENCS documentation was submitted. As outlined in this report, the following structures would qualify for permitting under the Legacy Program, based on the results of Appalachian's most recent site inspection of June 11, 2019, which documented that no substantial modifications have occurred since the submittal of the ENCS documentation:

- Structure A
- Structure B
- Structure C (modified since August 2003 to remove catwalks)
- Structure E (modified since August 2003, but not expanded)
- Structure G
- Structure G-1
- Structure I-1
- Structures K, L, M, N and O
- Structure P
- Structure R

Appalachian has determined that significant modifications have been made within the Project boundary since the submittal of the ENCS documentation in February 2006, without the benefit of a permit from Appalachian. Several undocumented structures must be removed from the Project boundary, including:

- Structure E-1 (undocumented 14'x12' storage building and dumpster)
- Structure H (undocumented 25'x16' enclosed building/boat rental office)
- Floating dock moored between Structures K and L
- Structure Q (undocumented uncovered stationary decking with no boat slips)

Based on the fact that modifications have been made to multiple structures within the Project boundary without the benefit of a permit, Appalachian will require a new application for Occupancy & Use Permit at this time. **Rather than consider separate applications for permits for individual dock structures, Appalachian will consider a single, unified Occupancy & Use Permit application for all of the structures associated with Smith Mountain Dock and Lodge site.** Once issued, such a permit would govern all structures within the Project boundary associated with the site, essentially establishing a master

plan – based on a site survey – for all dock structures. Any future requests for modification would come in the form of an amendment to the master plan, permitting the requested modification(s), and essentially re-permitting all other as-built structures. In consideration of any permit request, Appalachian must ensure that the entire area within the Project boundary and associated with the Smith Mountain Dock and Lodge site is in compliance with the requirements of the SMP.

In addition to the structures listed above that qualify under the Legal Program, the following structures may be permitted in their existing condition, as they were the subject of the 2007 application for Occupancy & Use Permit (which was approved by Appalachian, but was not executed by the property owner at the time):

- Structure D (floating dock with 10 uncovered finger slips)
- Structure I (floating dock with 6 uncovered finger slips)

The following structures will need to be modified in order to qualify for permitting:

- Structure F: must be modified to remove stationary catwalk and floating walkway connecting to Structure E
- Structure J: must be modified to remove covered boat slip with curved metal roof and uncovered floating structures, so that only the covered enclosed boat house remains
- Structure S: modifications will be required in order to meet the SMP's requirements for Low Density Commercial facilities, as outlined in Sec. 2.5.4, *Low Density Use Regulations*, Low Density Commercial.

Please note that structures R and S are associated with Parcel ID number 1563-63-0309, which is not contiguous with the remainder of the Smith Mountain Dock and Lodge site. Appalachian will consider a separate application for permitting for these structures.

Once the above mentioned items have been resolved for each structure, please contact Appalachian so that a follow-up inspection can be scheduled. Upon completion of the above mentioned items, please submit an Appalachian an Occupancy and Use Permit application. Please note that an as-built survey prepared by a licensed surveyor that accurately depicts all structures within the Project boundary for the entire Smith Mountain Dock and Lodge site will be required with the application. Please see pages 1-2 of the Permit application for more information regarding the requirements for completion of the application. In addition to the survey, each dock structure should have its own detailed dock drawing and elevation drawing included with the application. Please see the Sample Exhibit "A" in the Permit application for more information. Once Appalachian has received an Occupancy and Use Permit and accompanying survey, Appalachian will contact The Health Department, Pittsylvania Department of Planning and Zoning, The Virginia Department of Game and Inland Fisheries (VDGIF), and The Virginia State Historic Preservation Office (VA SHPO) for review and comments. For more information regarding the permitting process for a High Density Commercial property, please review section 2.5.1 of the SMP. A copy of the SMP can be found at www.SmithMountainProject.com .

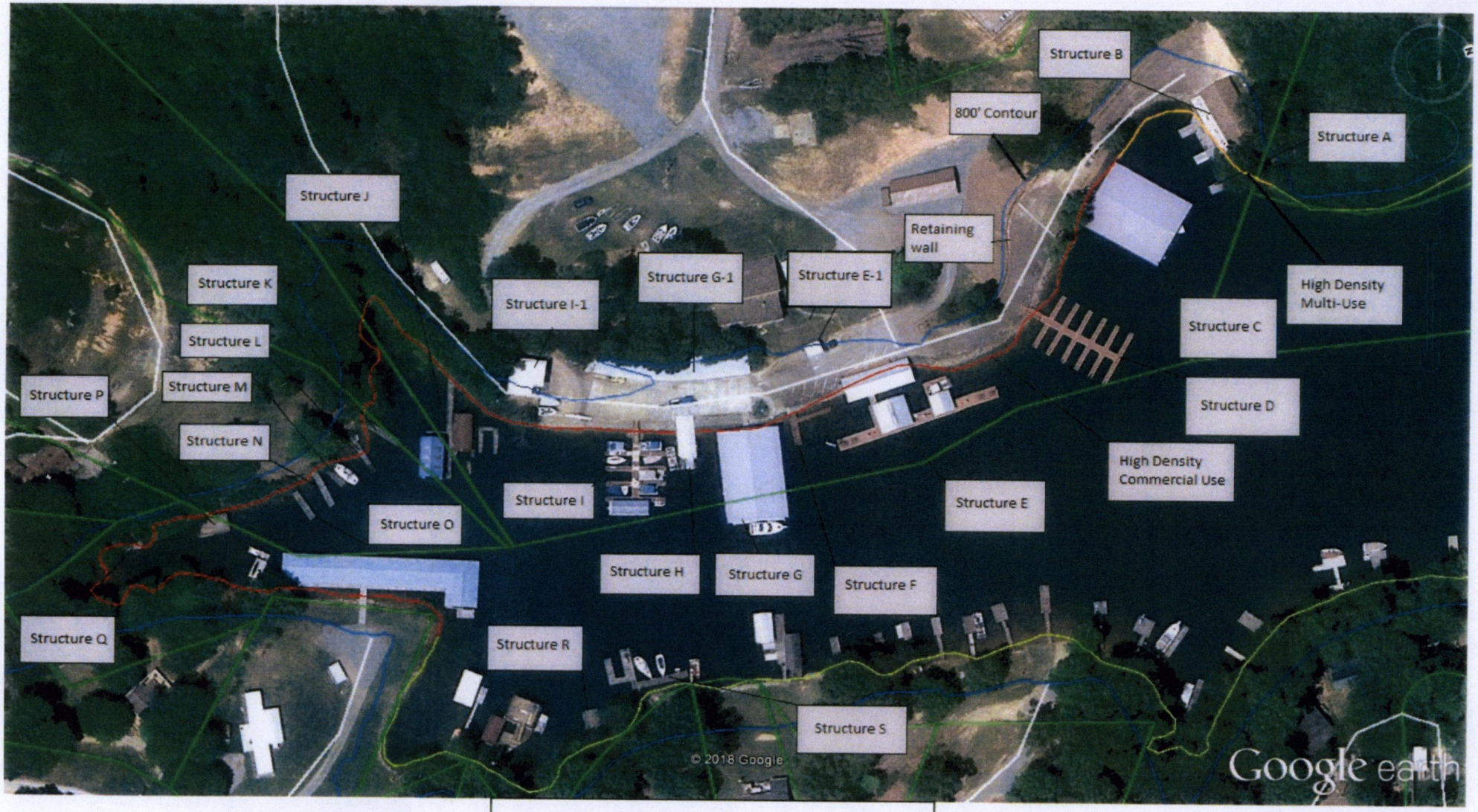
Please ensure all parties are aware that Appalachian can offer no assurance that any permits will be issued prior to review of a complete application. As such, compliance with shoreline management regulations remains the responsibility of the property owner, current or future.

Should you need additional assistance, please feel free to contact me.

Sincerely,

Nicholas Schrecongost
Plant Support Specialist Associate

Enclosed:



Smith Mountain Lake Dock and Lodge Map: Illustration of existing conditions as of June 11, 2019

N

APPALACHIAN POWER COMPANY
SMITH MOUNTAIN PROJECT NO. 2210
APPLICATION FOR OCCUPANCY AND USE
OF PROJECT LANDS AND WATERS

Project Name: Smith Mountain Project

FERC No.: 2210

A. APPLICANT INFORMATION

1. Application Type: Application for Occupancy and Use of Project Lands and Waters

2. Applicant (Property Owner): _____

   Address: _____

   _____

   Telephone No. _____

   E-Mail _____

3. Tax Map and Parcel: _____

4. Legal Description: _____

5. Directions to Project Location: _____

   _____

6. Water Body: Smith Mountain Lake

7. Nearest Town: _____

8. County: _____

9. State: Virginia

B. PROJECT DESCRIPTION AND DETAILS

For Boat Docks

Check One of the following:

- ☐ Non-commercial dock serving multi-family type dwellings (apartments, townhouses, condominiums)
- ☐ Non-commercial dock located on a subdivision access lot that serve single-family type dwellings that are located within a parcel of land that has been subdivided into individual lots.
- ☐ Commercial pier, landing, boat dock(s) or similar structure(s)
- ☐ Public use serving _____
- ☐ Other; please explain _____

New Facility? (Y/N) _____
Expansion of Existing Facility? (Y/N) _____
If expansion, give total number of existing slips within the development _____

Number of Proposed Boat Docks _____
Total Number of Covered Boat Slips _____
Total Number of Floating Slips _____
Total Number of Jet Ski Lifts _____

Dimensions of slips: _____ feet long x _____ feet wide, center to center
Are docks open sided? (Y/N) _____
Are docks parallel or perpendicular to shoreline? _____
Anticipated time frame for construction: _____

List below dock construction materials:

Important: Attach a detailed drawing of the dock layout with dimensions. (See Section E of this application for details.) Include the795' and 800' contours, property lines and any other existing structures within the project boundary.

B. PROJECT DESCRIPTION AND DETAILS continued

For Other Activities Within Project Boundary (800' contour)

a. List below Shoreline Stabilization Activities:

- How many feet of shoreline have been stabilized. _____ feet
- Amount proposed to be stabilized: _____ feet
- Type of shoreline stabilization proposed: _____
- Show all existing and proposed shoreline stabilization activities on detailed drawing of area. Include cross section drawing.
- Include copy of Erosion and Sediment Control plan and permit.

b. For requests to withdraw water, provide the following additional information

- Maps of location of intake and areas to be served
- Maps shall include 795 and 800 foot contour elevations
- Maps shall include any existing and any proposed structures within the 800 foot contour elevation.
- Describe the proposed use of the water withdrawal
- Amount of water currently withdrawing utilizing million gallons per day (MGD).
- Maximum instantaneous withdrawal
- Average daily withdrawal
- Maximum monthly withdrawal
- Maximum annual withdrawal
- Proposed total amount to be withdrawn per day.
- Describe the manner in which the withdrawal of water varies over time. For example, as a function of the time of year or the time of day or time of week.
- Describe the amount of water that will be lost due to consumptive use. For the purpose of this application, consumptive use means the withdrawal of surface waters without recycling of said waters to their source or basin of origin. Localities that sell water to other jurisdictions should document the portion of the withdrawal that is not returned to the originating watershed.
- Proposals to manage nutrient runoff.
- Size of the intake.
- Mesh size of the screen.
- Proposed velocity.
- All water depths at proposed intake and between the intake and the 795 foot contour elevation.

For Other Activities Within Project Boundary (800' contour) (cont.)

c. Give existing water depths as measured from full pond (795'): _____
Will dredging be required? (Y/N) _____
(Note: Efforts should be made to minimize the amount of dredging needed.)
- If dredging is required, how many cubic yards are you proposing to remove? _____ cubic yards
- Attach a copy of the proposed dredging plan.

d. Is any fill within the 800' contour being proposed? (Y/N) _____
- If yes, describe below.

e. List below any other proposed structures / activities to take place within the project boundary:
- Show all structures / activities on a detailed drawing of the area.

C. Proposed Site Area and Adjacent Properties

a. Give a description of the existing site conditions and the condition of the adjacent properties. (e.g. Undeveloped, residential development, commercial area, etc.)

b. If the distance to another property across water is less than 500 feet, describe the property directly across from the proposed activity.

c. Will any wetlands be affected? (Y/N) _____

d. Are any bathrooms, septic drain fields or other sanitary related facilities being proposed within the 800' contour? (Y/N) ____

e. List any measures being taken to protect water quality, recreation safety and aesthetic values at the proposed site.

D. CONSULTATION

Agency Consultation

Attach any information pertaining to consultations and approved permits with county, state or federal agencies, if applicable. These agencies include the County, the Virginia Department of Conservation and Recreation (VDCR), the Virginia Department of Historic Resources (VDHR), the Virginia Department of Health (VDH), the Virginia Department of Environmental Quality (VDEQ), the Virginia Department of Game and Inland Fisheries (VDGIF), and U.S. Corps of Engineers.

Public Notice

Attach any information pertaining to any public hearings already held regarding this project, if applicable.

E. LIST OF ATTACHMENTS

Please include the following attachments with your application.

- Detailed explanation of the purpose of the facilities.
- Plan drawing of the proposed project showing all activities within the project boundary. Include elevation/cross section drawings, if applicable. A drawing with the following information must be provided before an application will be processed:
  Check when completed:

  - ❑ **Location and dimensions of the proposed structure (the "Permitted Facility")**
  - ❑ **Elevation drawings of the proposed structure**
  - ❑ **Location of the project boundary (800' contour at Smith Mtn., 620' contour at Leesville)**
  - ❑ **Location of the base elevation (795' contour at Smith Mtn., 600' contour at Leesville)**
  - ❑ **Total length of shoreline as measured at the base elevation.**
  - ❑ **All property lines and the number of housing units within or surrounded by each tax map parcel**
  - ❑ **Dock delineation lines**
  - ❑ **Distances from the Permitted Facility to dock delineation lines**
  - ❑ **Location of and distance to adjacent structures**
  - ❑ **Size and location of enclosed areas**
  - ❑ **Number of slips:_____**
  - ❑ **Total Square Footage: _____**
  - ❑ **Location and distance to navigational aids**
  - ❑ **Distance across the cove (as measured to the closest point on the shoreline): _____**
  - ❑ **If expansion, show existing and proposed.**

- Erosion and Sediment control plan and permit, if applicable.
- Dredging Plan, if applicable.
- Correspondence with local / state/ federal agencies, if applicable.
- Public hearing information, if applicable.
- Photographs of the area of proposed construction.
- Any additional information pertaining to the project that you would like to have considered during the project review process.

F. SIGNATURE

The above information submitted in this application is certified to be true to the best of my knowledge.

_____ Date

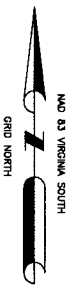
_____ Applicant (Property Owner) Signature

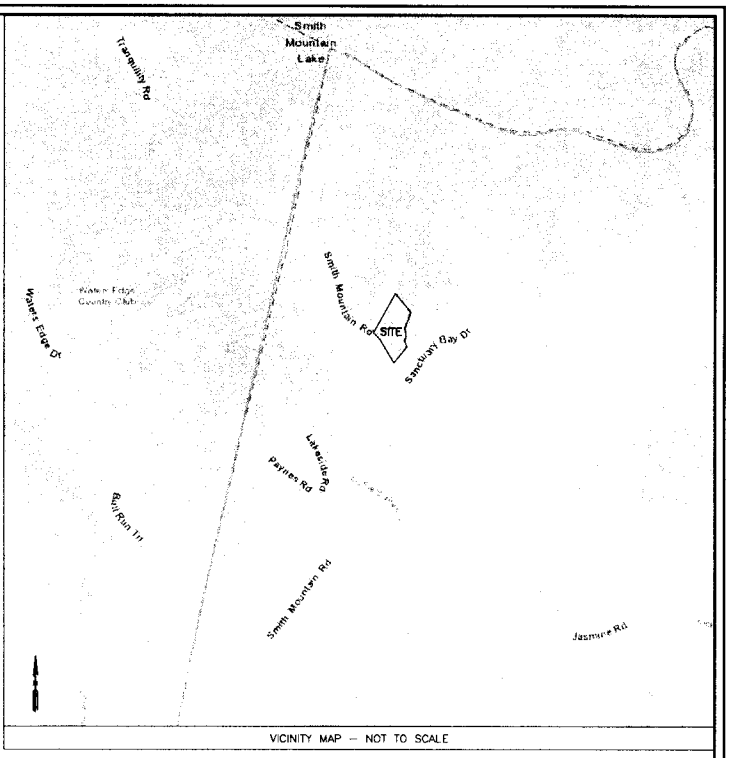
G. APCO CONTACT INFORMATION

Return Application to:

Appalachian Power Company
Shoreline Management
P.O. Box 2021
Roanoke, VA 24022-2121

PITTSYLVANIA COUNTY SUBDIVISION AGENT/DATE
PITTSYLVANIA COUNTY ZONING ADMINISTRATOR/DATE





VICINITY MAP – NOT TO SCALE

SOURCE OF TITLE:

PARCEL ID
1563-52-2941
CURRENT OWNER: THE DOCK AT SML, LLC
INSTRUMENT #200002274 (PITTSYLVANIA COUNTY)

PARCEL ID
1563-53-1260
CURRENT OWNER: THE DOCK AT SML, LLC
INSTRUMENT #200002274 (PITTSYLVANIA COUNTY)

PARCEL ID
1563-53-3617
CURRENT OWNER: THE DOCK AT SML, LLC
INSTRUMENT #200002274 (PITTSYLVANIA COUNTY)

PARCEL ID
1563-53-3917
CURRENT OWNER: THE DOCK AT SML, LLC
INSTRUMENT #200002274 (PITTSYLVANIA COUNTY)

PARCEL ID
1563-53-4051
CURRENT OWNER: THE DOCK AT SML, LLC
INSTRUMENT #200002274 (PITTSYLVANIA COUNTY)

PARCEL ID
1563-52-5816
CURRENT OWNER: THE DOCK AT SML, LLC
INSTRUMENT #200002274 (PITTSYLVANIA COUNTY)

GENERAL NOTES:
1. THIS PLAT WAS PREPARED AT THE REQUEST OF THE DOCK AT SML, LLC.

2.THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY INVESTORS TITLE INSURANCE COMPANY, COMMITMENT NO.202000382CA DATED EFFECTIVE 04/15/2020, (THE COMMITMENT) AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES OR IMPROVEMENTS ON THIS PROPERTY. ALL ADJOINING OWNERS ARE NOW OR FORMER OWNERS.

3.THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY, EXCEPT WHERE NOTED, MADE UNDER MY SUPERVISION AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

4.A PORTION SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONING DESIGNATION FLOOD ZONE "AE" BY THE FEDERAL EMERGENCY MANAGMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 51143C0065E, BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2010, FOR COMMUNITY PANEL NO. 51143 IN THE COUNTY OF PITTSYLVANIA, STATE OF VIRGINIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

5. THESE PROPERTIES ARE ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT (RPD)

6.THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF THE FIELD SURVEY.

7.AT THE TIME OF THE SURVEY THERE WAS NO INFORMATION MADE AVAILABLE TO THE SURVEYOR REGARDING PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF REECNT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE FIELD SURVEY.

8. THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED AT THE TIME OF THE FIELD SURVEY.

9.ALL OFFSITE APPURTENANT EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AT THE TIME OF THIS SURVEY ARE PLOTTED HEREON.

10.NO SUB-SURFACE INVESTIGATION WAS MADE BY THIS SURVEYOR. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE OR NO EXISTENCE OF UNDERGROUND UTILITIES. UTILITIES THAT ARE SHOWN ARE BASED ON VISUAL EVIDENCE AND MISS UTILITY MARKINGS TICKET NUMBERS B012001824, B012001831, AND B012001836.

ACREAGE TABULATION
RECONFIGURED PARCEL
ID 1563-53-3617
2.620± AC. (PER SURVEY)
0.239± AC (PER SURVEY)
+0.482± AC. (PER SURVEY)
=3.341± AC. (PER SURVEY)

ACREAGE TABULATION
RECONFIGURED PARCEL
ID 1563-52-2941
7.296± AC. (PER SURVEY)
-0.482± AC (PER SURVEY)
=6.814± AC. (PER SURVEY)

ACREAGE TABULATION
RECONFIGURED PARCEL
ID 1563-53-3917
0.685± AC. (PER SURVEY)
+10.736± AC. (PER SURVEY)
=11.421± AC. (PER SURVEY)

ACREAGE TABULATION
RECONFIGURED PARCEL
ID 1563-53-1260
2.600± AC. (PER SURVEY)
-0.239± AC (PER SURVEY)
=2.361± AC. (PER SURVEY)

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT THE DOCK AT SML, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY THE OUTSIDE CORNERS SHOWN ON THIS SURVEY, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MAY 18, 2020, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, IN INSTRUMENT #200002247.

THE DOCK AT SML, LLC (AGENT)

STATE OF_____CITY/COUNTY OF_____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
_____BY_____

NOTARY PUBLIC REGISTRATION NO.

MY COMMISSION EXPIRES_____.

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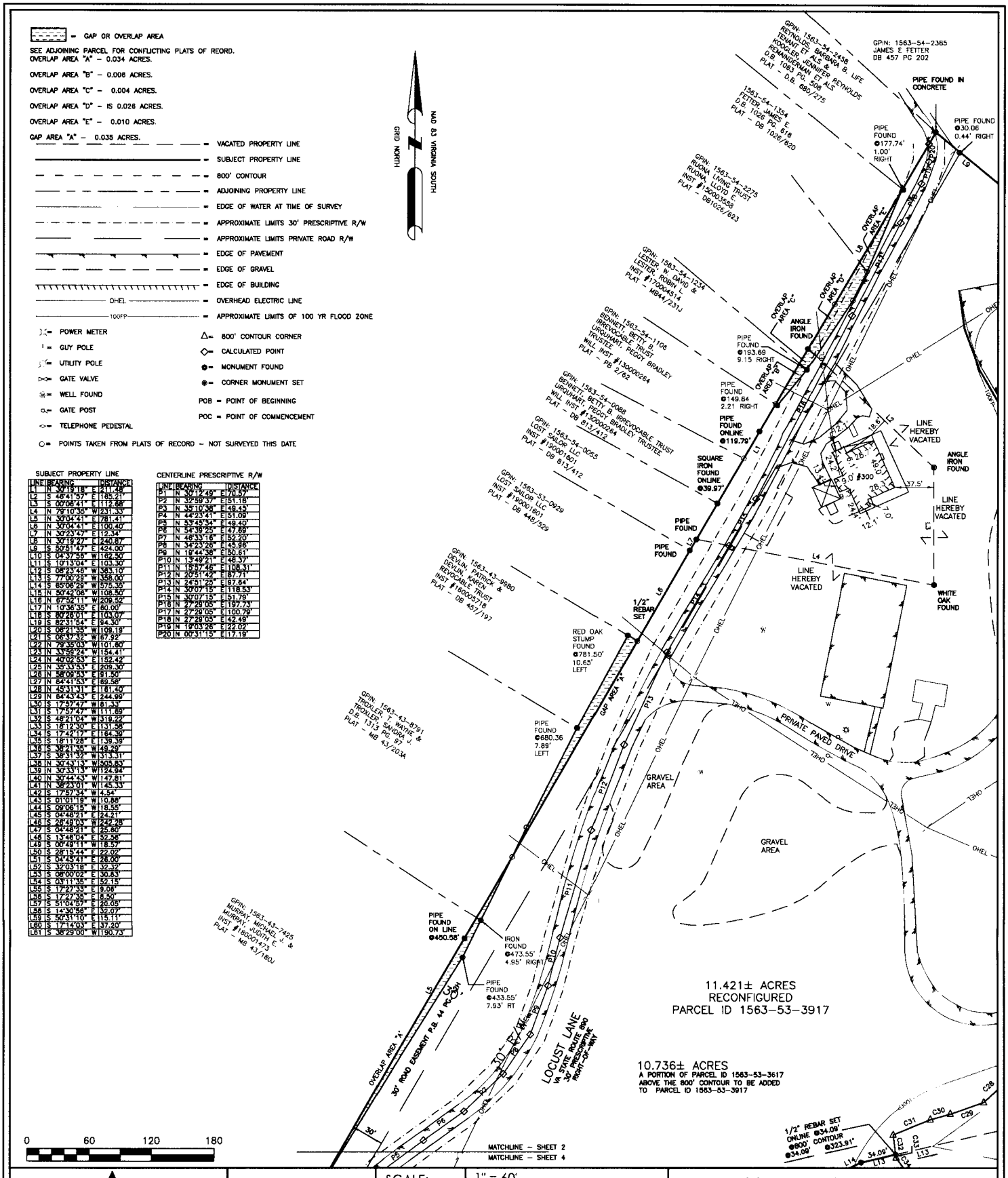
PH: 434-610-4334 WWW.ACCUPOINTSURVEYING.COM

COMMONWEALTH OF VIRGINIA
JOSHUA GREGORY NIXON
Lic. No. 3367
05/09/2020
LAND SURVEYOR

SCALE:	1"=60'
ASD JOB #:	2020-189
FILE #:	2020-189SUBD.DWG
PARCEL ID:	1563-52-2941, 1563-52-5816, 1563-53-1260, 1563-53-3617, 1563-53-3917, 1563-53-4051
DATE:	MAY 09, 2020
REV:	
SHEET NUMBER: 1 OF 1	

RECONFIGURATION PLAT SHOWING
PARCEL IDS
1563-52-2941, 1563-52-5816, 1563-53-1260,
1563-53-3617, 1563-53-3917, & 1563-53-4051

CALLANDS-GRETNA MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA



SUBJECT PROPERTY LINE

LINE	BEARING	DISTANCE
L1	N 30°19'18" E	211.48'
L2	S 48°41'57" E	185.21'
L3	S 00°06'41" E	112.68'
L4	N 79°10'36" W	231.33'
L5	N 30°04'41" E	781.41'
L6	N 30°04'41" E	100.40'
L7	N 30°23'47" E	12.34'
L8	N 30°19'27" E	240.87'
L9	S 50°51'47" E	424.00'
L10	S 04°37'58" W	162.50'
L11	S 10°13'04" E	103.30'
L12	S 08°23'48" W	363.10'
L13	S 77°00'29" W	358.00'
L14	S 85°06'29" W	575.35'
L15	N 50°42'06" W	108.50'
L16	N 67°52'11" W	209.52'
L17	N 10°36'35" E	80.00'
L18	S 80°28'01" E	103.07'
L19	S 82°31'54" E	94.30'
L20	S 08°21'36" W	109.19'
L21	S 06°37'42" W	167.92'
L22	N 79°35'03" W	101.60'
L23	N 33°56'24" W	154.41'
L24	N 40°02'53" E	152.42'
L25	N 39°33'53" E	209.30'
L26	N 58°09'53" E	91.50'
L27	N 84°41'53" E	89.58'
L28	N 45°31'31" E	181.40'
L29	N 64°53'43" E	244.99'
L30	S 17°57'47" W	81.33'
L31	S 17°57'47" W	111.69'
L32	S 46°21'04" W	319.22'
L33	S 18°12'30" E	131.58'
L34	S 17°42'17" E	164.39'
L35	S 18°11'28" E	139.35'
L36	S 38°21'35" W	49.29'
L37	S 38°31'32" W	313.31'
L38	N 30°43'13" W	505.83'
L39	N 30°33'13" W	124.94'
L40	N 30°44'43" W	147.81'
L41	N 38°23'01" W	145.33'
L42	S 17°57'34" W	4.54'
L43	S 01°01'19" W	110.88'
L44	S 09°06'15" W	18.55'
L45	S 04°48'21" E	24.21'
L46	S 28°49'03" W	242.28'
L47	S 04°48'21" E	25.80'
L48	S 17°48'04" E	52.26'
L49	S 00°49'11" W	118.57'
L50	S 28°15'44" E	22.02'
L51	S 04°45'41" E	26.00'
L52	S 32°03'18" E	32.12'
L53	S 08°00'02" E	30.53'
L54	S 03°11'35" E	52.15'
L55	S 17°27'33" E	9.08'
L56	S 17°27'33" E	6.50'
L57	S 51°04'57" E	20.05'
L58	S 14°30'58" E	32.07'
L59	S 50°31'10" E	115.11'
L60	S 17°14'03" E	37.20'
L61	S 38°29'00" W	190.73'

CENTERLINE PRESCRIPTIVE R/W

LINE	BEARING	DISTANCE
P1	N 30°12'49" E	70.57'
P2	N 32°59'37" E	51.18'
P3	N 35°10'36" E	148.45'
P4	N 44°23'41" E	151.08'
P5	N 53°45'34" E	149.40'
P6	N 54°39'25" E	147.89'
P7	N 46°33'16" E	52.20'
P8	N 34°23'28" E	43.86'
P9	N 18°44'38" E	50.81'
P10	N 13°49'21" E	148.37'
P11	N 15°57'46" E	108.31'
P12	N 20°51'42" E	187.71'
P13	N 24°51'28" E	187.64'
P14	N 30°07'15" E	118.53'
P15	N 30°07'15" E	151.79'
P16	N 27°29'05" E	197.73'
P17	N 27°29'05" E	100.79'
P18	N 27°29'05" E	142.48'
P19	N 19°03'28" E	22.02'
P20	N 00°31'15" E	17.19'

SCALE:	1" = 60'
ASD JOB #:	2020-189
FILE #:	2020-189SUBD.DWG
PARCEL ID:	1563-52-2941, 1563-52-5816, 1563-53-1260, 1563-53-3617, 1563-53-3917, 1563-53-4051
DATE:	MAY 09, 2020
REV:	

SHEET NUMBER: 2 OF 4

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COMMONWEALTH OF VIRGINIA
JOSHUA GREGORY NIXON
Lic. No. 3367
05/09/2020
LAND SURVEYOR

RECONFIGURATION PLAT SHOWING
PARCEL IDS
1563-52-2941, 1563-52-5816, 1563-53-1260,
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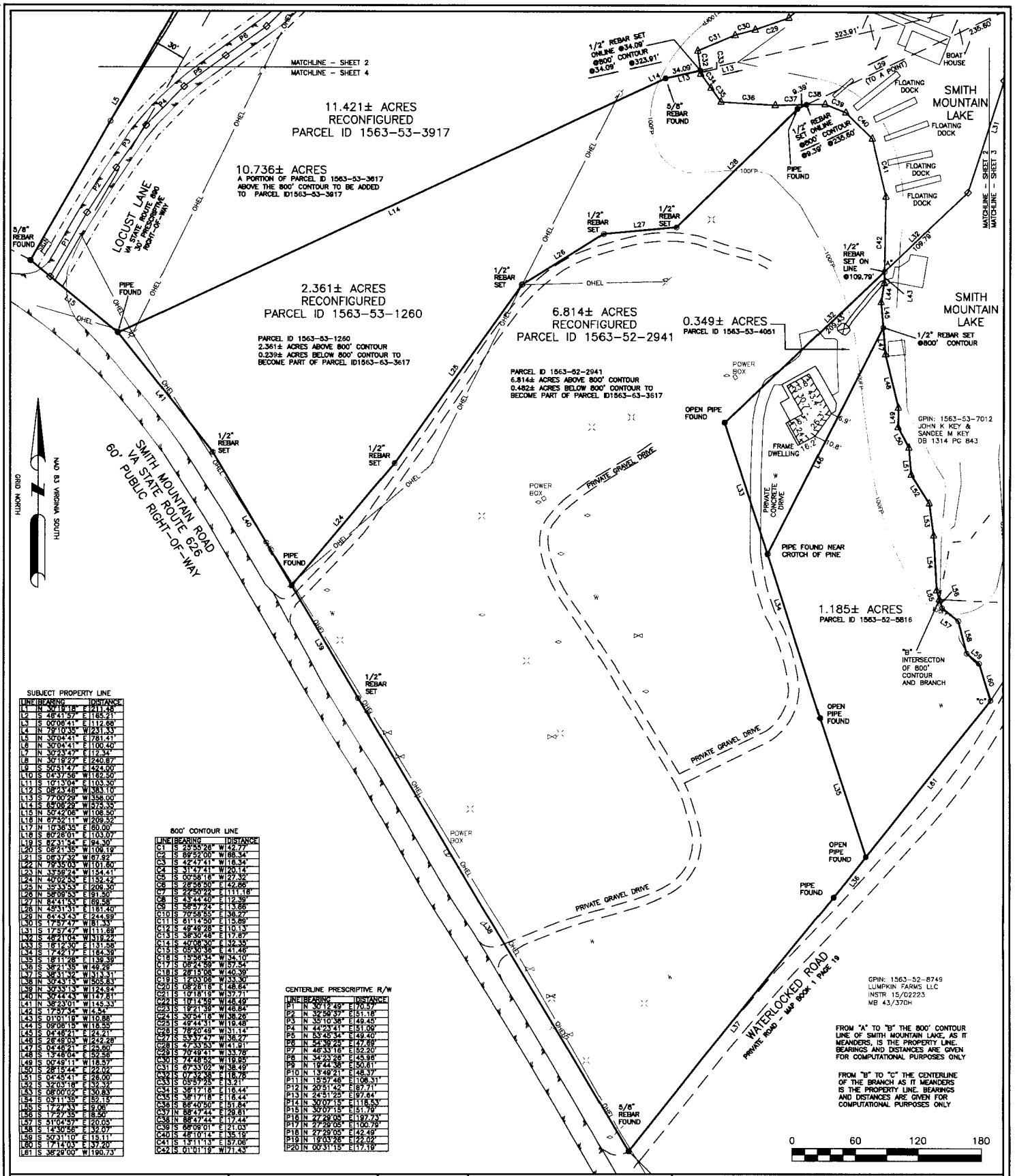
CALLANDS-GRETNA MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA



SUBJECT PROPERTY LINE

LINE	BEARING	DISTANCE
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L5	N 30°04'41" E	781.41'
L6	N 30°04'41" E	100.40'
L7	N 30°23'47" E	12.34'
L8	N 30°19'27" E	240.87'
L9	S 50°31'47" E	424.00'
L10	S 04°37'56" W	162.50'
L11	S 10°13'04" E	103.30'
L12	S 08°23'48" W	383.10'
L13	S 77°00'29" W	358.00'
L14	S 45°08'29" W	575.35'
L15	N 50°42'06" W	108.50'
L16	N 67°52'11" W	209.52'
L17	N 10°36'35" E	60.00'
L18	S 80°28'01" E	103.07'
L19	S 82°31'54" E	94.30'
L20	S 08°21'36" W	109.19'
L21	S 08°37'32" W	67.92'
L22	N 79°35'03" W	101.60'
L23	N 13°59'24" W	154.41'
L24	N 40°02'53" E	152.42'
L25	N 35°33'53" E	206.30'
L26	N 58°09'53" E	91.50'
L27	N 84°41'53" E	89.58'
L28	N 49°31'31" E	181.40'
L29	N 84°43'43" E	244.69'
L30	S 17°57'47" W	81.33'
L31	S 17°57'47" W	111.68'
L32	S 48°21'04" W	119.22'
L33	S 18°12'30" E	131.58'
L34	S 17°42'17" E	184.39'
L35	S 18°11'28" E	139.39'
L36	S 38°21'35" W	49.28'
L37	S 38°31'32" W	313.31'
L38	N 30°43'13" W	505.83'
L39	N 30°33'13" W	124.94'
L40	N 30°42'43" W	247.81'
L41	N 38°23'01" W	145.33'
L42	S 17°57'34" W	4.54'
L43	S 01°01'19" W	110.88'
L44	S 09°08'13" W	118.55'
L45	S 04°48'21" E	24.21'
L46	S 28°48'03" W	242.28'
L47	S 04°46'21" E	25.60'
L48	S 13°48'04" E	52.56'
L49	S 00°49'11" W	118.57'
L50	S 28°15'44" E	22.02'
L51	S 04°45'41" E	26.00'
L52	S 32°03'18" E	32.32'
L53	S 08°00'09" E	130.83'
L54	S 03°11'39" E	152.15'
L55	S 17°27'33" E	9.06'
L56	S 17°27'35" E	18.50'
L57	S 51°04'57" E	20.05'
L58	S 14°30'58" E	32.07'
L59	S 50°31'10" E	15.11'
L60	S 17°14'03" E	37.20'
L61	S 38°29'00" W	190.73'

800' CONTOUR LINE

LINE	BEARING	DISTANCE
C1	S 29°55'28" W	42.77'
C2	S 89°52'00" W	66.34'
C3	S 42°47'41" W	16.34'
C4	S 31°47'41" W	20.14'
C5	S 00°58'16" W	27.32'
C6	S 26°58'50" E	42.86'
C7	S 29°50'22" E	111.18'
C8	S 43°44'40" E	12.39'
C9	S 58°57'24" E	13.66'
C10	S 70°58'55" E	38.27'
C11	S 81°14'50" E	13.69'
C12	S 49°49'28" E	10.13'
C13	S 38°30'46" E	17.87'
C14	S 40°08'30" E	32.35'
C15	S 05°30'36" E	141.48'
C16	S 13°56'34" W	34.10'
C17	S 08°42'59" W	57.54'
C18	S 28°13'08" W	40.39'
C19	S 12°03'08" W	33.30'
C20	S 06°28'19" E	148.64'
C21	S 10°18'19" W	37.71'
C22	S 10°14'58" W	48.49'
C23	S 19°21'38" W	46.84'
C24	S 30°54'19" W	38.28'
C25	S 49°44'31" W	19.48'
C26	S 78°20'49" W	31.14'
C27	S 53°37'47" W	38.27'
C28	S 47°35'53" W	141.91'
C29	S 70°49'41" W	33.78'
C30	S 74°48'52" W	19.95'
C31	S 67°33'02" W	38.49'
C32	S 07°34'38" E	18.78'
C33	S 05°57'28" E	13.21'
C34	S 36°17'18" E	16.44'
C35	S 36°17'18" E	16.44'
C36	S 86°40'50" E	51.84'
C37	N 88°47'44" E	29.81'
C38	S 88°47'44" E	117.42'
C39	S 68°09'01" E	21.03'
C40	S 46°10'14" E	35.19'
C41	S 13°11'13" E	57.06'
C42	S 01°01'19" W	71.43'

CENTERLINE PRESCRIPTIVE R/W

LINE	BEARING	DISTANCE
P1	N 30°19'49" E	170.57'
P2	N 32°59'37" E	51.18'
P3	N 35°10'36" E	49.45'
P4	N 44°23'41" E	51.09'
P5	N 53°45'34" E	49.40'
P6	N 54°39'25" E	147.68'
P7	N 48°33'16" E	52.20'
P8	N 34°23'28" E	45.98'
P9	N 19°44'38" E	50.81'
P10	N 13°49'21" E	48.37'
P11	N 15°57'48" E	108.31'
P12	N 20°51'42" E	87.71'
P13	N 24°51'25" E	97.64'
P14	N 30°07'15" E	118.53'
P15	N 30°07'15" E	51.79'
P16	N 27°29'05" E	197.73'
P17	N 27°29'05" E	100.79'
P18	N 27°29'05" E	42.49'
P19	N 19°03'28" E	122.05'
P20	N 00°31'15" E	17.19'

FROM "A" TO "B" THE 800' CONTOUR LINE OF SMITH MOUNTAIN LAKE, AS IT MEANDERS, IS THE PROPERTY LINE. BEARINGS AND DISTANCES ARE GIVEN FOR COMPUTATIONAL PURPOSES ONLY

FROM "B" TO "C" THE CENTERLINE OF THE BRANCH AS IT MEANDERS IS THE PROPERTY LINE. BEARINGS AND DISTANCES ARE GIVEN FOR COMPUTATIONAL PURPOSES ONLY

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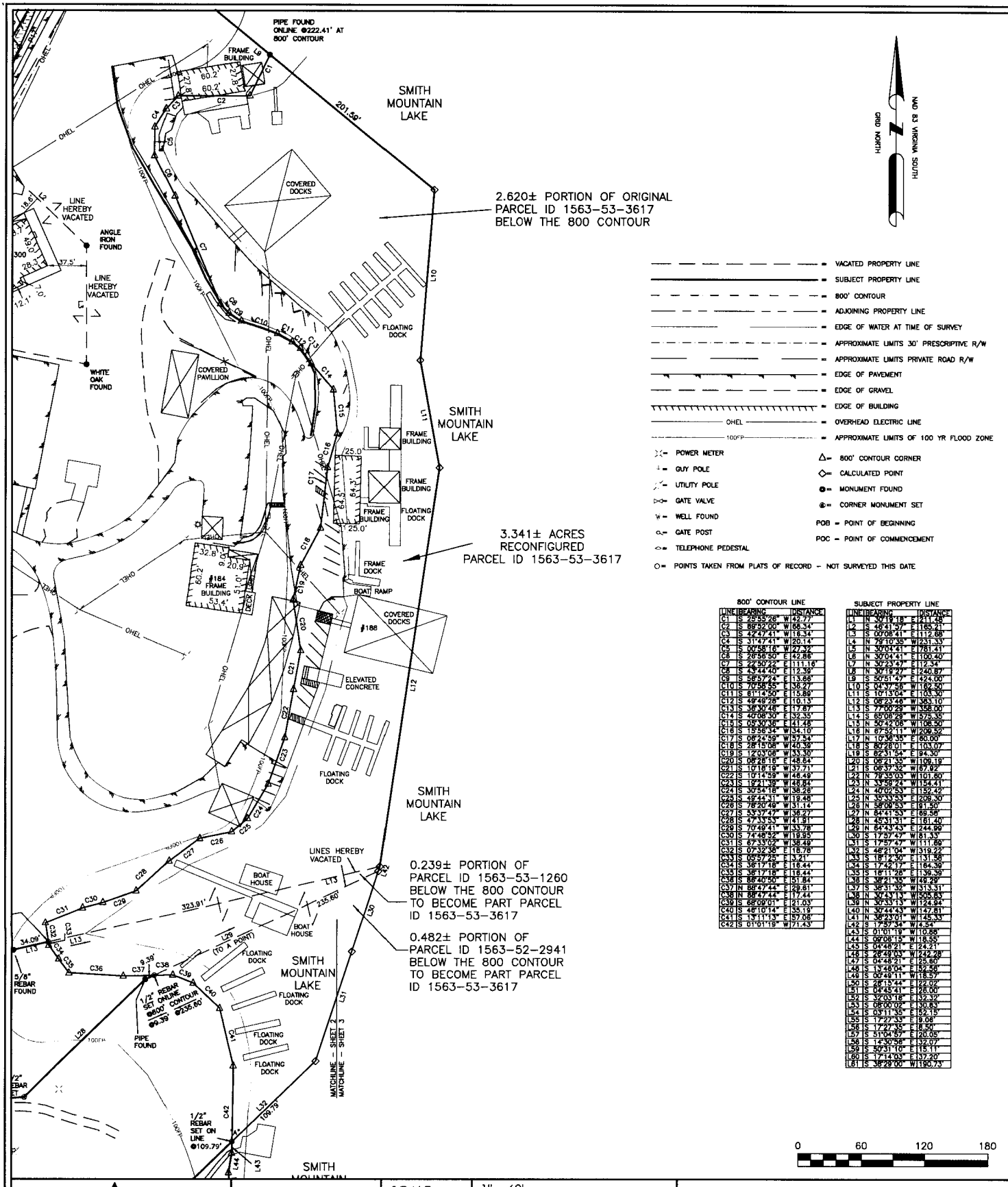
DATE:	MAY 09, 2020
REV:	

SHEET NUMBER: 4 OF 4

RECONFIGURATION PLAT SHOWING PARCEL IDS 1563-52-2941, 1563-52-5816, 1563-53-1260, 1563-53-3617, 1563-53-3917, & 1563-53-4051

CALLANDS-GRETNA MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA



800' CONTOUR LINE

LINE	BEARING	DISTANCE
C1	S 25°55'26" W	42.77'
C2	S 89°32'00" W	66.34'
C3	S 42°47'41" W	16.34'
C4	S 31°47'41" W	20.14'
C5	S 00°58'16" W	27.32'
C6	S 26°58'50" E	42.88'
C7	S 22°50'22" E	111.16'
C8	S 43°44'40" E	12.39'
C9	S 58°57'24" E	13.66'
C10	S 70°58'55" E	36.27'
C11	S 61°14'50" E	15.89'
C12	S 49°49'28" E	10.13'
C13	S 36°30'48" E	17.87'
C14	S 40°08'30" E	32.35'
C15	S 08°30'38" E	41.48'
C16	S 15°56'34" W	34.10'
C17	S 08°24'39" W	57.54'
C18	S 28°15'08" W	40.39'
C19	S 12°03'08" W	33.30'
C20	S 08°26'18" E	48.64'
C21	S 10°18'19" W	37.71'
C22	S 10°14'59" W	46.49'
C23	S 19°21'39" W	46.84'
C24	S 30°54'18" W	36.28'
C25	S 49°44'31" W	19.48'
C26	S 78°20'49" W	31.14'
C27	S 53°37'47" W	36.27'
C28	S 47°33'53" W	41.81'
C29	S 70°49'41" W	33.78'
C30	S 74°48'52" W	19.95'
C31	S 67°33'02" W	36.49'
C32	S 67°32'36" E	18.78'
C33	N 05°57'05" E	3.21'
C34	S 36°17'18" E	16.44'
C35	S 36°17'18" E	16.44'
C36	S 88°40'50" E	51.84'
C37	N 88°47'44" E	28.61'
C38	N 88°47'44" E	17.44'
C39	S 68°09'01" E	21.03'
C40	S 46°10'14" E	35.19'
C41	S 13°11'13" E	57.08'
C42	S 01°01'19" W	21.43'

SUBJECT PROPERTY LINE

LINE	BEARING	DISTANCE
L1	N 30°19'18" E	211.48'
L2	S 46°41'57" E	185.27'
L3	S 00°08'41" E	112.68'
L4	N 79°10'35" W	231.33'
L5	N 30°04'41" E	781.41'
L6	N 30°04'41" E	100.40'
L7	N 30°23'47" E	12.34'
L8	N 30°19'27" E	240.87'
L9	S 50°51'47" E	424.00'
L10	S 04°37'58" W	182.50'
L11	S 10°13'04" E	103.30'
L12	S 08°23'46" W	363.10'
L13	S 77°00'29" W	358.00'
L14	S 85°08'29" W	575.35'
L15	N 50°42'08" W	108.50'
L16	N 87°52'11" W	206.52'
L17	N 10°38'35" E	60.00'
L18	S 80°28'01" E	103.07'
L19	S 82°31'54" E	94.30'
L20	S 08°21'39" W	109.19'
L21	S 08°57'32" W	67.92'
L22	N 79°35'03" W	101.60'
L23	N 33°58'24" W	154.41'
L24	N 49°02'52" W	152.49'
L25	N 35°33'53" E	206.30'
L26	N 58°08'53" E	61.50'
L27	N 84°41'53" E	69.58'
L28	N 45°31'31" E	181.40'
L29	N 84°43'43" E	244.99'
L30	S 17°57'47" W	81.33'
L31	S 17°57'47" W	111.89'
L32	S 46°21'04" W	319.22'
L33	S 18°12'30" E	131.58'
L34	S 17°42'17" E	84.39'
L35	S 18°11'26" E	139.39'
L36	S 38°21'35" W	49.29'
L37	S 38°31'32" W	313.31'
L38	N 30°44'43" W	506.83'
L39	N 30°33'13" W	124.94'
L40	N 30°44'43" W	147.61'
L41	N 38°23'01" W	145.33'
L42	S 79°57'47" W	14.54'
L43	S 01°01'19" W	10.88'
L44	S 09°08'15" W	18.55'
L45	S 04°48'21" E	24.21'
L46	S 28°49'22" W	242.28'
L47	S 04°48'21" E	25.80'
L48	S 13°48'04" E	52.56'
L49	S 00°49'11" W	18.57'
L50	S 28°13'44" E	22.02'
L51	S 04°45'41" E	28.00'
L52	S 32°03'18" E	32.32'
L53	S 08°00'02" E	30.83'
L54	S 03°11'35" E	52.15'
L55	S 17°27'35" E	9.06'
L56	S 17°27'35" E	8.50'
L57	S 51°04'57" E	20.05'
L58	S 14°30'58" E	32.07'
L59	S 30°31'10" E	115.11'
L60	S 17°14'03" E	37.20'
L61	S 38°29'00" W	190.73'

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SURVEYING & DESIGN
SURVEYORS ♦ ENGINEERS ♦ SOIL EVALUATORS
6200 FORT AVENUE, LYNCHBURG, VA 24502
PH: 434-610-4334 WWW.ACCUPOINTSURVEYING.COM

COMMONWEALTH OF VIRGINIA
JOSHUA GREGORY NIXON
Lic. No. 3367
05/09/2020
LAND SURVEYOR

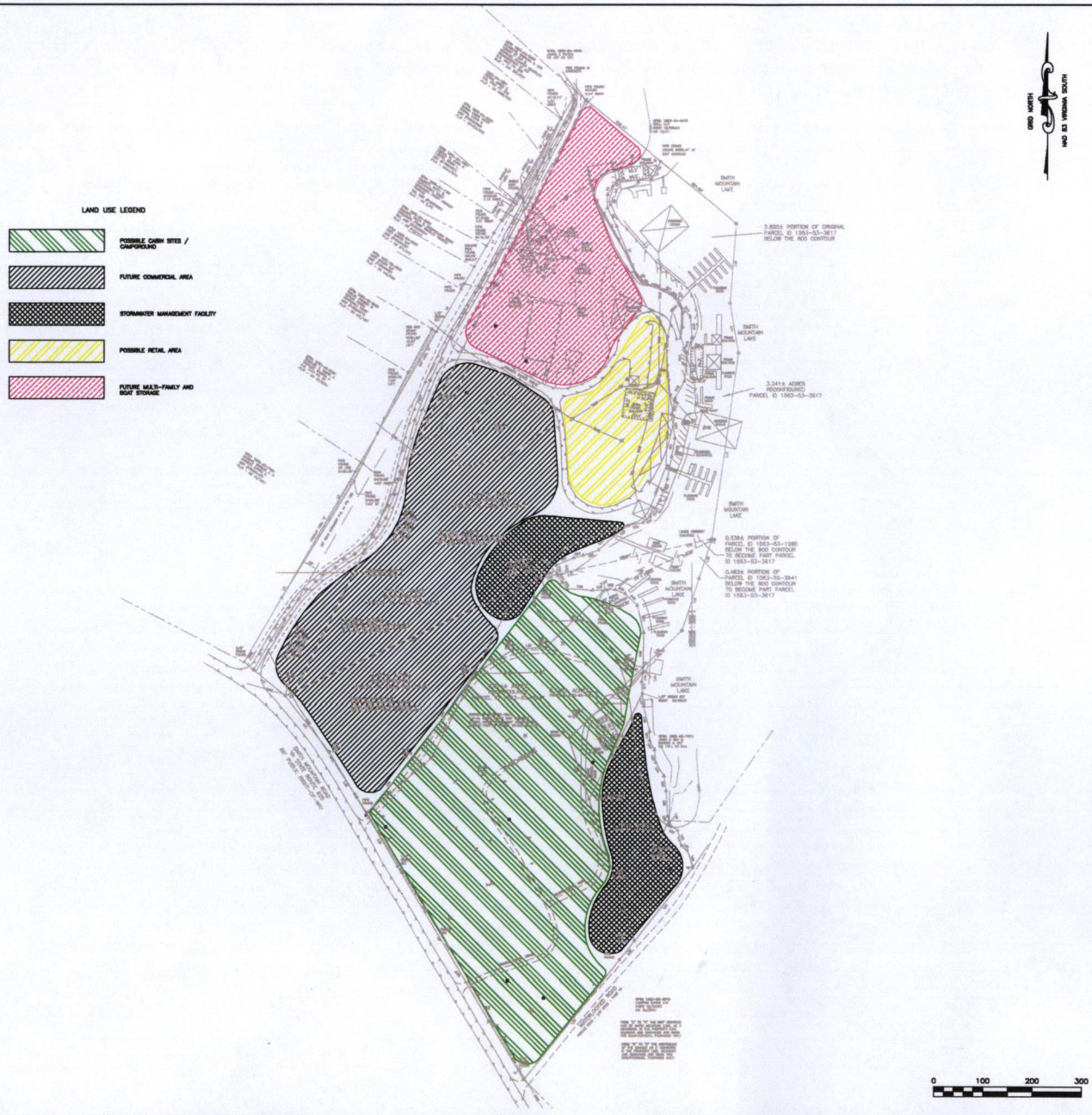
SCALE:	1" = 60'
ASD JOB #:	2020-189
FILE #:	2020-189SUBD.DWG
PARCEL ID:	1563-52-2941, 1563-52-5816, 1563-53-1260, 1563-53-3617, 1563-53-3917, 1563-53-4051
DATE:	MAY 09, 2020
REV:	
SHEET NUMBER: 3 OF 4	

RECONFIGURATION PLAT SHOWING
PARCEL IDS
1563-52-2941, 1563-52-5816, 1563-53-1260,
1563-53-3617, 1563-53-3917, & 1563-53-4051

CALLANDS-GRETNA MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA

1. THIS PROPOSED USE EXHIBIT WAS PREPARED AT THE REQUEST OF THE DOCK AT SML, LLC.

2. THIS SURVEY WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY MADE UNDER MY SUPERVISION AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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CONCEPTUAL USE PLAN
FOR THE DOCK AT SML, LLC
CALLANDS-GRETNA MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY , VIRGINIA

COMMONWEALTH OF VIRGINIA
JOSHUA GREGORY HIXON
Lic. No. 3387
LAND SURVEYOR

REVISION/DATE	

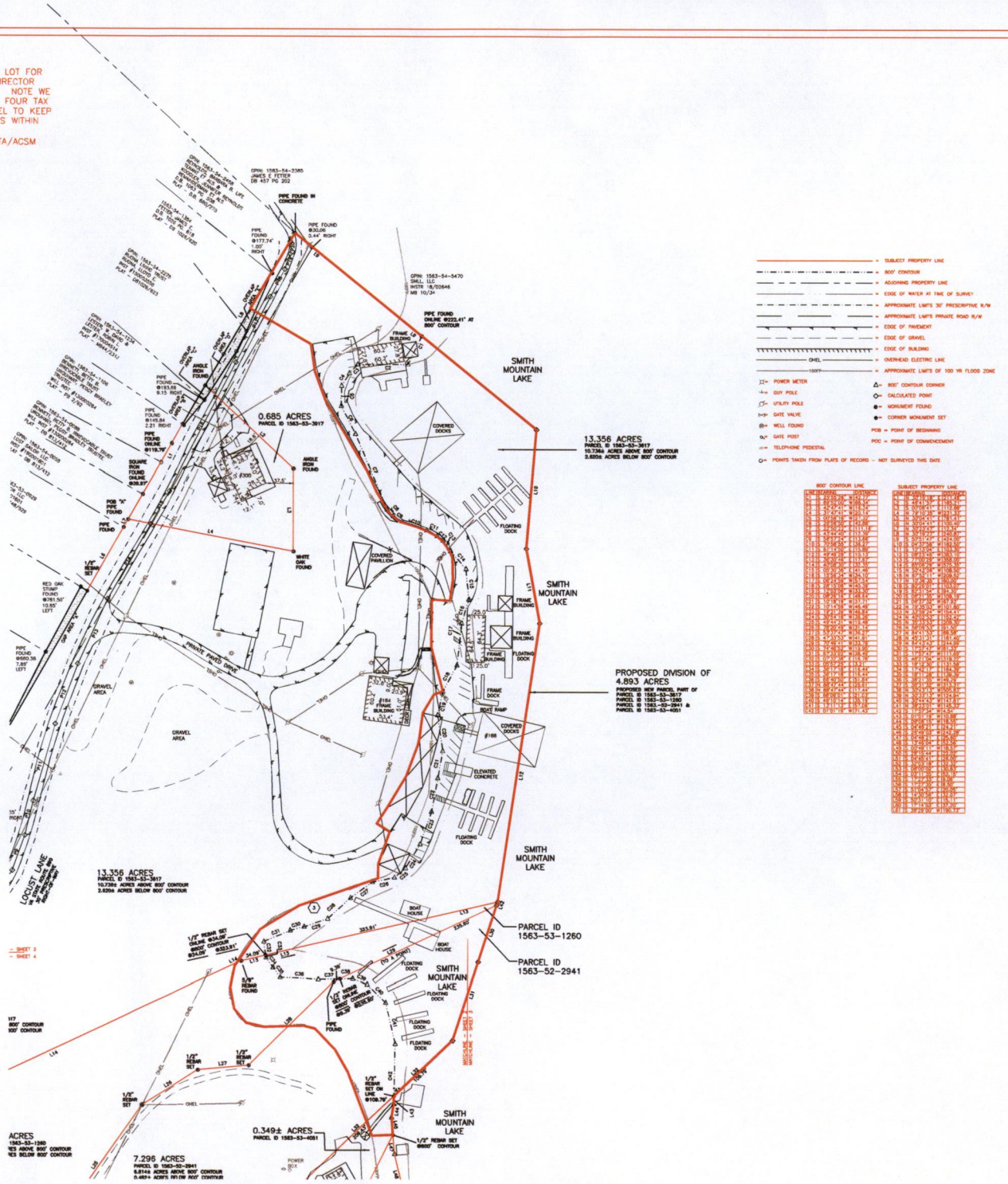
SCALE:	1" = 60'
ASD JOB #:	2020-159
FILE #:	2020-159.DWG
DATE:	05/9/2020

PROPOSED USE EXHIBIT

SHEET 1 OF 1

NOTES:

1. THIS IS A QUICK PRELIMINARY MARKUP OF A PROPOSED LOT FOR COMMENTS BY KAREN HAYES CODE AND COMPLIANCE DIRECTOR AND ZONING ADMINISTRATOR FOR PITTSYLVANIA COUNTY. NOTE WE ARE LOOKING TO CREATE A NEW LOT THAT IS PART OF FOUR TAX PARCELS. OUR CLIENTS WISHES TO CREATE THE PARCEL TO KEEP EVERYTHING INVOLVING THE EXISTING MARINA AND DOCKS WITHIN THE SAME PARCEL.
2. THIS PRELIMINARY DRAWING WAS CREATED FROM AN ALTA/ACSM SURVEY PREVIOUSLY PROVIDED TO THE CLIENT.



SUBDIVISION PLAT SHOWING NEW 4.893 ACRE PARCEL

CALLANDS-GREENA MAGISTERIAL DISTRICT
PITTSYLVANIA COUNTY, VIRGINIA

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PH: 434-610-4334 WWW.ACCUPOINTSURVEYING.COM

SCALE:	1" = 60'
ASD JOB #:	2020-189
FILE #:	2020-189 SUBD
PARCEL ID:	TM# 1563-63-3617
DATE:	MAY 5, 2020

PITTSYLVANIA COUNTY, VIRGINIA

Legend

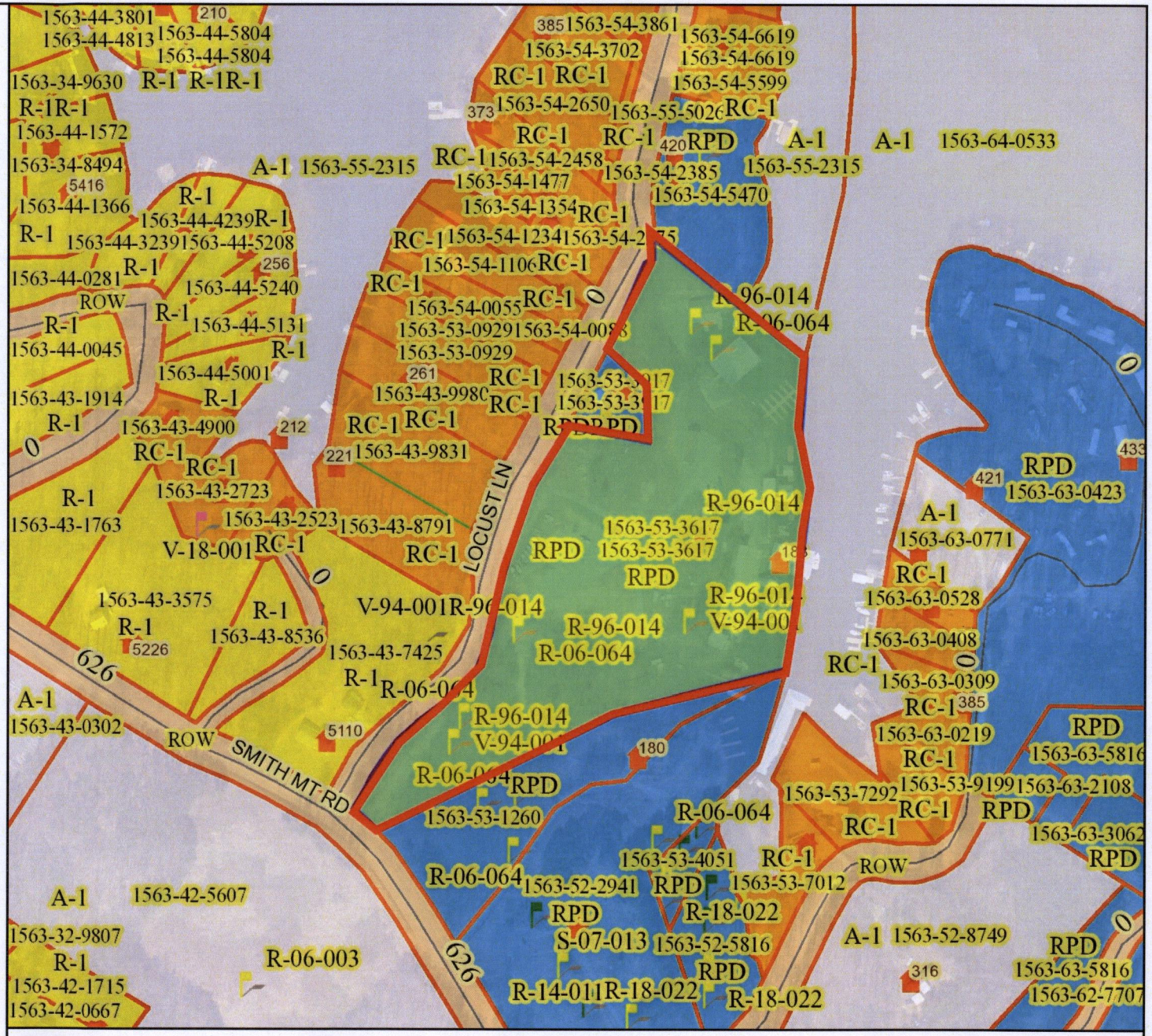
- Assessed Parcels
  - Parcel ID Number
- Parcels
- Address Points
- Route Numbers
- Appeals
- Rezoning
- Signs
- Special Uses
- Variances

Zoning

- Unknown
- A-1 = Agricultural District
- B-1 = Business District, Limited
- B-2 = Business District, General
- C-1 = Conservation District
- DZ = Double Zoned Parcels
- M-1 = Industrial District, Light Industry
- M-2 = Industrial District, Heavy Industry
- MHP = Residential Manuf. Housing Park District
- R-1 = Residential Suburban Subdivision District
- RC-1 = Residential Combined Subdivision Distric
- RE = Residential Estates District
- RMF = Residential Multi-Family Subdivision Distric
- RPD = Residential Planned Development District
- TZ = Town Zoning
- UK = Unknown
- County Boundary

Feet

0 100 200 300 400



Title: THE DOCK AT SML, LLC - CASE V-20-001 **Date: 8/24/2020**

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Pittsylvania County is not responsible for its accuracy or how current it may be.