



# Powhatan County Board of Supervisors Agenda Item

Meeting Date: January 25, 2016

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Agenda Item Title: Ordinance O-2016-05 Granting a Conditional Use Permit (15-10-CUP) to Virginia Solar LLC to construct and operate a solar energy farm

Motion: In accordance with public necessity, convenience, general welfare and good zoning practice, move to approve Ordinance O-2016-05 as presented

Dates Previously Considered by Board: n/a

Summary of Item: The Applicant, Virginia Solar, LLC, is requesting approval of a Conditional Use Permit (CUP) for a solar energy farm on Tax Parcels 38-28 and 38-3-1 (4325 Old Buckingham Rd.). The property is currently zoned A-10, Agricultural District. A solar energy farm is listed as a conditional use in the A-10 District.

The Planning Commission conducted a public hearing at its December 1, 2015 meeting to solicit public comment on the request. Several citizens spoke during the public hearing. The Planning Commission voted 5-0 to recommend approval of the request to the Board of Supervisors with the conditions as presented.

A public hearing has been advertised for January 25, 2015.

Staff:  Approve  Disapprove  See Comments

Planning Commission/Board:  Approve  Disapprove  See Comments  
**12/1/2015 (5-0)**

County Administrator:  Approve  Disapprove  See Comments

Comments: None

Budget/Fiscal Impact: None

Attachments: Staff Report

Staff/Contact: March Altman, Deputy County Administrator, 804-598-5605 [maltman@powhatanva.gov](mailto:maltman@powhatanva.gov)

*If Board members have questions, please call the staff / contact prior to the meeting.*

**ORDINANCE O-2016-05**  
**Granting a Conditional Use Permit to Virginia Solar LLC**  
**to operate a Solar Energy Farm on Tax Parcel #038-28**

**WHEREAS**, on September 2, 2015, Virginia Solar LLC submitted an application requesting a Conditional Use Permit (CUP) to operate a solar energy farm on Tax Parcel #38-28 owned by Scott Timberland Company LP, which application was amended on October 16, 2015; and

**WHEREAS**, on December 14, 2015, Virginia Solar LLC further amended the CUP application to include Tax Parcel #38-3-1, also owned by Scott Timberland Company LP; and

**WHEREAS**, §15.2-1427 and §15.2-1433 of the *Code of Virginia*, 1950, as may be amended from time to time, enable a local governing body to adopt, amend and codify ordinances or portions thereof, and

**WHEREAS**, §15.2-2280, §15.2-2285 and §15.2-2286 of the *Code of Virginia*, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

**WHEREAS**, on January 5, 2016, the Powhatan County Planning Commission held a public hearing on this matter and all of those who spoke on this topic were heard; and

**WHEREAS**, on January 5, 2016, the Powhatan County Planning Commission voted to recommend approval of the request to grant the Conditional Use Permit to the Board of Supervisors; and

**WHEREAS**, the Powhatan County Board of Supervisors caused to be published a notice of public hearing on this matter in the Powhatan Today on January 13, 2016 and January 20, 2016; and

**WHEREAS**, the full text of this amendment was available for public inspection in the Powhatan County Administrator's Office, County Administration Building, 3834 Old Buckingham Road, Powhatan, Virginia 23139; and

**WHEREAS**, on January 25, 2016, the Powhatan County Board of Supervisors held a public hearing on this matter and all of those who spoke on this topic were heard.

**NOW, THEREFORE, BE IT ORDAINED** by the Powhatan County Board of Supervisors, in accordance with §83-123(f)(4) of the *Code of the County Powhatan*, public necessity, convenience, general welfare, and good zoning practice, that the CUP request submitted by Virginia Solar LLC requested a Conditional Use Permit (CUP) to operate a Solar Energy Farm (the "Project") on Tax Parcel #38-28 and Tax Parcel #38-3-1 is hereby approved subject to the following conditions:

1. Virginia Solar LLC or any successors, current or future lessee, sub-lessee, or owner of the solar energy farm (the "Applicant") shall consent to annual administrative inspections by Planning Department Staff for compliance with the requirements of this CUP.

Planning Commission Edits = Underline and ~~Strikethrough~~  
 Staff Edits After PC Meeting = Underline and ~~Strikethrough~~  
 Dominion VA Power Suggested Edit = Underline and ~~Strikethrough~~

2. The Applicant shall sign the list of the adopted conditions for this CUP signifying acceptance and intent to comply with these conditions.
3. All activities associated with this CUP shall be in compliance with all State and Federal laws. The site shall fully comply with all applicable provisions of Section 83-162 of the Powhatan County Zoning Ordinance throughout the life of this CUP.
4. This conditional use permit (CUP) shall be binding on Virginia Solar LLC or any successors, current or future lessee, sub-lessee, or owner of the solar energy farm.
5. The solar energy farm shall consist of one integrated power generation facility and shall be limited to no more than 180 of the 350 acres of the Property identified as “Scott I – Virginia Solar,” as shown on the Maximum Extents Plan prepared by Timmons Group dated December 3, 2015.
6. ~~Map Pin~~ Tax Parcel #38-3-1 (“access parcel”) shall be used as the primary access to the solar energy farm. The existing house located on the access parcel will be removed. As much as possible, the main portion of the primary access ~~road~~ shall be generally centered on the access parcel, except that the existing driveway may be used and widened as part of the primary access. The portion of the access parcel not used for access or for utility easements shall be planted with evergreens to screen the primary access ~~road~~. The primary access shall be completed by May 1, 2016; provided that if any unforeseen circumstances outside the control of the Applicant arise that may delay completion of the primary access by May 1, 2016, the Applicant must receive permission of the County Administrator in order to (i) extend such construction completion date and (ii) use the secondary access described in Condition 7.
7. A secondary access (“secondary access”) to the solar energy farm may be provided via Mill Quarter Road and Mill Station Drive. The secondary access shall be used only until the primary access is completed. Once the primary access is completed, the secondary access may only be used by the Applicant for emergency access to the solar energy farm ~~and for timbering operations independent of the solar energy farm.~~
8. All site activity required for the construction and operation of the solar energy farm shall be limited to the following:
  - a. All clearing and grading of the site, to include the construction and/or the upgrade of any access roads needed for the Project, shall be limited to the hours of 8 a.m. to 6 p.m., Monday through Saturday;
  - b. All piling driving activity shall be limited to the hours of 8 a.m. to 6 p.m., Monday through Friday, and for two, but only two, Saturdays during the period of construction. Applicant may request permission for the County Administrator to conduct piling driving activity on additional Saturdays, but such permission will be granted or denied ~~by the~~ at the sole discretion of the County Administrator; and
  - c. All other construction activity on site shall be permitted ~~Monday through Sunday outside of those hours provided such activities are consistent in~~

accordance with the provisions of the County's Noise Ordinance.

9. A minimum one hundred and fifty (150) foot setback shall be maintained from any adjacent residential dwellings that exist at of the time of the approval by the Board of Supervisors. A minimum fifty (50) foot setback shall be provided around the perimeter of the solar energy farm. No landscaping, vegetation, or any other plantings shall be required to be retained or planted within this setback. Security fencing shall be permitted within the setbacks in accordance with Section 5.
  10. The Applicant shall install a security fence around the solar energy farm that is a minimum six (6) feet in height. Additional low growing vegetation with a mature height of no more than seven to ten feet shall be planted along the fence where the fence is adjacent to ~~Map Pin~~ Tax Parcel #38-7C, and along fence where the fence is adjacent to the wetland area adjacent to Tax Parcel #38-7C. This requirement may be reduced or waived if agreed to, in writing, by the owner of ~~Map Pin~~ Tax Parcel #38-7C.
  11. Construction lighting shall be minimized and shall be directed downward. Post-construction lighting shall be limited to security lighting only.
  12. If the solar energy farm is inactive, completely or substantially discontinuing the delivery of electricity to an electrical grid) for a continuous twenty-four (24) month period it shall be considered abandoned. The Applicant shall provide notice to County Staff immediately upon the site becoming inactive and/or shutting down operation. The current property owner or the current owner of the Project ("Project Owner") shall remove the facilities ("decommissioning") within six (6) months of receipt of notice from the County ("County Notice"). If the facility is not removed within the specified time after the County Notice, the County may cause the removal of the solar energy farm with costs being borne by the property owner or the Project Owner. Unless the solar energy farm is owned by a public utility in the Commonwealth of Virginia, the costs of decommissioning shall be secured by an adequate surety in a form agreed to by the County Attorney. If the solar energy farm is sold to any entity that is not a public utility, the CUP shall not transfer to the purchaser until such time as the adequate surety is provided.
- If a surety is required, ~~T~~he cost estimates of the decommissioning shall be updated every five (5) years and provided to the County. At its option, the County may require the surety amount be increased based on the net cost of decommissioning.
13. The Applicant shall coordinate with the County's emergency services staff to provide materials, education, and/or training to the departments serving the solar energy farm in regard to how to safely respond to on-site emergencies.
  14. Virginia Solar LLC or any successors, current or future lessee, sub-lessee, or owner of the solar energy farm shall provide educational outreach opportunities to learn about solar energy projects to Powhatan County Public Schools.
  15. Access roads are to be marked by the Applicant with identifying signage.

Planning Commission Edits = Underline and ~~Strikethrough~~  
Staff Edits After PC Meeting = Underline and ~~Strikethrough~~  
Dominion VA Power Suggested Edit = Underline and ~~Strikethrough~~

- 16. A Construction Traffic Management Plan and mitigation measures shall be developed by the Applicant and submitted to the Virginia Department of Transportation (VDOT) and the County of Powhatan for review. The Plan shall address traffic control measures, a pre- and post-construction road evaluation, and any necessary repairs to the public road that are required as a result of damage from the Project. If a traffic issues arises during the construction of the Project, the Applicant shall develop with input from the County and VDOT appropriate measures to mitigate the issue.
- 17. Parking of vehicles or staging of equipment or materials related to the project shall be limited to 180-acre Project site.

**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON  
JANUARY 25, 2016.**

\_\_\_\_\_  
**William E. Melton, Chairman**  
**Powhatan County Board of Supervisors**

**ATTEST:**

\_\_\_\_\_  
**Patricia A. Weiler, Clerk**  
**Powhatan County Board of Supervisors**

**Recorded Vote:**

<b>David T. Williams</b>	_____
<b>Larry J. Nordvig</b>	_____
<b>Angela Y. Cabell</b>	_____
<b>William E. Melton</b>	_____
<b>Carson L. Tucker</b>	_____



# 15-10-CUP, Virginia Solar LLC

Staff Report prepared for the Planning Commission Public Hearing  
*Revised January 15, 2016*

*This report is prepared by the County of Powhatan Department of Community Development Staff to provide information to the Planning Commission and Board of Supervisors to assist in making an informed decision on this matter.*

## I. PUBLIC HEARINGS:

Planning Commission	December 1, 2015	Deferred by Applicant
Planning Commission	January 5, 2016	Recommended Approval
Board of Supervisors	January 25, 2016	Public Hearing

## II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Request:	Conditional Use Permit to operate a solar energy farm	
Existing Zoning:	A-10, Agricultural District	
Parcel Size:	894.4 acres, 3.6 acres	
Parcel ID#	38-28, 38-3-1	
Owner:	Scott Timberland Company LP	
Location of Property:	4325 Old Buckingham Road, 2 <sup>nd</sup> parcel unaddressed	
Electoral District:	4	Powhatan Courthouse/Mt. Zion
2010 Land Use Plan Recommendation:	Rural Residential	
Zoning of Surrounding Property:	North:	A-10
	South:	A-10/R-2
	East:	A-10/RR-5
	West:	A-10

## III. EXECUTIVE SUMMARY:

The Applicant, Virginia Solar LLC, is requesting approval of a Conditional Use Permit (CUP) to operate a solar energy farm on Tax Parcel #38-28. The parcel is zoned Agricultural-10 (A-10). Per §83.162(26) of the Zoning Ordinance, solar energy farms are

allowed by Conditional Use Permit (CUP) within the A-10 Agricultural District provided the use complies with all applicable requirements as listed in the Powhatan County Zoning Ordinance. The solar energy farm will be accessed via the parcel located at 4325 Old Buckingham Road (Tax Parcel #38-3-1).

The Planning Commission conducted a public hearing to solicit citizen comments on the request at their January 2, 2016 meeting. Several citizens spoke during the public hearing. Upon closing the public hearing, the Commission discussed the request with the applicant and staff. As a result of their deliberations, the Commission amended some of the conditions recommended by staff and vote unanimously to recommend approval of the request to the Board of Supervisors with the amended conditions.

#### IV. APPLICABLE CODE SECTIONS:

The provisions of the Zoning Ordinance that are germane to this conditional use request are as follows:

- **Section 83-521 – Definitions**

A solar energy farm is listed as a conditional use in the A-10 Agricultural District and the definition is as follows:

***Solar Energy Farm** – A system consisting of solar panels, modules, and related equipment (e.g., heat exchanger, pipes, inverter, wiring, storage) that collects solar radiation and transfers it as heat to a carrier fluid for use in hot water heating or space heating and cooling, and/or that collects solar energy and converts it into electricity. It is designed to meet demands for a larger area and is typically mounted on the ground.*

- **Section 83-123(F) (4) - Conditional Use Permit Review Standards**

A Conditional Use Permit shall be approved if the applicant demonstrates the proposed conditional use:

- a) Is consistent with the purposes, goals, objectives, and policies of the comprehensive plan and other applicable county-adopted plans;
- b) Complies with all applicable zoning district-specific standards in Articles III through VI;
- c) Complies with all applicable use-specific standards Article VII: Use Standards;
- d) Complies with all applicable development and design standards in Article VIII: Development Standards;
- e) Complies with all relevant subdivision and infrastructure standards in Chapter 68: Subdivisions of the Powhatan County Code;

- f) Is appropriate for its location and is compatible with the general character of surrounding lands and the uses allowed in the zoning district where proposed;
- g) Adequately screens, buffers, or otherwise minimizes adverse visual impacts on adjacent lands;
- h) Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
- i) Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;
- j) Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- k) Complies with all other relevant county, state and federal laws and standards; and
- l) Is required by the public necessity, convenience, general welfare, or good zoning practice.

▪ **Section 83-123(F) (5) - Expiration**

A Conditional Use Permit shall expire in accordance with any expiration date or provisions in a condition of its approval. A Conditional Use Permit shall automatically expire if a Building Permit, Site Plan, or other county approval, whichever occurs first, for the development granted by the Conditional Use Permit, is not obtained within two (2) years after the date of approval of the Conditional Use Permit, or if no subsequent county approval is required, the development is not completed and operational within two (2) years.

**V. SUBJECT PROPERTY:**

The subject property consists of two parcels. Tax Parcel #38-28 is an 898-acre parcel that includes forested and cleared areas as the parcel has been used for timber harvesting for many years. The applicant plans to lease 350-acres of the 898-acre parcel for use as a solar energy farm. The applicant is locating the solar energy farm on 180-acres of the 350-acre lease area. The second parcel subject to the request is located at 4325 Old Buckingham Road and is further identified as Tax Parcel #38-3-1. The parcel consists of 3.6 acres and currently contains a single-family dwelling. The dwelling will be demolished as part of the solar energy farm project and the parcel will serve as the access road for the project to Old Buckingham Road (Rt. 13).

Currently, the subject parcel is accessed via an ingress/egress easement from Mill Station Road. The property owner, Scott Timberland Company LP, uses the easement to access the property and conduct timbering operations. Scott Timberland Company LP has an

agreement to maintain the condition of the easement for the other property owners that use the easement to access their properties.

## **VI. LAND USE ANALYSIS:**

Virginia Solar LLC (the Applicant), is seeking a Conditional Use Permit (“CUP”) to permit construction and operation of the facility. The Applicant proposes to lease the “Scott Solar I” site to Dominion Virginia Power. Dominion will construct and operate a 17 MWAC solar photovoltaic (PV) electricity generating facility, as represented by the maximum extents shown in the site plan. The Project will use proven technology which has been used throughout the US. The PV modules produce low-voltage direct current (DC) electrical power which is collected and delivered to the inverter and transformer stations located throughout the site where it is converted into medium voltage alternating current (AC). The power from the inverter stations will be collected from across the site to the point of interconnection where it will interconnect with the Dominion Virginia Power distribution line through a pole mounted device. By interconnecting with the distribution lines the facility will help meet local electrical needs first, with the excess then flowing to the overall grid. The perimeter of the facility will be surrounded by a 7’ high chain link fence, topped with 1’ tall barbed wire. The design, installation, and operations of the facility will comply with all applicable local, state, and national electrical standards and codes that ensure the safety and protections of local residents and the public at large.

The proposed project will not result in any population increase. The facility is sited on timberland within the A-10, Agricultural District. The surrounding properties are all zoned either A-10 Agricultural District, RR-5 Rural Residential-5 District or R-2 Residential-2 District. The closest existing residence to any area currently planned to be used is over 500’. After construction the day to day operations of the facility will be passive and will make little substantive change to the character of the area. The facility will be monitored remotely on a 24/7 basis to ensure it is operating properly. The facility will be constructed in a single phase and designed for a 35-year life. The facility will produce enough electricity to power approximately 7,500 typical homes.

The site will be accessed via 4325 Old Buckingham Road. A secondary emergency access point into the site will be from Mill Station Road, via the above mentioned easement for Tax Parcel #38-28 that currently allows access for the property owner, Scott Timberland Company LP. The construction of the access drive from Old Buckingham Road is a priority and the applicant has committed that it will be constructed by July 1, 2016. Construction activity on the access drive cannot commence until the property is vacated by the current owner on or about April 1, 2016.

## **VII. COMPREHENSIVE PLAN ANALYSIS:**

The 2010 Long-Range Comprehensive Plan designates the subject properties as Rural Residential on the Countywide Land Use Plan Map. This request is generally consistent with the Comprehensive Plan.

## **VIII. PUBLIC SERVICE ANALYSIS:**

### Environmental:

Shaun Reynolds (Powhatan County Community Development) had the following comments on this request.

- Stormwater quantity and quality may need to be addressed for this project. Powhatan County will address the erosion and sediment control during the construction of this project if the disturbance is 10,000 square feet or more. If necessary, a Virginia Stormwater Management Permit will be obtained through the Department of Environmental Quality.
- Riparian Buffers will be enforced per the Powhatan County Zoning Ordinance.

### Public Safety:

Pat Schoeffel (Powhatan County Fire Department) had the following comments: The access roads will need to be marked with an address or some kind of sign identifying the access roads. This is needed because of the large scale of the project and emergency vehicles will need to respond to the appropriate entrance point to quickly access any fire, medical or police emergency that may occur. Since solar farms are new to our area and emergency personnel are not familiar with solar farms, training of Powhatan County Firefighters, EMS and Deputies shall take place to identify any shock or other hazards that could injure or cause death. Access roads into and in the facility shall be capable of supporting large fire apparatus and other smaller emergency vehicles to deal with emergencies.

### Virginia Department of Health:

Richard Michniak (VDH) had no comments on this request:

### Transportation:

The Virginia Department of Transportation had no objection to this request.

### Public Utilities:

Johnny Melis (Powhatan Utilities/General Services) stated that the parcel is outside of the County's Water and Wastewater Service District.

### Building Department:

Kevin Zoll (Powhatan Building Department) had no comment.

### Other County Departments:

No comments were received from other agencies or County Departments.

**IX. APPLICANT’S POSTIONS:**

The applicant’s justification for the proposed request is contained in the application. *Please note that the information supplied by the applicant is dated and does not reflect the current lease agreement with Dominion Virginia Power or the status of the project.*

**X. STAFF RECOMMENDATION:**

In accordance with public necessity, convenience, general welfare and good zoning practice, staff recommends approval of the request submitted by Virginia Solar LLC to operate a solar energy farm on parcels 38-28 and 38-3-1 subject to the following conditions:

**Conditions:**

1. The Applicant shall consent to annual administrative inspections by Planning Department Staff for compliance with the requirements of this CUP.
2. The Applicant shall sign the list of the adopted conditions for this CUP signifying acceptance and intent to comply with these conditions.
3. All activities associated with this CUP shall be in compliance with all State and Federal laws. The site shall fully comply with all applicable provisions of Section 83-162 of the Powhatan County Zoning Ordinance throughout the life of this CUP.
4. This conditional use permit (CUP) shall be issued to Virginia Solar LLC to operate a solar energy farm on the lot.
5. The solar energy farm shall be limited to no more than 180 acres of the parcel.
6. Map Pin 38-3-1 (“access parcel”) shall be used as the primary access to the solar energy farm. The existing house located on the access parcel will be removed. As much as possible, the main portion of the primary access road shall be generally centered on the access parcel, except that the existing driveway may be used and widened as part of the primary access. The portion of the access parcel not used for access or for utility easements shall be planted with evergreens to screen the primary access road.
7. A secondary access (“secondary access”) to the solar energy farm may be provided via Mill Quarter Road and Mill Station Drive. The secondary access shall be used only until the primary access is completed. Once the primary access is completed, the secondary access may only be used for emergency access to the solar energy farm and for timbering operations independent of the solar energy farm.
8. All construction activities, to include but not be limited to grading, clearing of land, and pile driving shall be limited to the hours of 8 a.m. to 6 p.m. Monday to Friday. Other construction activities are permitted provide such activities are consistent with the County noise ordinance.

9. A minimum one hundred and fifty (150) foot setback shall be maintained from any adjacent residential dwellings that exist at of the time of the approval by the Board of Supervisors. A minimum fifty (50) foot setback shall be provided around the perimeter of the solar energy farm. No landscaping, vegetation, or any other plantings shall be required to be retained or planted within this setback. Security fencing shall be permitted within the setbacks in accordance with Section 5.
10. The Applicant shall install a security fence around the solar energy farm that is a minimum six (6) feet in height. Additional low growing vegetation with a mature height of no more than seven to ten feet shall be planted along the fence where the fence is adjacent to Map Pin 38-7C. This requirement may be reduced or waived if agreed to, in writing, by the owner of Map Pin 38-7C.
11. Construction lighting shall be minimized and shall be directed downward. Post-construction lighting shall be limited to security lighting only.
12. If the solar energy farm is inactive (no longer connected with the Dominion Virginia Power distribution line) for a continuous twenty-four (24) month period it shall be considered abandoned. The Applicant shall provide notice to County Staff immediately upon the site becoming inactive and/or shutting down operation. The current property owner or the current owner of the Project (“Project Owner”) shall remove the facilities (“decommissioning”) within six (6) months of receipt of notice from the County (“County Notice”). If the facility is not removed within the specified time after the County Notice, the County may cause the removal of the solar energy farm with costs being borne by the property owner or the Project Owner. Unless the solar energy farm is developed by a public utility in the Commonwealth of Virginia, the costs of decommissioning shall be secured by an adequate surety in a form agreed to by the County Attorney. The cost estimates of the decommissioning shall be updated every five (5) years and provided to the County. At its option, the County may require the surety amount be increased based on the net cost of decommissioning.
13. The Applicant shall coordinate with the County’s emergency services staff to provide materials, education, and/or training to the departments serving the solar energy farm in regard to how to safely respond to on-site emergencies.
14. The Applicant and lessee shall provide educational access to the site for Powhatan County Public Schools and other school systems and educational organizations.
15. Access roads are to be marked by the Applicant with identifying signage.

**XI. PLANNING COMMISSION RECOMMENDATION:**

In accordance with Section 83-123(F)(4), of the Powhatan Zoning Ordinance, and public necessity, convenience, general welfare and good zoning practice, the Planning Commission recommends *approval* of the request submitted by Virginia Solar LLC to operate a solar energy farm on the properties subject to the conditions, as amended below:

1. The Applicant shall consent to annual administrative inspections by Planning Department Staff for compliance with the requirements of this CUP.
2. The Applicant shall sign the list of the adopted conditions for this CUP signifying acceptance and intent to comply with these conditions.
3. All activities associated with this CUP shall be in compliance with all State and Federal laws. The site shall fully comply with all applicable provisions of Section 83-162 of the Powhatan County Zoning Ordinance throughout the life of this CUP.
4. This conditional use permit (CUP) shall be binding on Virginia Solar LLC or any successors, current or future lessee, sub-lessee, or owner of the solar energy farm.
5. The solar energy farm shall consist of one integrated power generation facility and shall be limited to no more than 180 of the 350 acres of the Property identified as “Scott I – Virginia Solar,” as shown on the Maximum Extents Plan prepared by Timmons Group dated December 3, 2015.
6. ~~Map Pin~~ Tax Parcel #38-3-1 (“access parcel”) shall be used as the primary access to the solar energy farm. The existing house located on the access parcel will be removed. As much as possible, the main portion of the primary access road shall be generally centered on the access parcel, except that the existing driveway may be used and widened as part of the primary access. The portion of the access parcel not used for access or for utility easements shall be planted with evergreens to screen the primary access road.
7. A secondary access (“secondary access”) to the solar energy farm may be provided via Mill Quarter Road and Mill Station Drive. The secondary access shall be used only until the primary access is completed. Once the primary access is completed, the secondary access may only be used for emergency access to the solar energy farm and for timbering operations independent of the solar energy farm.
8. All site activity required for the construction and operation of the solar energy farm shall be limited to the following:
  - a. All clearing and grading of the site, to include the construction and/or the upgrade of any access roads needed for the Project, shall be limited to the hours of 8 a.m. to 6 p.m., Monday through Saturday;
  - b. All piling driving activity shall be limited to the hours of 8 a.m. to 6 p.m., Monday through Friday; and
  - c. All other construction activity on site shall be permitted outside of those hours provided such activities are consistent with the provisions of the County’s Noise Ordinance.
9. A minimum one hundred and fifty (150) foot setback shall be maintained from any adjacent residential dwellings that exist at of the time of the approval by the Board of Supervisors. A minimum fifty (50) foot setback shall be provided

around the perimeter of the solar energy farm. No landscaping, vegetation, or any other plantings shall be required to be retained or planted within this setback. Security fencing shall be permitted within the setbacks in accordance with Section 5.

10. The Applicant shall install a security fence around the solar energy farm that is a minimum six (6) feet in height. Additional low growing vegetation with a mature height of no more than seven to ten feet shall be planted along the fence where the fence is adjacent to ~~Map Pin~~ Tax Parcel #38-7C. This requirement may be reduced or waived if agreed to, in writing, by the owner of ~~Map Pin~~ Tax Parcel #38-7C.
11. Construction lighting shall be minimized and shall be directed downward. Post-construction lighting shall be limited to security lighting only.
12. If the solar energy farm is inactive, completely or substantially discontinuing the delivery of electricity to an electrical grid) for a continuous twenty-four (24) month period it shall be considered abandoned. The Applicant shall provide notice to County Staff immediately upon the site becoming inactive and/or shutting down operation. The current property owner or the current owner of the Project ("Project Owner") shall remove the facilities ("decommissioning") within six (6) months of receipt of notice from the County ("County Notice"). If the facility is not removed within the specified time after the County Notice, the County may cause the removal of the solar energy farm with costs being borne by the property owner or the Project Owner. Unless the solar energy farm is owned by a public utility in the Commonwealth of Virginia, the costs of decommissioning shall be secured by an adequate surety in a form agreed to by the County Attorney. If the solar energy farm is sold to any entity that is not a public utility, the CUP shall not transfer to the purchaser until such time as the adequate surety is provided.

The cost estimates of the decommissioning shall be updated every five (5) years and provided to the County. At its option, the County may require the surety amount be increased based on the net cost of decommissioning.
13. The Applicant shall coordinate with the County's emergency services staff to provide materials, education, and/or training to the departments serving the solar energy farm in regard to how to safely respond to on-site emergencies.
14. Virginia Solar LLC or any successors, current or future lessee, sub-lessee, or owner of the solar energy farm shall provide educational outreach opportunities to learn about solar energy projects to Powhatan County Public Schools.
15. Access roads are to be marked by the Applicant with identifying signage.

**XII. PROPOSED RESOLUTION:**

In accordance with Section 83-123(F)(4), of the Powhatan Zoning Ordinance, and public necessity, convenience, general welfare and good zoning practice, the Board of Supervisors (*approves / denies / defers*) the request submitted by Virginia Solar LLC to operate a solar energy farm on the properties subject to the conditions, as amended.

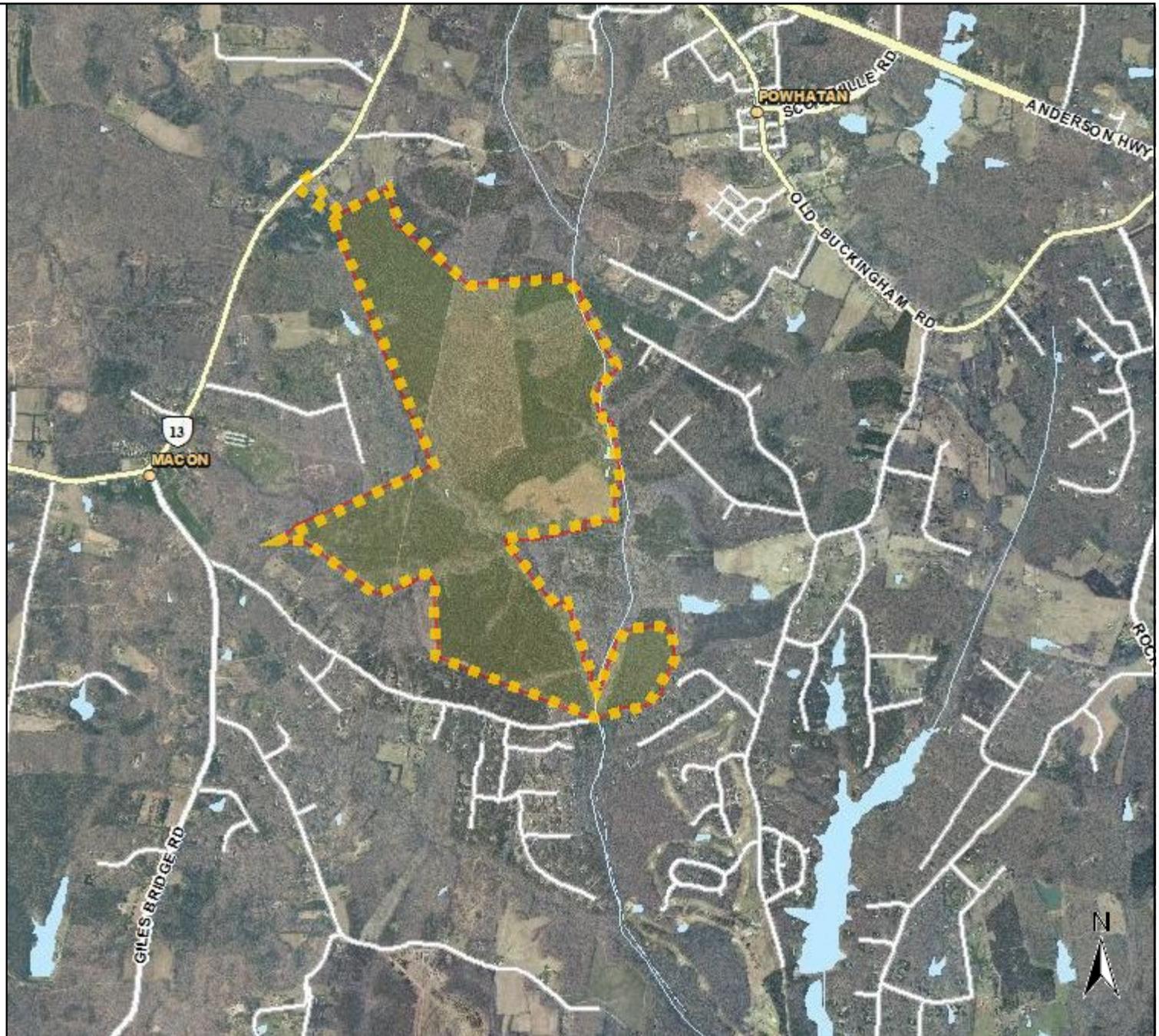
Attachment(s):

1. Map of the General Area of Proposal
2. Zoning Map of Area
3. Application for Conditional Use Permit
4. Project Report (Narrative) submitted by Virginia Solar LLC amended December 14, 2015
5. Scott Solar I site map prepared by Timmons Group dated December 3, 2015
6. Site Plan prepared by Timmons Group dated January 13, 2016
7. Letter from VDOT, dated October 30, 2015
8. List of Adjacent Property Owners

# Powhatan County Virginia

## Legend

● Places



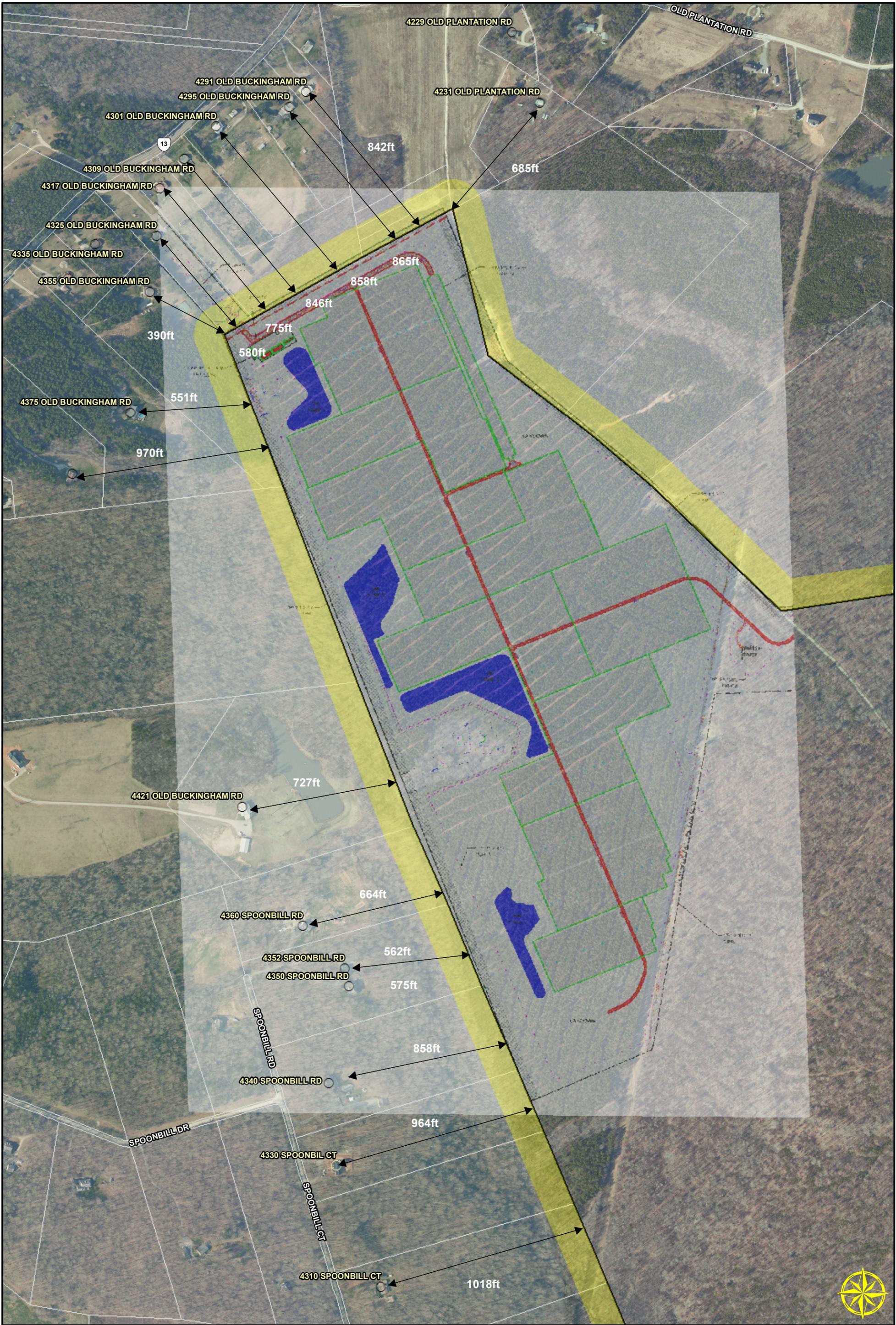
**Title: 15-10-CUP area map**

**Date: 12/17/2015**

Feet  
0 600 1200 800 400  
1:36,000 / 1"=3,000 Feet

DISCLAIMER: Maps and data are for display purposes only and are not intended for legal uses. No warranty, expressed or implied, is made by the County of Powhatan as to the accuracy of the data.

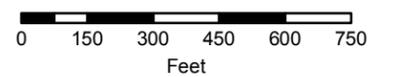




- Address
- ▭ Project Parcel Boundary
- ▭ Project Parcel 150ft Buffer
- ▭ Tax Parcel Boundary

# SCOTT SOLAR PLANT SITE

Prepared by: Powhatan GIS Services, 11/13/2016 V:\MapDocuments\Planning\Solar Farm\Scott Solar Plant.mxd





Case Number \_\_\_\_\_  
 Submittal Deadline \_\_\_\_\_  
 PC Meeting \_\_\_\_\_  
 BOS Meeting \_\_\_\_\_

**APPLICATION FOR CONDITIONAL USE PERMIT  
 POWHATAN COUNTY, VIRGINIA**

(NOTE: Please type or print all information)

1. Applicant

NAME: Virginia Solar LLC

ADDRESS: 12610 Lizfield Way, Glen Allen, VA, 23059

TELEPHONE: 919 807 1873

Is the applicant the: Property Owner ( ) Contract Purchaser (X )  
*Check appropriate designation*

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

2. Please list all owners, occupants, or parties in interest of the property:

SCOTT TIMBERLAND CO LP

Virginia Solar LLC

3. The property is located at: (please give exact directions and include the Route number of your road or street)

From the Courthouse go east on 13-Old Buckingham Rd. to 620- Mill Quarter Rd. and turn right  
 Then turn right when you reach Mill Station Dr. Turn left onto the dirt road just after you turn  
 on to Mill Station dr. Continue down the dirt road until the T intersection. Turn right. The gate  
 marks the edge of the property. This is listed as access road 2 on drawings.

4. The property has a road frontage of 163.37 feet and a depth of 944.28' and consists of 902.01 acres. (Please be exact)

5. Parcel number 38-28, 38-3-1 on Powhatan Real Estate Tax Map Number.

Current Zoning A-10 .

6. Adjoining Property: Please See attached zoning Map

<u>Direction</u>	<u>Use</u>	<u>Zoning</u>
North	_____	_____
East	_____	_____
South	_____	_____
West	_____	_____

7. Describe the proposed use in detail, including the reason for this request for a Conditional Use.

\_\_\_\_\_ Please see attached memo  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. State how the proposed use will not be detrimental to adjacent property, the surrounding neighborhood or the County in general. Include where applicable, information on the proposed uses effect on public roads, its hours of operation, etc.

\_\_\_\_\_ Please see attached memo  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Attach a detailed site plan using a copy of the recorded plat for the property showing all proposed and/or existing structures, parking areas, outdoor storage areas, etc., including measurements from such structures and activity areas to all property lines.

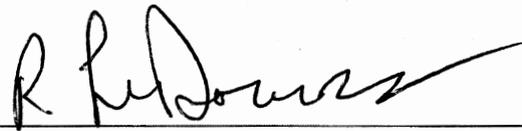
Attached

STATEMENT FOR VALIDITY OF INFORMATION

Every applicant shall sign the following document to substantiate the validity of submitted information.

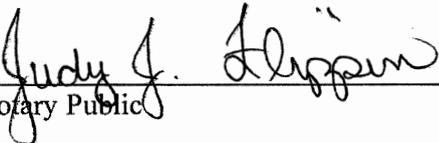
State of Virginia  
County of Powhatan to wit:

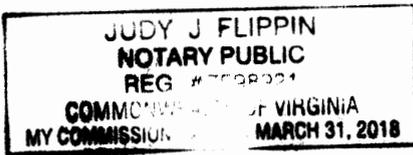
I, R. LEE DOWNING JR, MANAGER, declare that I have familiarized myself with the rules and regulation pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

Signed 

Print Name R. LEE DOWNING JR

Subscribed and sworn to before me this 14<sup>th</sup> day of DECEMBER, 2015.

  
Notary Public



OWNERSHIP DISCLOSURE

Both the Code of Virginia and the County Zoning Ordinance allow the County to request full disclosure of ownership in properties subject to this request. To assist us in obtaining this information, please complete this form in full.

Please list below the names and addresses of all owners or parties in interest of the land subject to this request:

NOTE: If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.

NAME

ADDRESS (Include Zip Code)

~~WILLIAM SCOTT PO Box 727 Amelia Va 23002~~  
~~JOANNE WEBB P.O. Box 57 Amelia VA 23002~~  
~~15830 Cobles Bridge Rd Amelia, Va. 23002~~  
 L.O. SCOTT JR. 12029 LITTLE PATRICK RD AMELIA VA 23002

I, R LEE DOWLING II, do hereby swear and affirm that to the best of my knowledge and belief, the above information is true and that I am the applicant for this request for parcel number(s) 38-28, 38-3-1 of tax map number(s) \_\_\_\_\_ requesting Rezoning, Conditional Use Permit, and Variance/Appeal. (Please circle one)

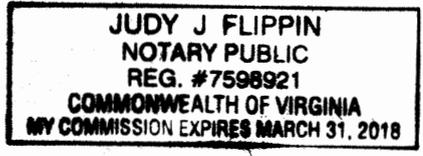
If the above information changes at any time while this case is being considered, I will provide the County with an updated list.

R Lee Dowling II Signature

STATE OF VIRGINIA  
COUNTY OF POWHATAN, to wit:

This day DECEMBER 14<sup>th</sup> personally appeared before me, Judy J. Flippin a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Ownership Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 14<sup>th</sup> day of DECEMBER, 20 15. Judy J. Flippin  
Notary Public



## Scott Solar

### Introduction

Virginia Solar LLC (the Applicant), proposes to construct, own, and operate the Scott site consisting of a 17 MW<sub>AC</sub> solar photovoltaic (PV) electricity generating facility (the Project) located on approximately 350 acres of a 898 acres parcel, as represented by the maximum extents shown in the site plan. The Applicant is seeking a Conditional Use Permit (“CUP”) to permit construction and operation of the Project. The Project will use proven technology which has been used throughout the US. The solar arrays and ancillary equipment will occupy approximately 165 acres of the 350 acres subject to the CUP. The PV modules produce low-voltage direct current (DC) electrical power which is collected and delivered to the inverter and transformer stations located throughout the site where it is converted into medium voltage alternating current (AC). The power from the inverter stations will be collected from across the site to the point of interconnection where it will interconnect with the Dominion Virginia Power distribution line through a pole mounted device. By interconnecting with the distribution lines the Project will help meet local electrical needs first, with the excess then flowing to the overall grid. The perimeter of the Project will be surrounded by a 7’ high chain link fence, topped with 1’ tall barbed wire. The design, installation, and operations of the facility will comply with all applicable local, state, and national electrical standards and codes that ensure the safety and protections of local residents and the public at large.

The proposed Project will not result in any population increase and there will be no unduly detrimental or injurious damage to property or improvements in the vicinity. The Project is sited on timberland within the Agricultural 10 Zone District. The surrounding properties are all zoned either Agricultural 10, Rural Residential 5, Residential 2 or Residential Utility classifications. Solar electric generation plants and associated facilities are permitted as a conditional use within the Agricultural 10 Zone District. The proposed use will not impair the integrity and character of the land use district. The closest existing residence to any area currently planned to be used is over 500’. After construction the day to day operations of the Project will be passive and will make little substantive change to the character of the area. The Project will be monitored remotely on a 24/7 basis to ensure the Project is operating properly. The Project will be constructed in a single phase and designed for a 35 year life. The Project will produce enough electricity to power approximately 7,500 typical homes.

### Project Rational

Solar generated electricity is rapidly becoming competitive with other forms of energy generation. Growing electricity demands in Virginia are not presently met by existing local generation. The majority of the cost of solar power is realized during facility construction; operating costs are low and fuel is free. The demand for renewable energy is growing at a rapid rate. The result is that once facilities are constructed, solar power will result in a clean, cost-effective, market-dependable source of electricity.

Dominion Virginia Power on July 1<sup>st</sup> released its 15 year Integrated Resource Plan. In pursuit of this plan Dominion Virginia Power issued a Request for Proposal for solar power

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**SOLAR**

## **Scott Solar**

generation projects of up to 20MW. In addition, Virginia is located in an area where wholesale power can be sold directly onto the grid and sent throughout Pennsylvania, Virginia, Maryland, New Jersey, West Virginia, Wisconsin, Delaware, and parts of several adjacent states. All of these facts make Virginia an attractive area to develop solar projects.

### **Local Economic Benefits**

It is anticipated that there will be a maximum of 200 workers on-site for the Project during the construction period, and it will likely include some local suppliers and contractors. The peak of construction is currently planned for summer/fall 2016. The influx of construction workers will provide a steady source of revenue to local hotels and restaurants.

The Project will have employees or contractors onsite periodically for system inspections, vegetation management, and preventative maintenance following the construction period.

Virginia Solar currently estimates the total Project to be valued at approximately \$30 million. A majority of the cost is associated with the purchase of the equipment for the Project. During development and construction the Project will provide direct and indirect benefits to Powhatan County and support local jobs throughout that period. During post-construction operation the Project will contribute personal income to workers and the landowner.

### **No Local Economic Burdens**

The Project will not cause any long-term burdens to the County. Adjacent, existing land uses will not be impacted during post-construction operations. During construction, the Applicant will take steps to minimize the effect on adjacent landowners.

There will be no increased impact to County services. Whenever possible, construction and related workers will be hired locally. Specialized workers that may be brought in to work on the project will be employed locally only for a short duration. Their employment will not result in an increased impact on schools, police, EMS, or other County resources. There will be no need for new or expanded county public infrastructure as a result of the Project

There will be minimal to no increased impact on law enforcement. Prevention/deterrence of trespassing will be the main approach to safeguard the solar project, deter crime on site, and reduce the risk of injury to trespassers. Once the project is constructed, the project site will be fenced and locked at all times.

### **Property Tax**

Per state statute § 58.1-3660, as of January 1<sup>st</sup> 2015 solar energy equipment, facilities, or devices owned or operated by a business that collects or generates, electric energy are considered certified pollution control equipment and facilities if their capacity is 20MW or less, which has the effect of exempting the Project from the Machinery and Tools tax. This site consists of a 17 MW project which falls below the 20MW capacity limit. As per

**VIRGINIA**  
**SOLAR**

## **Scott Solar**

state interpretation a project is defined as the size at the point of interconnection. The exemption does not include the land on which the Project is located, which will still be subject to property taxes. The property is currently covered under a special use assessment. As a result of this project a portion of the land will be removed from this special use assessment raising the effective value of the land and subjecting the project to roll back taxes. The estimated roll back tax payment will be approximately \$23,000 and the increase in property tax is \$3,000 per year for the Project.

### **Adjacent Property Values**

The Applicant engaged Kirkland Appraisals, LLC to evaluate the effect of the Project on adjacent property values. This report concluded that the Project will not have any negative effect on the adjacent property values. The report is attached as Appendix B.

### **Land Use Siting Considerations**

There are no areas of environmental concern, special management areas, or county and state parks within the Project area. The closest special management areas are the Powhatan Wildlife Management area, approximately 0.84 miles west of the Project and Amelia Wildlife Management area approximately 2 miles south of the Project. In addition, Fighting Creek Park is approximately 0.2 miles to the northwest of the Project. The Project area does not contain any critical habitats, as identified by the U.S. Fish and Wildlife Service (USFWS). There are no protected forests, habitats, or parkland on or adjacent to the Project.

### **Visual Resources Siting Considerations**

The Project is not anticipated to create any negative visual impact for the area. The solar arrays will be no taller than 8.' in height at the highest point (as measured from the highest grade for a given structure), and will be made of a non-reflective material. The inverter stations will be approximately 10' tall, and the poles at the point of interconnection will be the same as normal electrical distribution poles. Within the Project area all electrical lines will be buried excepting possibly those to cross creeks, wetlands, and the main line to the point of interconnection. The Applicant proposes to include a 50' buffer around the perimeter of the Project and is willing to discuss the type of buffer with staff.

The Project is located at least 500' from any public right of way. Properties of these areas have suitable timber or farmland to block any view of the project.

The properties adjacent to the Project are either vacant or are developed for single family residences on large lots. The Project is required to maintain setbacks of 50' or 100' from Fighting Creek and wetland areas per existing ordinance, and as a result the project boundary will be over 150' from any existing residences and will have a natural tree buffer between the Project and these residences. Along the northwest border there is an unnamed tributary to Fighting Creek which requires offsets per the existing ordinances, depending on if it is intermittent or a perineal stream. Again the existing woods and the off sets will block the view. In other directions the land is nonresidential. In all cases the solar panels,

## Scott Solar

excluding any fencing, will be at least 150' from any existing residence, to minimize the visual effect.

### **Historical, Cultural, and Archaeological Resources Siting Considerations**

The Applicant evaluated the Project site utilizing the Virginia Department of Historic Resources Virginia Cultural Resources Information System (DHR V-CRIS) (Appendix A). The Project Property is not identified on the Virginia Landmarks Register (VLR) nor listed on the National Register of Historic Places (NRHP). Additionally, there are no identified or archaeological resources, or Department of Historic Resources Easements identified within the Project limits or within ½ mile of the Project. There is one site identified in close proximity to the Project – Fighting Creek Plantation DHR ID # 072-0015 which is located just south of the proposed area of development. Based upon the distance from the proposed Project and topographic conditions, it is not anticipated that the Fighting Creek Plantation site will be impacted by the proposed development.

In the event that an unanticipated discovery of an archaeological resource occurs, construction work within a 150'-wide buffer of the discovery shall cease until an archaeologist can record the site and make a determination of the significance of said resource. Once the site has been recorded, and if the site is assessed as “not eligible” for inclusion into the National Register of Historic Places (NRHP), work on that area will resume pending concurrence from the Virginia Department of Historic Resources (VA DHR) of the assessment. If the site is assessed as “eligible” for inclusion into the NRHP, a mitigation plan will be proposed and sent to the VA DHR for review. All work in the area of the resource will remain halted until the mitigation process will be completed and state and local guidelines are met.

### **Height Restrictions and FAA Hazard Review**

The Project is not located within the vicinity of any airport and will not conflict with airport operations. The nearest airport is Plainview Airport which is 2.9 miles to the east and Saunders Field Airport which is 4.3 miles to the north. FAA Notice of the project is not required as none of the Notice Criteria are exceeded.

### **Solar Facility Construction**

The total estimated timeframe for preconstruction and construction of the solar facility, including the Project interconnection, is 6-to-9 months, which may begin as early as Q1 2016. Construction activities will overlap with one another with grading and access road construction preceding the installation of trackers and associated equipment within each array area.

Temporary staging and assembly areas will be used during the construction period for storage of construction vehicles and equipment, as well as staging of components of the solar facility. All temporary staging and assembly areas will be located within the Project area boundary.

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**SOLAR**

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Construction employees will consist of laborers, electricians, supervisory personnel, support personnel, and construction management personnel. It is expected that most construction workers will commute to the site from nearby communities. It is anticipated that there will be an average of 72-85 workers on-site during the construction period with a maximum of 102-200 workers for the Project. One or more temporary office/construction trailers will be on-site during the construction period and will be removed upon completion of construction. It is expected that the majority of these temporary facilities will be located at an assembly area and a staging area (to be located within the footprint of the Project area) throughout the construction period.

Construction work generally will occur during daylight hours. Non-daylight work hours may be necessary to make up for schedule deficiencies, or to complete critical construction activities including activities that could not be completed during daylight hours. For instance, during hot weather, it may be necessary to start work earlier to avoid pouring concrete during high ambient temperatures. Temporary lighting will be used during the construction period as needed. External lighting of Project facilities will be directed downward and will only be located where required.

The PV modules and other materials for the solar facility will be manufactured off site and will be delivered to the Project area by truck. Upon their arrival, the PV models will be inspected and stored in the temporary staging area. Construction materials such as concrete, pipe, wire and cable, fuels, reinforcing steel, and small tools and consumables will be delivered to the Project by truck. The initial grading work will include the use of excavators, graders, dump trucks, and end loaders, in addition to support pickups, water trucks, and cranes.

### **Solar Facility Operations**

During operations, the Project primarily will be remotely managed on a 24/7 basis. The Project will have employees or contractors onsite periodically for system inspections, vegetation management, and preventative maintenance following the construction period.

### **Equipment**

Regardless of the PV modules chosen for this Project, those modules will be certified in accordance with UL or International Electro-technical Commission (IEC) and compatible with the proposed inverter.

PV module connectors or similar products used for this project will be designed for environmental exposure, not interchangeable, and have an ampacity rating not less than the maximum series fuse rating of the module.

The module interconnection cables will be determined with National Electric Code (NEC) guidance including (i) conditions of use with particular consideration of temperature rise due to solar exposure, (ii) terminal ratings, and (iii) as consideration of over current

## Scott Solar

protection and all possible current sources. Module wiring will be marked as type USE-2 or PV and be sunlight resistant.

Combiner boxes will contain the PV source circuits and will be listed to the appropriate UL standard, or will be IEC approved for outdoor wet applications. Materials, finish and corrosion protection of combiner boxes will be selected for strength, toughness, and durability for the design life of the Project.

Disconnects will be listed to the appropriate UL standard, or will be IEC approved for the application.

PV Inverter systems will be utility grade and specifically designed for PV installations. The inverter systems will be designed for the expected environmental conditions at the site including temperature, humidity, elevation, and seismic vibrations. Inverter voltage, current, and frequency capability will be tailored to the specific PV technology used and the local conditions at the generating facility.

The Medium Voltage Collection System will have a voltage of 34.5 kV. The number of feeder circuits, their configuration and the size of the cables will be optimized to provide a safe, cost-effective system consistent with standard industry practices. All underground and overhead collection/distribution facilities will be constructed to: allow for safe operation of the Project, minimize shading of the PV array, facilitate ease of maintenance and the cost effective collection of energy from each inverter and its delivery to the point of interconnection.

The revenue metering system(s) will meet the independent system operator and utility minimum requirements as indicated in the interconnection agreement. All metering will comply with ANSI and IEEE metering standards.

Performance monitoring / Supervisory Control and Data Acquisition (SCADA)- The Project will include specific equipment required by the utility and the independent system operator, (specifically relating to SCADA), for metering and telemetering consistent with the interconnection agreement. The SCADA system also will provide data for the operator to monitor the status of the plant.

### **Transportation**

There are two proposed access points for different phases of the Project. It is currently anticipated construction access will be from either Old Plantation Road or Old Buckingham Road. The secondary access point is from Lower Mill Road. During operations the Lower Mill Road will likely be the primary access point. General construction traffic will access the site from Old Buckingham Rd directly or through Old Plantation Road and will utilize existing public roads. General construction traffic will consist of passenger vehicles (e.g, pickup trucks) carrying passengers, tools, and minor equipment to and around the construction site. Component deliveries (e.g., solar panels, inverters, concrete trucks,

## **Scott Solar**

construction equipment, etc.) will vary depending on suppliers and subcontractors. Access to the site will be through the use of Route 60 to Old Buckingham Rd.

During construction up to 265 delivery trucks will access the Project site for delivery of materials and equipment. At the height of the construction period there will be approximately 140 trips per day to and from the Project for construction employees to access the Project site. Construction worker vehicles will be parked within a temporary use area inside of the Project boundary.

The Applicant will repair any damage to local roads caused by the project construction.

Operations and maintenance (O&M) for the Project will not measurably increase vehicular traffic. There are not expected to be any permanent employees stationed at the site. O&M personnel typically will use pick-up trucks, primarily during day light hours. Access to the site will be made via the local/county roads, existing access roads, and the access roads built as part of initial construction. During the operations phase, access to the site will occur at least twice a month. For clarification, Scott Timberland Company, the landowner of the Project site and adjacent property, may use either access point to the Project site for its timber cutting operations, which will continue before and after construction and operation of the Project.

### **Noise**

Noise issues associated with the Project will be limited to construction noise. Construction noise will be temporary (short-term) and consist of increased noise levels associated with construction activities and increased traffic on area roadways. Generally, noise generated from construction of solar energy facilities have maximum noise levels of 80 to 90 A-weighted decibels (dBA) at a distance of 50'. As a point of reference power mowers typically generate around 96 dB of sound and a food blender 88dB when standing next to them. The Project's solar equipment will be setback at least 150', excluding any security fencing, to any existing off-site residential dwelling unit in order to minimize the noise effects during construction. Expected normal hours of performing construction work will be between 6:00 AM and 8:00 PM to further limit the impact on adjacent landowners.

### **Water Resources Siting Considerations**

Water will be required during construction and operation of the Project. During construction, water will be required for dust control and soil conditioning. Potable water for drinking and domestic needs during construction will be brought to the Project or purchased from the land owner. During operation, the panels will be washed every few years. Water will be purchased from the land owner for those purposes or brought onto site.

The County Floodplain Map was reviewed to determine if the Project will be affected by any floodplains. No part of the Project Area where panels will be located is within the 100 year flood plain.

Several perennial streams, as well as intermittent and ephemeral tributaries to these streams, are mapped on or adjacent to the Project. The Project is being designed to

## **Scott Solar**

minimize impact to any of these streams and to avoid any crossing. In addition it is planned that overhead or underground electrical lines will be used to cross these streams and wetlands to minimize the impact.

A delineation of wetlands and waters of the U.S. (WUS) is being conducted to document any wetlands or WUS that occur within the Project area. All necessary permits and approvals will be obtained prior to construction.

### **Sanitation**

During construction, portable sanitary facilities will be stationed at the construction site and maintained by local sanitary facility contractors.

### **Solid Waste or Hazardous Waste**

Construction equipment will contain various materials such as hydraulic oil, diesel fuel, grease, lubricants, solvents, adhesives, paints, and other petroleum-based products contained in construction vehicles. All potentially hazardous materials will be contained, stored, and used in accordance with the manufacturers' instructions and handled in compliance with the applicable standards and regulations. The Project will take all necessary precautions to prevent littering of the site or neighboring properties. Construction waste will be disposed of in accordance with all applicable requirements. Operation of the Project will not generate solid or hazardous waste.

### **Security**

The Project will install and maintain a permanent perimeter/boundary fence around the entire portion of the property containing Project equipment. The design minimum will include a security fence around the perimeter of the Project Site that is 7' tall metal chain-link, topped with 1' tall barbed wire. Safety and security signage will be located every 100' along perimeter fencing. Speed limit signs will be posted on all interior roads. The gates at the project entrances will be located sufficiently back from the County road to allow a truck to pull off of the road before having to open the gate. During construction additional temporary fences will be installed to secure the temporary staging areas.

### **Lighting**

Permanent lighting during operations will be minimized except for what is needed for security and safety, and such lighting will be downward facing.

### **First Responder Training**

In order to promote the safety and welfare of the first responders the Applicant offers to facilitate training for the appropriate fire department(s) and other first responders with training relating to the specific hazards of the Project (e.g. transformer fires, shock hazards).

## Scott Solar

### Decommissioning

Decommissioning of the site to remove the Project components and return the land to tilled farmland or another authorized land use will be done by the Applicant at the end of the project life (which could be at least 35 years). Any buried items not utilized in the future authorized land use will be removed to a depth of at least 3' below finished grade. No burial of equipment or materials will be permitted other than that which was in the ground prior to decommissioning, when the power plant was operational.

A sample decommissioning plan is attached.

### Agricultural Use of Surrounding land

The Applicant acknowledges the farming, timber, and ranching activities in the area which may affect the Project. Farming, timber, ranching, swine and animal operations, and other agricultural activities are the primary land use of the Agricultural 10 zone that partially surrounds this project, and that the following activities and practices occur, including but not limited to:

- a. Pesticide spraying (including crop dusting);
- b. Field and ditch burning;
- c. Machinery operations, including well pumps and engines at all hours;
- d. Livestock feeding and feed storage;
- e. Dairy operations;
- f. Grazing and moving of livestock;
- g. Calving, lambing, foal, hatching, and farrowing activities;
- h. Fertilizing;
- i. Composting;
- j. Dust caused by agricultural operations and roads;
- k. Nighttime activities and operations;
- l. Noises associated with agricultural, swine, and/or animal operations;
- m. Strong odors associated with normal agriculture, swine, and/or animal operations.
- n. Flood irrigation and high water runoff, which may result in the flooding of adjacent and nearby properties, including roads, streets, rights-of-way, and easements;
- o. Roaming of livestock; and,
- p. Commercial greenhouses

### Other Permits

All power generation projects in the state of Virginia must receive state approval either through a Permit by Rule process administered by the Department of Environmental Quality, or through the State Corporations Commission (SCC). In either case consultation will take place with the VA Dept. of Environmental Quality, VA Dept. of Game & Inland Fisheries, VA Dept. of Conservation & Recreation, and the VA Dept. of Historical Resources. This will provide for additional environmental, wildlife, habitat, cultural and historic review. In addition there will be additional public review and input and a public

## Scott Solar

meeting will likely be held with additional project information. The below table lists other permits which may need to be filled, with whom, and their current status.

<b>Other Permits</b>		
<b>Permit</b>	<b>Permitting Agency / Authority</b>	<b>Status</b>
<b>VA Permit by Rule Small Renewable Energy Projects (Solar) Or State Corporations Commission</b>	DEQ or SCC	To be applied for
<b>Conditional Use Permit</b>	Powhatan County	Submitted
<b>Storm water and E&amp;S</b>	Powhatan County	To be submitted
<b>Building Permit/Grading Permit</b>	Powhatan County	To be submitted
<b>Decommissioning Plan</b>	Powhatan County	To be submitted
<b>Wetland Non Jurisdiction Letter</b>	US Army Corps of Engineers	Pending
<b>ACOE/VA DEQ Wetlands Permits</b>	US Army Corps of Engineers or DEQ	Need to be determined
<b>Aviation</b>	FAA	None required
<b>Air Permit (for construction phase generators)</b>	VA DEQ	Need to be determined

### **Conformance with the Comprehensive Plan**

The Existing Land Use for the Scott Property is Agriculture/Forest/Undeveloped as shown on the 2010 Long-Range Comprehensive Plan (the Plan), Existing Land Use (Map 6). The Scott Property is designated as Rural Residential in the Plan’s Countywide Land Use Pan (Map 7).

The general locations of existing public facilities are identified on Map 3 of the Plan, Public Facilities. These facilities include electrical facilities, and identify existing electrical distribution lines owned by Dominion Virginia Power that roughly bisect the Scott Property. See Map 3. The Plan provides that future locations for facilities should be guided by the locational standards provided in each section within the chapter (Chapter 6: Infrastructure and Facilities). While Chapter 6 does not specifically reference the extension or future location of electrical utility facilities, as these improvements are specifically identified and included in the Plan, their extension would necessarily be expected to occur on nearby or adjacent lands, including the Scott Property. The development of the Project on the Scott Property meets the County’s objective of “concurrently link[ing] land use planning and development decisions so that ...community facilities have capacity for expected growth and are in place when needed.” By interconnecting with existing distribution lines, the Project will help meet local electrical power needs first, with the excess then flowing to the overall grid.

## **Scott Solar**

In addition, Chapter 8 Land Use & Community Character specifically lists as an “Appropriate Land Use” in Rural Residential “Institutional uses, such as schools, churches, public safety facilities, and similar uses.” As necessary utility facilities, electrical facilities are similar to and should be included with the other institutional facilities that are permitted in the Rural Residential land use.

For the reasons generally described in this Application, the Project meets the Rural Residential Policy that “on-site development practices and land management in the rural residential areas should create minimal impact to the environmental quality of surrounding uses.” It also meets the following General Land Use Recommendations (see Chapter 8: Land Use & Community Character):

- Maintain the rural character of the county (Land Use Objective 1)
- Protects the rural character of the area around existing wildlife management areas, the county park, and the new state park in order to discourage incompatible land uses that would conflict (Land Use Objective 8)
- Coordinate land use planning with the provision of infrastructure and community facilities (Land Use Objective 9)
- Promotes sustainable growth that promotes “green” practices and the conservation of energy (Land Use Objective 10)

### **Conclusion**

Virginia Solar believes this project will create economic value for the county, will not adversely affect the health, safety or welfare of the people residing in the vicinity of the Project, nor impair the character of the district in which it is located, nor the value of the properties in the surrounding area.

4. In witness whereof, I/we have hereto set my/our hand and seal this

14<sup>th</sup> day of December 2015.

Signature(s)

Signature(s)

Signature(s)

Signature(s)

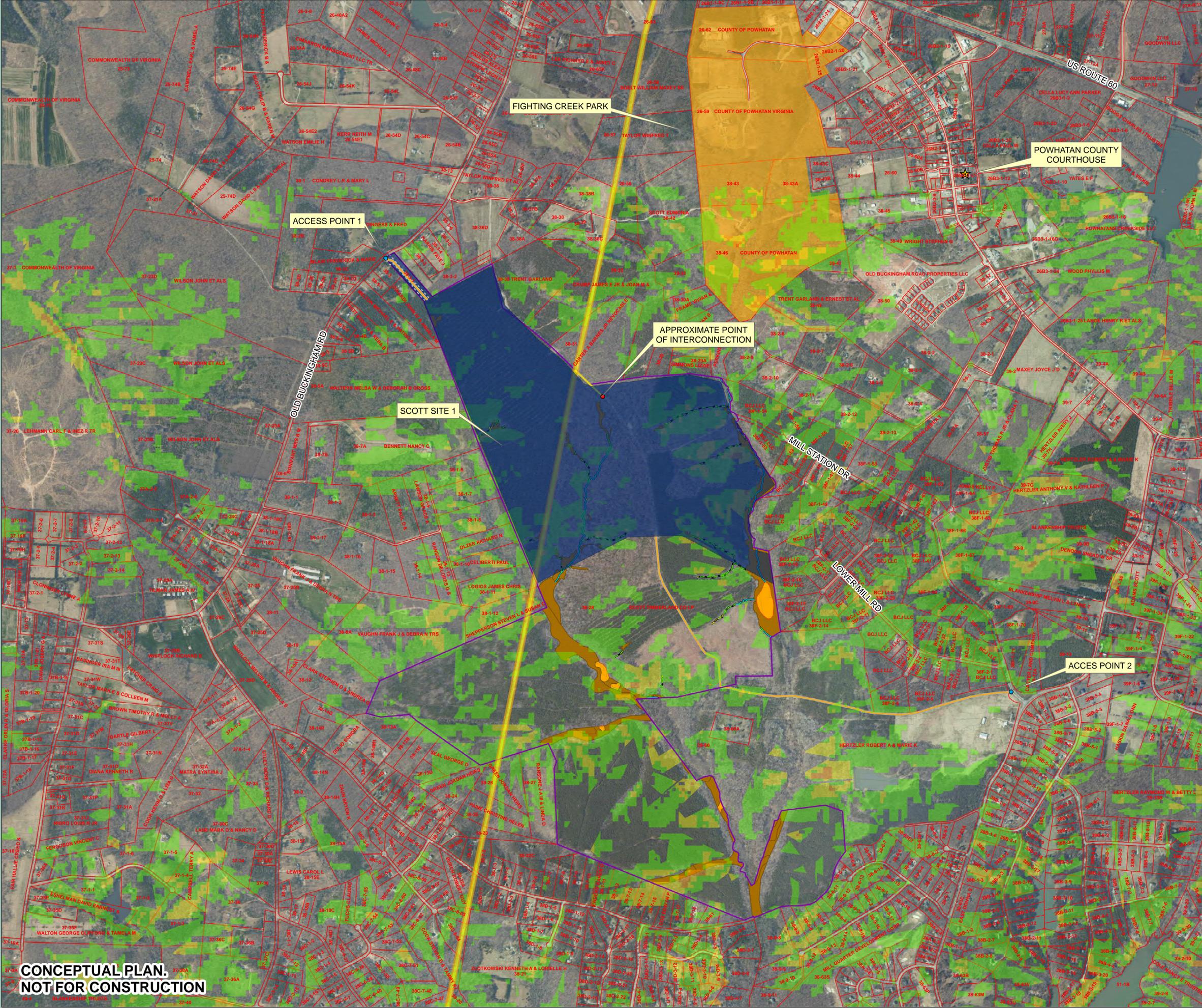
Witnessed by:

Witnessed by:

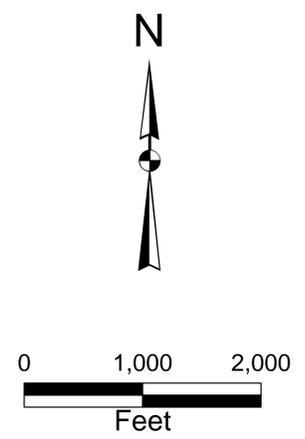
NOTE: This document, with original signatures, shall be filed with the application and become a permanent part thereof.

- Legend**
- ★ Powhatan County Courthouse
  - Approximate Point of Interconnection
  - Access Point
  - Access Road
  - Gravel Road
  - Max. Project Extents - 348 Ac.
  - 35kV Distribution Line
  - Dominion Extension Line
- Slopes**
- Percent Grade**
- 0 - 5
  - 6 - 10
  - 11 - 15
  - 16 - 25
  - 26 - 35
- Perennial Stream (R3)
  - Intermittent Stream (R4)
  - Ephemeral Stream (R6)
  - Existing Culvert
  - Fighting Creek Park
  - Parcel
  - Palustrine Emergent (PEM) Wetlands
  - Palustrine Forested (PFO) Wetlands

- NOTES:**
1. WATERS OF THE U.S. WITHIN THE PROJECT STUDY LIMITS HAVE BEEN GPS LOCATED BY TIMMONS GROUP.
  2. WATERS OF THE U.S. HAVE NOT BEEN CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS.
  3. PROJECT STUDY LIMITS ARE APPROXIMATE.
  4. COWARDIN STREAM CLASSIFICATIONS ARE BASED SOLELY ON FIELD OBSERVATIONS. NO FORMAL STREAM ASSESSMENT METHODOLOGY WAS COMPLETED TO DETERMINE THESE COWARDIN CLASSIFICATIONS.



**CONCEPTUAL PLAN,  
NOT FOR CONSTRUCTION**



THIS DRAWING PREPARED AT THE  
CORPORATE OFFICE  
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225  
TEL: 804.200.6500 FAX: 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION

DATE  
12/03/2015

DRAWN BY  
C. WYATT

DESIGNED BY  
C. WYATT

CHECKED BY  
R. THOMAS

SCALE  
1" = 750'

Site Development | Residential | Infrastructure | Technology | Environmental

**TIMMONS GROUP**

SCOTT I - VIRGINIA SOLAR  
POWHATAN COUNTY, VIRGINIA  
MAXIMUM EXTENTS PLAN

JOB NO.  
36876.001

SHEET NO.  
1 OF 2

**Legend**

- Inverter
- Approximate Point of Interconnection
- Access Point
- ▲ Gate
- Access Road
- - - Access Easement
- × Fence
- Max. Project Extents - 348 Ac.
- 100' Stream Offset
- 50' Stream Offset
- 50' Wetland Offset
- 50' Property Boundary Offset
- 35kV Distribution Line
- Dominion Extension Line
- Tracker Array

**Slopes**

**Percent Grade**

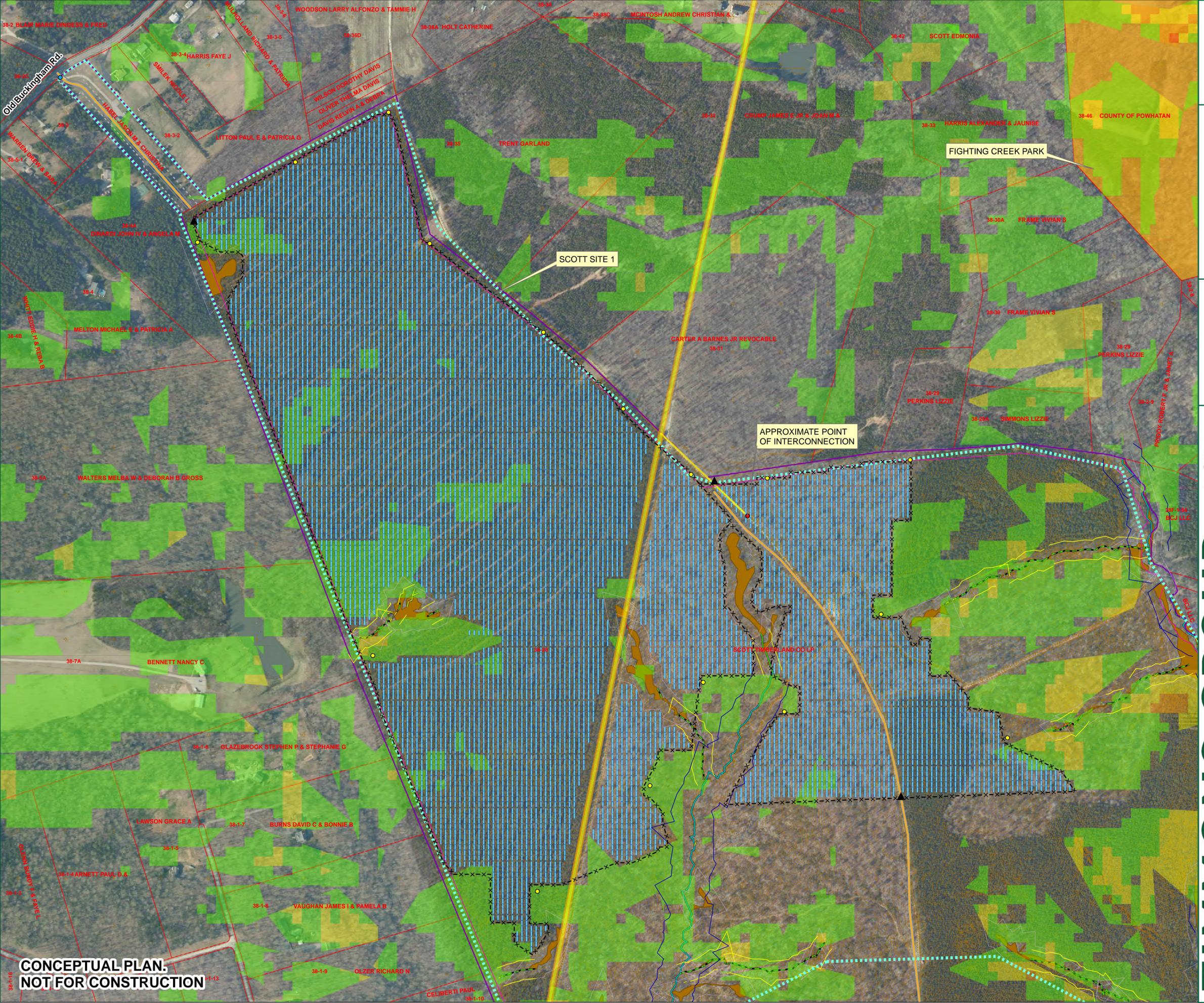
- 0 - 5
- 6 - 10
- 11 - 15
- 16 - 25
- 26 - 35

- Perennial Stream (R3)
- Intermittent Stream (R4)
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0 250 500 750  
Feet



**CONCEPTUAL PLAN,  
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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION

DATE  
12/03/2015

DRAWN BY  
C. WYATT

DESIGNED BY  
C. WYATT

CHECKED BY  
R. THOMAS

SCALE  
1" = 225'

TIMMONS GROUP

SCOTT I - VIRGINIA SOLAR  
POWhatan COUNTY, VIRGINIA  
SPECIAL USE PERMIT PLAN

JOB NO.  
36876.001

SHEET NO.  
2 OF 2

Site Development | Residential | Infrastructure | Technology | Environmental





**CHMURA**  
Economics & Analytics

# The Economic and Fiscal Benefits of the Proposed Dominion Scott Timber Solar Project in Powhatan County, Virginia

Prepared for Dominion Virginia Power  
September 15, 2015

## Table of Contents

BACKGROUND .....	3
ECONOMIC IMPACT IN POWHATAN COUNTY .....	3
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APPENDIX: IMPACT ANALYSIS GLOSSARY .....	7

## Background

Dominion Virginia Power (Dominion) is planning to construct a new solar-based electricity-generating station— Scott Timber Solar Project— in Powhatan County, Virginia. Chmura Economics & Analytics (Chmura) was contracted to evaluate the economic and fiscal impacts of this project in Powhatan County and the state of Virginia.

The economic benefit of a power station in a local economy occurs in two phases. The first takes place during the development and construction period of the facility, which, for the Scott Timber Solar Project in Powhatan County, is expected to last from 2015 to 2017.<sup>1</sup> The second phase is the ongoing operation of the generating station, which is expected to commence in December 2016, and the first full year of operation will be 2017. For both cases, the direct, indirect, and induced impacts<sup>2</sup> in spending and job creation are estimated in this report through the use of IMPLAN Pro<sup>®</sup> models. In addition, tax revenue is estimated for Powhatan County and the state of Virginia.

The preliminary estimate of the total cost of the proposed power station is \$40.8 million. Of this, 12% is expected to be spent on soft costs such as architecture, engineering, and other professional services; 61% will be spent on equipment; and the remaining 27% is expected to be spent on the development and construction of the generating plant facility.<sup>3</sup>

Although Dominion will use regional firms for supplies and services whenever possible, not every product and service needed for the construction and operations of the solar generating station is available in Powhatan County or in Virginia. Consequently, some of the services and products will be purchased from firms located outside the county and state.<sup>4</sup> Chmura used information from Dominion to estimate the percentage of demand that is expected to be met within Powhatan or Virginia.

## Economic Impact in Powhatan County

Table 1 details the estimated economic impact of the proposed Scott Timber Solar Project in Powhatan County. From 2015 to 2017, it is estimated that the development and construction of the plant will generate a cumulative \$1.0 million direct economic impact in Powhatan County. This will directly create a cumulative total of 13 jobs during the construction period, with the majority of them in construction trades. The cumulative indirect impacts in Powhatan County are expected to total \$0.1 million and will support one job at firms supporting the development and construction with services such as site

---

<sup>1</sup> The project cannot proceed without the approval of the State Corporation Commission (SCC). Dominion anticipates a SCC decision in 2016. If approved by the SCC, the project would be constructed in 2016 with a commercial operation date anticipated in December 2016. Development activities will continue through the remainder of 2015 and into 2016.

<sup>2</sup> Direct impact is defined as the economic activity generated by the project under consideration. Indirect impact is the secondary economic activity generated by the project due to suppliers to the development, construction, or ongoing operations. The induced impact is economic activity generated when the workers at the power station and their suppliers spend their income at retail stores, restaurants, and professional offices.

<sup>3</sup> Source: Dominion.

<sup>4</sup> For example, the majority of equipment is assumed to be purchased from out-of-state.

preparation and transportation. The cumulative induced impacts are expected to produce \$0.1 million in spending that will support one cumulative job in the county during the development and construction period. The induced jobs are concentrated in consumer service-related industries such as restaurants, professional offices, and retail stores. On an annual average basis, the development and construction of the Powhatan plant is expected to inject \$0.4 million into the Powhatan economy and support 5 jobs per year from 2015 to 2017.

**Table 1: Estimated Economic Impact of Scott Timber Solar Project in Powhatan County**

Year		Direct	Indirect	Induced	Total
<b>One-time Development and Construction</b>					
2015	Spending (\$Million)	\$0.1	\$0.0	\$0.0	\$0.1
	Employment	1	0	0	1
2016	Spending (\$Million)	\$0.9	\$0.1	\$0.1	\$1.2
	Employment	11	1	1	13
2017	Spending (\$Million)	\$0.0	\$0.0	\$0.0	\$0.0
	Employment	0	0	0	0
<b>Total (2015-2017)</b>	<b>Spending (\$Million)</b>	<b>\$1.0</b>	<b>\$0.1</b>	<b>\$0.1</b>	<b>\$1.3</b>
	<b>Employment</b>	<b>13</b>	<b>1</b>	<b>1</b>	<b>14</b>
<b>Annual Average (2015-2017)</b>	<b>Spending (\$Million)</b>	<b>\$0.3</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.4</b>
	<b>Employment</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>5</b>
<b>Ongoing Operation</b>					
Annual, 2017 Onward	Spending (\$ Million)	\$0.9	\$0.1	\$0.2	\$1.2
	Employment	1	0	1	2

Note: Impacts are measured in the year when they occur. Numbers may not sum due to rounding

Source: IMPLAN Pro 2013, Dominion, and Chmura

From December 2016 onward, the economic impact of the Scott Timber Solar Project will come from its ongoing operations. In this study, the operational impact is estimated for 2017, the first full year of operation. The station is expected to hire one permanent employee.<sup>5</sup> The total annual economic impact (direct, indirect, and induced) of the ongoing operations of the plant in Powhatan County is estimated to be \$1.2 million (measured in 2017 dollars), which can support two jobs. In terms of direct impact, the solar power plant is estimated to have an annual direct spending impact of \$0.9 million<sup>6</sup> while employing one worker. An additional indirect impact of \$0.1 million will benefit other Powhatan County businesses that support the utility plant operations. Induced impact will create one job, with associated annual spending of \$0.2 million per year.<sup>7</sup>

<sup>5</sup> Source: Dominion.

<sup>6</sup> The direct spending figure is representative of the gross sales of the generating station estimated by the IMPLAN model. The model treats the facility as a stand-alone business. As a result, the \$0.9 million includes spending on labor, equipment, fuel inputs, and profits.

<sup>7</sup> The indirect and induced jobs include both full-time and part-time jobs in those industries.

## Economic Impact in Virginia

The economic impact of the Scott Timber Solar Project in Virginia is larger than that in Powhatan County. This is because many Virginia businesses outside the county can also benefit from the construction and operations of the Scott Timber Solar Project. During the construction phase, the state of Virginia (Table 2) is expected to see a cumulative direct economic impact of \$14.5 million from 2015 to 2017. This will directly create 250 cumulative jobs during the construction phase in Virginia, with the majority of them in construction trades. The cumulative indirect impact in Virginia is expected to total \$3.8 million and will support 23 jobs in development and construction. The cumulative induced impact is expected to total \$6.7 million, supporting 49 jobs in the state during the development and construction phase, with these jobs concentrated in consumer service-related industries. On an annual average basis, the construction of the Scott Timber Solar Project is expected to inject \$8.4 million into Virginia's economy and support 107 jobs per year from 2015 to 2017.

**Table 2: Estimated Economic Impact of Scott Timber Solar Project in Virginia**

Year		Direct	Indirect	Induced	Total
<b>One-time Development and Construction</b>					
2015	Spending (\$Million)	\$1.3	\$0.4	\$0.6	\$2.3
	Employment	23	2	5	30
2016	Spending (\$Million)	\$13.1	\$3.5	\$6.0	\$22.6
	Employment	226	21	44	290
2017	Spending (\$Million)	\$0.1	\$0.0	\$0.0	\$0.1
	Employment	1	0	0	2
<b>Total (2015-2017)</b>	<b>Spending (\$Million)</b>	<b>\$14.5</b>	<b>\$3.8</b>	<b>\$6.7</b>	<b>\$25.1</b>
	<b>Employment</b>	<b>250</b>	<b>23</b>	<b>49</b>	<b>322</b>
<b>Annual Average (2015-2017)</b>	<b>Spending (\$Million)</b>	<b>\$4.8</b>	<b>\$1.3</b>	<b>\$2.2</b>	<b>\$8.4</b>
	<b>Employment</b>	<b>83</b>	<b>8</b>	<b>16</b>	<b>107</b>
<b>Ongoing Operation</b>					
Annual, 2017 Onward	Spending (\$ Million)	\$0.9	\$0.2	\$0.3	\$1.4
	Employment	1	0	1	2

Note: Impacts are measured in the year when they occur. Numbers may not sum due to rounding

Source: IMPLAN Pro 2013, Dominion, and Chmura

The statewide total economic impact (direct, indirect, and induced) of the ongoing operations of the power plant is estimated to be \$1.4 million, which would support 2 jobs per year beginning in 2017. The direct impact for the state is the same as that for Powhatan County: \$0.9 million in spending and one permanent employee. The indirect impact for the state is estimated to total \$0.2 million, in businesses that support the plant operations. Induced impact will create one job, with associated annual spending of

\$0.3 million per year.<sup>8</sup> The beneficiaries of the induced impact are mostly restaurants, professional offices, and retail establishments.

## Tax Revenue for County and State Government

The presence of the proposed Scott Timber Solar Project in Powhatan County will also bring in tax revenue for the county and state governments. In order to be conservative, only tax revenue from the direct impact is estimated in this section.<sup>9</sup>

Powhatan County does not have a business, professional, and occupational license (BPOL) tax.<sup>10</sup> As a result, during the construction phase, the county will not collect any tax revenue from construction spending from 2015 to 2017. The state government is expected to receive \$264,526 in cumulative individual income tax and \$8,791 in cumulative corporate income tax during the construction phase (Table 3).

**Table 3: Tax Revenue for County and State Government from Scott Timber Solar Project**

		County Government	State Government
Cumulative Construction (2015-2017)	Local BPOL Tax	\$0	
	Individual Income Tax		\$264,526
	Corporate Income Tax		\$8,791
<b>Total Construction (2015-2017)</b>		<b>\$0</b>	<b>\$273,317</b>
Annual 2017 Onward	Individual Income Tax		\$8,519
<b>Total Annual Taxes (2017 Onward)</b>		<b>Not Available Now</b>	<b>\$8,519</b>

Source: Chmura Economics & Analytics

After the power plant is in operation, the Virginia government is expected to receive \$8,519 per year in individual income tax, based on the estimated wage of the worker in the Powhatan plant. The estimated state tax revenue does not include Dominion's corporate income tax.

While the solar asset constructed on the property will be exempt from taxation per Virginia regulations, the county will continue to collect property taxes on the assessed value of the property that will be paid to the county on an annual basis.

<sup>8</sup> The statewide indirect and induced impacts include those impacts in Powhatan County.

<sup>9</sup> This approach is recommended by Burchell and Listokin in *The Fiscal Impact Handbook*.

<sup>10</sup> Source: [http://www.powhatanva.gov/index.asp?Type=B\\_BASIC&SEC=%7BB62A5A5F-66B6-4767-9BEA-4BD32730F0CD%7D](http://www.powhatanva.gov/index.asp?Type=B_BASIC&SEC=%7BB62A5A5F-66B6-4767-9BEA-4BD32730F0CD%7D).

## Appendix: Impact Analysis Glossary

*IMPLAN Professional*—an economic impact assessment modeling system. It allows the user to build economic models to estimate the impacts of economic changes in states, counties, or communities. It was created in the 1970s by the Forestry Service and is widely used by economists to estimate the impact of specific events on the overall economy.

*Input-Output Analysis*—an examination of business-business and business-consumer economic relationships capturing all monetary transactions in a given period, allowing one to calculate the effects of a change in an economic activity on the entire economy (impact analysis).

*Direct Impact*—economic activity generated by a project or operation. For construction, this represents activity of the contractor; for operations, this represents activity by tenants of the property.

*Overhead*—construction inputs not provided by the contractor.

*Indirect Impact*—secondary economic activity that is generated by a project or operation. An example might be a new office building generating demand for parking garages.

*Induced (Household) Impact*—economic activity generated by household income resulting from direct and indirect impacts.

*Ripple Effect*—the sum of induced and indirect impacts. In some projects, it is more appropriate to report ripple effects than indirect and induced impacts separately.

*Multiplier*—the cumulative impacts of a unit change in economic activity on the entire economy.



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

RICHMOND DISTRICT  
2430 Pine Forest Drive  
COLONIAL HEIGHTS, VA 23834  
[www.VDOT.Virginia.gov](http://www.VDOT.Virginia.gov)

**Charles A. Kilpatrick, P.E.**  
COMMISSIONER

October 8, 2015

Mr. David Dameron  
Zoning Administrator  
Powhatan County Zoning  
3834 Old Buckingham Road  
Powhatan, Virginia 23139

REFERENCE: **15-10-CUP. Virginia Solar LLC**  
**(Powhatan Courthouse/Mt. Zion Electoral District)**  
**Date VDOT Received: 09/11/15**

Dear Mr. Dameron:

The Virginia Department of Transportation has reviewed the request submitted by the applicant on September 2, 2015, for a conditional use permit (CUP) to operate a solar energy farm in the A-10, Agricultural District per §83-162(26) of the Powhatan County Zoning Ordinance. The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential on the Countywide Land Use Plan Map. The subject property is 898.4 acres in size and is located west of Buckingham Road (Rt. 13) south of its intersection with Old Plantation Road (Rt. 644). Reference to Tax Map Parcel #38-28.

The Virginia Department of Transportation takes no exception to this request. Low volume commercial entrances will be required where access points are sought at VDOT maintained state rights-of-way.

Should you have any questions, or need any additional information, please do not hesitate to contact me at (804) 674-2560, or Brian Lokker at (804) 674-3874.

Sincerely,

A handwritten signature in cursive script that reads "J.T. Phillippe".

J.T. Phillippe  
Plan Reviewer  
VDOT Richmond District  
Central Area Land Use

MAP_PIN	CAMA_PIN	MLNAM	MADD1	MADD2	MCITY	MSTATE	MZIP5	MZIP4
38-38A	038-38A	ADAMS LORETTA VIOLA HOLT	9720 OLD MILITARY RD	LOT 44	AMELIA	VA	23002	
38-9-7	038-9-7	ALLEN LAYTON L & THELMA C	1624 OLMSTEAD DRIVE		POWHATAN	VA	23139	
38-60A	038-60A	BAKER KEMPER W JR & BEVERLY S	1811 MILL QUARTER DRIVE		POWHATAN	VA	23139	
38-61A	038-61A	BESS BESSIE VIRGINIA	4551 HICKY HILL ROAD		KENTS STORE	VA	23084	
38-7-14	038-7-14	BRATCHER FELECIA	4170 PIERCE RD		POWHATAN	VA	23139	0331
38-1-7	038-1-7	BURNS DAVID C & BONNIE B	4350 SPOONBILL ROAD		POWHATAN	VA	23139	
38-6-9	038-6-9	CAMPBELL GLENN T & CATHERINE W	3940 FIGHTING CREEK DRIVE		POWHATAN	VA	23139	
38F-1-53	038F-1-53	CAPITOL LAND INVESTMENTS LLC	14321 W SALISBURY RD		MIDLOTHIAN	VA	23113	
38-1-10	038-1-10	CELIBERTI PAUL	3508 JONWARN CT		POWHATAN	VA	23139	
38-12	038-12	CLARK STEPHEN D & ANDREA G	4499 OLD BUCKINGHAM ROAD		POWHATAN	VA	23139	
38-9-6	038-9-6	CLINE JAMES & DONNA S	1626 OLMSTEAD DRIVE		POWHATAN	VA	23139	
38-7-16	038-7-16	COX EDWYN P	21 GILLIES LANE		BATH	ME	4530	
38-31	038-31	CP FIGHTING CREEK LLC	2317 MAGNOLIA RD		RICHMOND	VA	23223	
38-32	038-32	CRUMP JAMES E JR & JOAN M &	RAYMOND W	2300 GWYNMILL LANE	POWHATAN	VA	23139	
38F-2-19	038F-2-19	DATTALO PATRICK V &	R MARIE C GUAY	2711 ELLESMERE DR	MIDLOTHIAN	VA	23113	
38-9-4	038-9-4	DAVIS JERRY LEE	1634 OLMSTEAD DRIVE		POWHATAN	VA	23139	
38-36A	038-36A	DAVIS KELVIN A & DEBRA	5525 STONEY MEADOW DR		DISTRICT HEIGHTS	MD	20747	
38-7-18	038-7-18	DOBRICK KATHY ANN	4156 PIERCE ROAD		POWHATAN	VA	23139	
38-7-11	038-7-11	ENDERS KAREN G	4182 PIERCE RD		POWHATAN	VA	23139	
38F-2-16	038F-2-16	GEARY CHRISTOPHER & ANDREA	3329 DOUBLE RIDGE TERR		POWHATAN	VA	23139	
38-9-8	038-9-8	GIBSON DENNIS G JR & REBEKAH	1620 OLMSTEAD DR		POWHATAN	VA	23139	
38-1-6	038-1-6	GLAZEBROOK STEPHEN P & STEPHANIE G	4360 SPOONBILL CT		POWHATAN	VA	23139	
38-6-12	038-6-12	GREBER JAMES M & CAROLINE M	3949 FIGHTING CREEK DRIVE		POWHATAN	VA	23139	
38-26	038-26	GREEN JORDAN HEIRS	C/O GLORIA E GREENE	1108 PENOBSCOT ROAD	RICHMOND	VA	23227	
38-3-1	038-3-1	HABEL JASON M & CHRISTINA	4325 OLD BUCKINGHAM RD		POWHATAN	VA	23139	
38-7-13	038-7-13	HAYTON DONNIE L & AMBER K	4174 PIERCE ROAD		POWHATAN	VA	23139	
38-60	038-60	HERTZLER ROBERT A & MARIE K	1963 MILL QUARTER		POWHATAN	VA	23139	
38F-1-51	038F-1-51	HOCAY LLC	P O BOX 4309		MIDLOTHIAN	VA	23112	
38F-2-15	038F-2-15	HOCHSTETLER ANTHONY B &	JOANNA ROSE	4942 VALLEY CREST DR APT 202	MIDLOTHIAN	VA	23112	
38F-1-54	038F-1-54	KING JAMIE HOGAN	8619 SHADY MIST DR		NORTH CHESTERFIELD	VA	23235	
38-9-5	038-9-5	LARAFFA JOSEPH & JAMIE L	1630 OLMSTEAD DRIVE		POWHATAN	VA	23139	
38-3-2	038-3-2	LITTON PAUL E & PATRICIA G	4317 OLD BUCKINGHAM RD		POWHATAN	VA	23139	
38-1-11	038-1-11	LOGIOS JAMES CHRIS	4310 SPOONBILL COURT		POWHATAN	VA	23139	
38-13E	038-13E	MAGILL ROBERT E & SUZANNE M	4318 PIERCE RD		POWHATAN	VA	23139	
38-22C	038-22C	MCATEER PETER J JR & CAMILLE M	4224 PIERCE ROAD		POWHATAN	VA	23139	
38-7C	038-7C	MEADOR RICHARD L & TRACIE G	4421 OLD BUCKINGHAM RD		POWHATAN	VA	23139	
38-4	038-4	MELTON MICHAEL E & PATRICIA A	4375 OLD BUCKINGHAM ROAD		POWHATAN	VA	23139	
38-7-17	038-7-17	MIZELLE SHANE A	4160 PIERCE ROAD		POWHATAN	VA	23139	
38D-3-7	038D-3-7	NELSON MICHELE LEIGH &	SHANE CHRISTOPHER NELSON	4036 FOXREST TER	POWHATAN	VA	23139	
38D-3-6	038D-3-6	NILES GERALD E & JERRI J	4040 FOXREST TERRACE		POWHATAN	VA	23139	
38-1-9	038-1-9	OLZER RICHARD N	8113 WHIRLAWAY DRIVE		MIDLOTHIAN	VA	23112	
38-2-10	038-2-10	OSTERMAN CHARLES H JR &	KATHERINE M	3885 LITTLE FIGHTING CREEK ROAD	POWHATAN	VA	23139	
38-29	038-29	PERKINS LIZZIE	C/O HAMILTON E PERKINS	309 HODDER LANE	HIGHLAND SPRINGS	VA	23075	
38-23	038-23	PHINNEY DUSTIN M & BROOKE R	4280 PIERCE RD		POWHATAN	VA	23139	
38-2-9	038-2-9	PRIDY ROBERT F JR & JANET A	3895 LITTLE FIGHTING CREEK RD		POWHATAN	VA	23139	
38-7-8	038-7-8	ROBBINS SHIRLEY F	4194 PIERCE RD		POWHATAN	VA	23139	
38-7-10	038-7-10	SCOTT TIMBERLAND CO LP	15830 GOODES BRIDGE RD		AMELIA	VA	23002	
38-13C	038-13C	SEAL KATHERINE P	1847 FAIRPINE DR		POWHATAN	VA	23139	
38-1-12	038-1-12	SHEPPERSON STEVEN L & SUSAN C	4300 SPOONBILL CT		POWHATAN	VA	23139	
38-29A	038-29A	SIMMONS LIZZIE	C/O HAMILTON E PERKINS	309 HODDER LANE	HIGHLAND SPRINGS	VA	23075	
38-6-11	038-6-11	STAFFORD D EDWIN SR	3950 FIGHTING CREEK DRIVE		POWHATAN	VA	23139	
38-13A	038-13A	STARR CRAIG E & LOIS D	4218 RICHWINE RD		RICHMOND	VA	23234	
38-36	038-36	TAYLOR WINFRED ET AL	4820 POWHATAN LAKES ROAD		POWHATAN	VA	23139	
38-35	038-35	TRENT GARLAND	C/O MARIE TRENT BELL	948 WHITE OAK DRIVE	OXON HILL	MD	20745	
38-7-9	038-7-9	TUCKER JOHN R & STEPHANIE BASS	4190 PIERCE RD		POWHATAN	VA	23139	
38-1-8	038-1-8	VAUGHAN JAMES I & PAMELA B	4340 SPOONBILL ROAD		POWHATAN	VA	23139	
38-8A	038-8A	VAUGHN FRANK J & DEBRA N TRS	4459 OLD BUCKINGHAM RD		POWHATAN	VA	23139	
38-4A	038-4A	WALKER MICHAEL H & AMANDA E	4355 OLD BUCKINGHAM RD		POWHATAN	VA	23139	
38-7-15	038-7-15	WALLER WALTER E & LINDA G	4166 PIERCE RD		POWHATAN	VA	23139	
38-7-12	038-7-12	WALLING SUSAN L	4178 PIERCE RD		POWHATAN	VA	23139	
38-5A	038-5A	WALTERS MELBA W & DEBORAH B GROSS	C/O DEBORAH B GROSS	4509 BELMAR DR	RICHMOND	VA	23234	
38-6-10	038-6-10	WOOTEN BRYON KEITH & KAREN W TRS	3944 FIGHTING CREEK DRIVE		POWHATAN	VA	23139	

# distinctive PROPERTIES

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(804) 921-8367



**Bruce Blackwell**  
State Certified Home Inspector  
#3380 000220



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# LEGALS

## Legal Notices

### TRUSTEE SALES

#### NOTICE OF SUBSTITUTE TRUSTEE SALE 3421 Lake Randolph Circle, Powhatan, VA 23139

By virtue of the power and authority contained in a Deed of Trust dated December 15, 2004, and recorded in Deed Book 630, Page 1296 in the Clerk's Office for the Circuit Court for Powhatan, VA, securing a loan which was originally \$215,000.00. The appointed SUBSTITUTE TRUSTEE, Commonwealth Trustees, LLC will offer for sale at public auction at the front steps of the Circuit Court, located at 3880 Old Buckingham Road, Powhatan, Virginia 23139 on:

February 2, 2016 at 1:30 PM

improved real property, with an abbreviated legal description of All that certain tract, piece or parcel of land lying and being in Spencer District, Powhatan County, Virginia, designated as Lot 15 of Lake Randolph Estates-Section 8 on plat of survey by Woodrow K. Cofer, Inc., C.L.S. dated November 20, 2003, recorded April 20, 2004, in the Circuit Court, Clerk's Office, Powhatan County, Virginia, in Plat Cabinet G., Slide 69, reference to which is hereby made for a more particular description, and as more fully described in the aforesaid Deed of Trust.

TERMS OF SALE: The property will be sold "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND AND SUBJECT TO conditions, restrictions, reservations, easements, rights of way, and all other matters of record taking priority over the Deed of Trust to be announced at the time of sale. A deposit of \$20,000.00, or 10% of the sale price, whichever is lower, in cash or cashier's check payable to the SUBSTITUTE TRUSTEE will be required at the time of sale. The balance of the purchase price, with interest at the rate contained in the Deed of Trust Note from the date of sale to the date said funds are received in the office of the SUBSTITUTE TRUSTEE, will be due within fifteen (15) days of sale. In the event of default by the successful bidder, the entire deposit shall be forfeited and applied to the costs and expenses of sale and Substitute Trustee's fee. All other public charges or assessments, including water/sewer charges, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. In the event taxes, any other public charges have been advanced, a credit will be due to the seller, to be adjusted from the date of sale at the time of settlement. Purchaser agrees to pay the seller's attorneys at settlement, a fee of \$445.00 for review of the settlement documents.

Additional terms will be announced at the time of sale and the successful bidder will be required to execute and deliver to the Substitute Trustee a memorandum or contract of the sale at the conclusion of bidding.

FOR INFORMATION CONTACT:  
Rosenberg & Associates, LLC  
(Attorney for the Secured Party)  
7910 Woodmont Avenue, Suite 750  
Bethesda, Maryland 20814  
301-907-8000  
www.rosenberg-assoc.com

#### NOTICE OF SUBSTITUTE TRUSTEE SALE 2700 Daphne Lane, Powhatan, VA 23139

By virtue of the power and authority contained in a Deed of Trust dated May 29, 2008, and recorded in Deed Book 749, Page 001 in the Clerk's Office for the Circuit Court for Powhatan, VA, securing a loan which was originally \$267,500.00. The appointed SUBSTITUTE TRUSTEE, Commonwealth Trustees, LLC will offer for sale at public auction at the front steps of the Circuit Court, located at 3880 Old Buckingham Road, Powhatan, Virginia 23139 on:

February 2, 2016 at 1:30 PM

improved real property, with an abbreviated legal description of ALL that certain parcel of land lying and being in Huguenot District, Powhatan County, Virginia, containing 10.40 acres, shown and designated as "Parcel G" on plat of survey by Foster & Miller, Certified Surveyors, dated February 2, 1970, a copy of which is recorded in the Clerk's Office of the Circuit Court of Powhatan County, Virginia, in Deed Book 93, page 518, and in accordance with said plat being more particularly described as follows. COMMENCING at the point of the Northern and Western lines of the Northern terminus of a fifty foot road called Daphne Lane as shown on the aforesaid plat, said point being marked thereon "A", thence from said point of commencement proceeding with the said western line of said Daphne Lane South 33 degrees 58' 30" West 300 feet, thence leaving said Western line of said Daphne Lane and proceed North 56 degrees 01' 30" West 252.07, thence North 25 degrees 27' 40" East 39 68 feet, thence South 86 degrees 17' 30" East 77 61 feet, thence North 3 degrees 57' 00" East 786 54 feet, thence South 86 degrees 17' 30" East 555 55 feet, thence South 4 degrees 02' 20" West 483 30 feet, thence South 73 degrees 32' 45" East 39 80 feet, thence South 23 degrees 00' 21" West 338 72 feet, thence North 56 degrees 01' 30" West 238 92 feet to the point of commencement, and as more fully described in the aforesaid Deed of Trust.

TERMS OF SALE: The property will be sold "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND AND SUBJECT TO conditions, restrictions, reservations, easements, rights of way, and all other matters of record taking priority over the Deed of Trust to be announced at the time of sale. A deposit of \$20,000.00, or 10% of the sale price, whichever is lower, in cash or cashier's check payable to the SUBSTITUTE TRUSTEE will be required at the time of sale. The balance of the purchase price, with interest at the rate contained in the Deed of Trust Note from the date of sale to the date said funds are received in the office of the SUBSTITUTE TRUSTEE, will be due within fifteen (15) days of sale. In the event of default by the successful bidder, the entire deposit shall be forfeited and applied to the costs and expenses of sale and Substitute Trustee's fee. All other public charges or assessments, including water/sewer charges, whether incurred prior to or after the sale, and all other costs incident to settlement to be paid by the purchaser. In the event taxes, any other public charges have been advanced, a credit will be due to the seller, to be adjusted from the date of sale at the time of settlement. Purchaser agrees to pay the seller's attorneys at settlement, a fee of \$445.00 for review of the settlement documents.

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(Attorney for the Secured Party)  
7910 Woodmont Avenue, Suite 750  
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### LEGAL DISPLAY ADS

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## NOTICE OF PUBLIC HEARINGS POWHATAN COUNTY BOARD OF SUPERVISORS

Pursuant to Sections 15.2-1427 and 15.2-2204 of the Code of Virginia, notice is hereby given that the Powhatan County Board of Supervisors will conduct public hearings on **Monday, January 25 at 7:00 p.m.** in the Village Building Auditorium located at 3910 Old Buckingham Road, Powhatan, VA, 23139. The purpose of the public hearings is to receive public comment on the following proposed ordinances:

- **Ordinance O-2015-01** (15-03-REZC) Riverton Associates (Subletts/Manakin/Flat Rock Electoral District) request the rezoning from Residential-Utility (R-U) and Commercial (C) to Village Center Planned Development (VC-PD) and amendment of the zoning district map of approximately 50+ acres of land fronting 584 feet on the south side of Huguenot Trail and on the along Winterfield Road. Density and use will be controlled by zoning conditions or ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject properties as Village Center, Village Residential and Natural Conservation on the Route 711 Village Special Area Plan Map. Reference to Tax Map Parcels 32-44A, 32-44C, 32-45B1, 32-45B2, 32-46, 32-46A, 32-58B, 32D-1-1, 32D-1-3, 32C-2-1, 32C-2-2, 32C-2-3, 32C-2-4, 32C-2-5, 32C-2-6, and 32C-2-7.
- **Ordinance O-2016-02** (15-11-CUP) Blanton and Debora Gordon (SmithsCrossroads/ Pineville/Tobaccoville Electoral District) request a conditional use permit (CUP) to operate a country inn on two adjoining parcels in the A-10, Agricultural District per §83.162(49) of the Zoning Ordinance. The 2010 Long-Range Comprehensive Plan designates the subject properties as Rural Residential on the Countywide Land Use Plan Map. One property is located at 1660 Ballsville Road and is approximately 2.65 acres in size and the second property is approximately 43.8 acres in size and has not been assigned an address. Reference Tax Map Parcels #35-17B & #35-17.
- **Ordinance O-2016-03** (15-12-CUP) Richard W. Dressler (Powhatan Station/ Graceland Electoral District) requests a conditional use permit (CUP) to operate a commercial landscaping operation in the A-10, Agricultural District per §83-162(50) of the Zoning Ordinance. The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential on the Countywide Land Use Plan Map. The property is approximately 33.05 acres in size and is located east of Dorset Road (Rt. 622) north of its intersection with Stavemill Road (Rt. 634). Reference Tax Map Parcel #53-78.
- **Ordinance O-2016-04** (15-15-REZC) Academy Park II, LLC (Bethesda / Lees Landing Electoral District) request the rezoning from Residential-Commercial (R-C) to Village Center (VC) and amendment of the zoning district map of approximately 2.47+ acres of land fronting 511 feet on the north side of Anderson Highway (U.S. Route 60). Density and use will be controlled by zoning conditions or ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject properties as Village Center on the Courthouse Village Special Area Plan Map. Reference to Tax Map Parcels 39C-2-2 and 39C-2-3.
- **Ordinance O-2016-05** (15-10-CUP) Virginia Solar LLC (Powhatan Courthouse/Mt. Zion Electoral District) requests a conditional use permit (CUP) to operate a solar energy farm in the A-10, Agricultural District per §83-162(26) of the Zoning Ordinance. The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential on the Countywide Land Use Plan Map. The subject property is 350 acres of the 898.4 acre parcel and is located west of Old Buckingham Road (Rt. 13) south of its intersection with Old Plantation Road (Rt. 644). The lot at 4325 Old Buckingham Road is also a part of the CUP, is 3.6 acres, and will serve as the access point for the use. Reference to Tax Map Parcels #38-28 and # 38-3-1.
- **Ordinance O-2016-06** Ordinance amending and re-enacting Article II, Fire Prevention Code, of the Code of the County of Powhatan related to the appointment of a local Fire Marshall and delineation of the Fire Marshall's responsibilities, and modifications to the Virginia Statewide Fire Prevention Code requirement enforced in Powhatan County.

A copy of the proposed ordinances may be reviewed at the Powhatan County Administrator's Office located at 3834 Old Buckingham Road, Suite A, Powhatan, Virginia, during normal business hours. All interested persons are invited to attend and participate in the public hearings. Persons requiring special assistance to attend and participate in the hearings should contact the Powhatan County Administrator's Office at (804) 598-5612 at least three days prior to the meeting.



POWHATAN'S PAPER OF RECORD

## CONTACT US

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**Bruce Blackwell**  
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Home Inspector  
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# LEGALS

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## Legal Notices

### PROPOSALS, BIDS, RFP

2001 GMC Sierra, 4wd, Ext cab, vinyl int., cruise, 131K miles, tow package, 4.8L V8. Sealed bids must be submitted/post marked by 4:30 pm 2/5/16 to Monacan SWCD, 3064 River Rd West, PO Box 66 Goochland, VA 23063. Min bid of \$4,500. For info call 804-556-4936. Monacan SWCD reserves the right to accept or reject any bid. Payment is due within 30 days & prior to transfer of ownership.

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### NOTICE OF RFP

The County of Powhatan Virginia is seeking proposals from qualified applicants for Public Safety Staffing Services. To view the RFP packet and get more information please visit our Bid and Procurement Opportunities page on our website at www.powhatanva.gov. Responses are due no later than 2:00 pm February 12th 2016, to the Powhatan County Department of Finance located at 3834 Old Buckingham Rd, Suite B Powhatan VA, 23139. If you need additional information please contact the Department of Finance office at 804-598-5610.

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**Cumberland Area - Part-time ADMINISTRATIVE ASSISTANT** needed. Duties include (but not limited to): answering phone, filing, data entry, and cleaning the office. Approximately 5 hours a day/4 days a week Monday through Thursday. Email resumes to: asallumber@verizon.net

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**FABRICATOR/WELDER** - Brookfield M&W is currently seeking an experienced Fabricator/Welder. Please apply @ 9135 Barricade Ln, Mechanicsville. Salary is negotiable depending on experience. Call (804) 746-0488.

### HEALTHCARE

**PSYCHOSOCIAL REHABILITATION COUNSELOR** wanted for a clubhouse model day support program for SMI adults. FT w/ benefits, QMHP-A required. Visit www.gpcsb.org for application, job description & salary. Open until filled. EOE.

## TRANSPORTATION

**DRIVERS - Part-time.** Goochland Powhatan Community Services is seeking drivers to transport individuals to and from facilities in Goochland and Powhatan Counties. Qualified applicants must be 25 yrs. or older. Must be able to work w/people, and work morning hours and late afternoon hours. A valid VA Driver's License w/ a good driving record, pre-employment drug screening, and criminal background check required. \$10.14/hour. Call 804-556-5400 or visit www.gpcsb.org/Job-Opportunities for job description and application. Open until filled. EOE.

### GENERAL

10 positions - Temporary/Seasonal work planting, cultivating, and harvesting nursery stock, field grown trees, shrubs and ornamental plants, from 2/15/2016 to 12/15/2016 at Watkins Nurseries, Inc., Amelia Courthouse & Powhatan, VA. Three months of previous verifiable experience required in the job described. Saturday work required. Must be able to lift/carry 60 lbs. Employer-paid post-hire drug testing is required after a worker has an accident at work. \$10.72/hr or current applicable AEW. Raise/bonus at employer discretion. Workers are guaranteed ¾ of work hours of total period. Work tools, supplies, equipment supplied by employer without charge to worker. Housing with kitchen facilities provided at no cost to only those workers who are not reasonably able to return same day to their place of residence at time of recruitment. Transportation and subsistence expenses to work site will be paid to nonresident workers not later than upon completion of 50% of the job contract. Interviews required. Apply for this job at nearest State Workforce Agency in state in which this ad appears, or Virginia Employment Commission, 221 Sunchase Blvd., Farmville, VA 23901. Provide copy of this ad. VA Job Order #706812.

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### Apartment Referral Services Policy

Apartment referral service companies sell lists of available apartments for rent in your area. Please read contracts thoroughly to ensure that you understand and agree to all the terms and the cancellation policy of the contract.

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3465 A Goodwyn Road Powhatan, VA 23139 2 bedrooms, 1.5 baths, Duplex \$895/month

2518 Georges Road Powhatan, VA 23139 2 bedrooms/1 bath \$750/month

5832 Trenholm Woods Drive Powhatan, VA 23139 3 bedrooms, 2 baths, attached garage \$1,495/month

1508 Cartersville Road Goochland County, VA 23063 4 bedrooms, 2.5 baths \$1,495/month

377 Clayville Road Powhatan, VA 23139 3 bedrooms, 3 baths, full basement \$1,395/month

3148 Kemp Trail Powhatan, VA 23139 1 bedroom, 1 bath \$695/month

2228 Lakeview Drive Powhatan, VA 23139 2 bedrooms, 1 bath \$995/month

35 Boone Trail Cartersville, VA 23027 2 bedrooms, 1 bath \$800/month

4748 Bell Road Powhatan, VA 23139 3 bedrooms, 2 baths \$895/month

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