



County of King William, Virginia

**KING WILLIAM COUNTY
PLANNING COMMISSION MEETING
JANUARY 7, 2020 – 7:00 P.M.
BOARD MEETING ROOM
KING WILLIAM COUNTY ADMINISTRATION BUILDING**

AGENDA

1. Call to Order
2. Roll Call
3. Review and Adoption of Meeting Agenda
4. Review and Approval of Minutes:
 - a. October 29, 2019 Work Session
 - b. November 6, 2019 Work Session
 - c. November 12, 2019 Work Session
 - d. November 19, 2019 Work Session
 - e. December 3, 2019 Regular Meeting
5. Public Comment Period
6. Old Business
 - a. CUP-03-19 Sweet Sue Solar, LLC.
 - b. Adoption of 2020 Planning Commission Meeting Schedule
7. New Business
 - a. Organization of the Planning Commission for Calendar Year 2020
 - i) Election of Commission Chairman
 - ii) Election of Commission Vice-Chairman
 - iii) Election or Appointment of Commission Secretary
 - iv) Adoption of Commission By-Laws for Calendar Year 2020
 - b. Future Work Session Dates for Zoning Ordinance Revision
 - c. Proposed Master Utility Plan Discussion
 - d. Comprehensive Plan Revision
8. Staff and/or Special Committee Reports
 - a. Potential Commercial Projects

- b. **Building Permit Log (December)**
 - c. **Zoning Permits**
 - d. **Land Disturbance Report**
 - e. **2019 Annual Planning
Commission Report**
9. **Adjourn**

4a.

October 29, 2019

Work Session Minutes

Minutes
King William County
Planning Commission
Work Session
October 29, 2019

At a work session of the Planning Commission, held on October 29, 2019 at 6:30 P.M. in the King William Administration Building, the meeting was called to order with the following members:

Agenda Item 1. Call to Order

Agenda Item 2. Roll Call

Present:

Don Wagner

John Breeden

Bonnie Hite

Stephen Greenwood

Janie Rhoads

Staff Present:

Ron Etter, Director of Community Development

Krista Cole, Planning Secretary

Sherry Graham, Zoning Administrator

Bobbie Tassinari, County Administrator

Agenda Item 3. Work Session Topics

a. Major and All Other Subdivision Discussion

Members recommended cross referencing the Cluster Subdivision and PUD under the major subdivisions.

Vice-Chair, Don Wagner mentioned that sidewalks and pedestrian paths were typically the same. There was brief discussion on the distinction between the two.

Staff discussed options for the flag lots in Major subdivisions.

Members and Staff discussed the corner lot setback of 50 feet.

Mr. Ron Etter recommended adding another section to address wetlands, steep slopes and developable area calculations.

Mr. Stephen Greenwood recommended changing septic tank to septic systems.

Mr. Ron Etter updated members on the tabling of CUP-03-19 Sweet Sue Solar, by the Board of Supervisors.

Mr. John Breeden recommended members taking a look at the solar ordinance and addressing any changes prior to the December 3, 2019 Public Hearing.

Vice-Chairman, Don Wagner expressed his ideas on getting the farmers in the County together to look at the solar ordinance. He expressed concerns on whether the increased revenue would be worth it and that feedback from the farming expertise in the County may be helpful.

Agenda Item 4. Adjourn or Recess

Chairman, John Breeden requested a motion to adjourn the October 29, 2019 work session. Ms. Janie Rhoads made a motion to adjourn and the motion was seconded by Don Wagner.

John Breeden, Chairman

Ron Etter, Planning Secretary

4b.

November 6, 2019

Work Session Minutes

Minutes
King William County
Planning Commission
Work Session
November 6, 2019

At a work session of the Planning Commission, held on November 6, 2019 at 6:30 P.M. in the King William Administration Building, the meeting was called to order with the following members:

Agenda Item 1. Call to Order

Agenda Item 2. Roll Call

Present:

Don Wagner

John Breeden

Bonnie Hite

Stephen Greenwood

Absent:

Janie Rhoads

Staff Present:

Ron Etter, Director of Community Development

Krista Cole, Planning Secretary

Sherry Graham, Zoning Administrator

Bobbie Tassinari, County Administrator

Agenda Item 3. Work Session Topics

a. Article III

Vice-Chairman, Don Wagner recommended adding Section 86-58 of Article II in the old ordinance to the General Conditions, as number nine for the new ordinance update.

“Access to a building or land use across land which is not zoned so as to permit the use served by such access in not permitted”

b. Article IV

A brief discussion was held on whether Amendments would remain under Administrative or would be moved to General Conditions. Chairman, John Breeden left this up to staff discretion.

Vice-Chair, Don Wagner expressed his concern on rezoning cases and the commission knowing the type of business taking place on the property before being approved for rezoning.

Staff and members held discussion of B-1 zoning and what the future for it looked like. This matter was tabled to Future Land Use.

Members recommended change of Section 86-8 to reflect the Planning Commission to consist of at least five members versus just five members.

In Section 86-11, Members and staff decided to remove number three “Supervise its fiscal affairs and responsibilities, under rules and regulations as prescribed by the governing body” and number eight “Prepare and submit an annual budget in the manner prescribed by the governing body of the County or municipality.

Staff chose to table Section 86-42 Proffer of Conditions so that Director, Mr. Ron Etter could work on proffers a little further with the County Attorney.

Members recommended changing Division 7 to Applications and Appeals.

Vice-Chair, Don Wagner stated his concerns with some of the duties of the BZA not being included in the ordinance.

Chairman, John Breeden recommended when addressing the Comprehensive Plan for 2020, that members and staff work from the 2003 version and incorporate some of the 2016 version into that.

Mr. Ron Etter gave members an update on CUP-03-19 Sweet Sue Solar, stating that he would be rewriting the conditions to be much more specific including the operation of a plan for monitoring, types of materials to be used, penalties and annual fees.

Agenda Item 4. Adjourn or Recess

Chairman, John Breeden requested a motion to adjourn the November 6, 2019 work session. Vice-Chairman, Don Wagner made a motion and the motion was seconded by Mr. Stephen Greenwood.

John Breeden, Chairman

Ron Etter, Planning Secretary

4c.

November 12, 2019

Work Session Minutes

Minutes
King William County
Planning Commission
Work Session
November 12, 2019

At a regular meeting of the Planning Commission, held on November 12, 2019 at 6:30 P.M. in the King William Administration Building, the meeting was called to order with the following members:

Agenda Item 1. Call to Order

Agenda Item 2. Roll Call

Present:

Janie Rhoads

Bonnie Hite

John Breeden

Janie Rhoads

Stephen Greenwood

Staff Present:

Ron Etter, Director of Community Development

Krista Cole, Planning Secretary

Agenda Item 3. Work Session Topics

Members decided to revisit zoning definitions to coincide with the Future Land Use Map.

Members and staff discussed the Industrial zone and recommended allowing both light and heavy uses in the zone.

Members and staff had discussion on the B-1 Zoning and where it should be considered for more business and development.

In Section 86-70, Chairman, John Breeden recommended changing the Rural Residential minimum lot depth to 300 feet.

Vice-Chairman, Don Wagner recommended changing the Agricultural Conservation minimum lot depth to 500 feet.

Mr. Ron Etter and staff recommended changing the kennel requirements to 100 feet with screening.

Staff and members discussed and agreed upon adjusting the Stable, private to 2 acres per animal.

Mr. Ron Etter requested Ms. Sherry Graham to change the verbage on Section 86-74 number three.

Ms. Janie Rhoads stated that the code reference in Section 86-79 had been recodified and would need to be updated.

Chairman, John Breeden recommended changing number two in section 86-101.3 to only reflect "Changes to the Historical Preservation Districts". Other members and staff agreed upon this change.

Members and staff agreed to table Article VII King William County Use Matrix, as staff would provide a drafted matrix from previous work sessions.

Ms. Janie Rhoads expressed her concern on 86-101.7 in regards to the calculations and possibly considering a formula for timeless calculation to this as the inflation will change over time.

Ms. Bonnie Hite expressed her concerns on the electronic and digital signage to make sure that it does not cause distractions for drivers.

Staff and members held discussion on townhouses versus condominiums and what they each entail. Ms. Janie Rhoads wanted to be assured that condominium units would be specified.

Agenda Item 4. Adjourn or Recess

Chairman, John Breeden requested a motion to adjourn. Ms. Janie Rhoads made a motion which was seconded by Mr. Stephen Greenwood.

The vote was unanimous on this motion.

John Breeden, Chairman

Ron Etter, Planning Secretary

4d.

November 19, 2019

Work Session Minutes

Minutes
King William County
Planning Commission Work Session
November 19, 2019

At a work session of the King William County Planning Commission held on November 19, 2019 at 6:30 P.M. the meeting was called to order with the following members:

Agenda Item 1. Call to Order

Agenda Item 2. Roll Call

Present

John Breeden

Bonnie Hite

Don Wagner

Absent

Stephen Greenwood

Janie Rhoads

Staff Present

Ron Etter, Director of Community Development

Sherry Graham, Zoning Administrator

Bobbie Tassinari, County Administrator

Krista Cole, Planning Secretary

Agenda Item 3. Work Session Topics

Vice-Chair, Don Wagner recommended the re-wording of Section 86-142 for clarification on the size of the evergreen trees.

Vice-Chair Don Wagner recommended adding the B-2 zone to Section 86-150. Members and Staff agreed upon this.

Mr. Ron Etter recommended citing the state code for number two in Section 86-158 Day Care Center.

Chairman, John Breeden was curious about the additional standards on hotels in the B-2 district.

Chairman, John Breeden expressed his concerns on Mini-warehouse facilities being limited to three stories of 45 feet in height. Mr. Breeden proposed a two story, 30 feet maximum.

Ms. Bobbie Tassinari expressed her concerns on the 5% maximum of lot area on outdoor displays in Section 86-168.

Chairman, John Breeden asked members to look into this further and provide a recommended percentage at a later time.

In section 86-171, Chairman, Breeden recommended changing the maximum distance between a mobile restaurant and entrance to another business that sells food.

Mr. Don Wagner recommended changing the footage to 100 feet.

Ms. Bonnie Hite recommended staff compiling an ideal number of days for a mobile food truck to be allowed to stay in operation.

Chairman, John Breeden recommended adding a fifth condition to Section 86-173 Shooting Range, Indoor. The condition will state that the building should be constructed or modified in such a way that no noise can be heard beyond the boundary lines.

Ms. Bonnie Hite recommended potentially adding the definitions under Short Term Business Rental, with all other definitions.

Mr. Don Wagner was curious as to whether there was any regulation of signs for various uses.

Mr. Don Wagner expressed his concerns on the height and overall growth of trees in section 86-239, regarding blocking of sites.

Ms. Sherry Graham told members that staff would be changing the verbage on Exterior Lighting Standards in section 86-258 to reflect an automatic dimmer requirement.

Agenda Item 4. Adjourn or Recess

Chairman, John Breeden requested a motion to adjourn. Mr. Don Wagner made motion to adjourn which was seconded by Ms. Bonnie Hite.

Chairman, John Breeden

Planning Secretary, Ron Etter

4e.

December 3, 2019

Meeting Minutes

Minutes
King William County
Planning Commission
Regular Meeting
December 3, 2019

At a regular meeting of the King William County Planning Commission held on December 3, 2019 at 7:00PM the meeting was called to order in the King William County Administration Building with the following members:

Agenda Item 1. Call to Order

Agenda Item 2. Roll Call

Bonnie Hite	Aye
Stephen Greenwood	Aye
Janie Rhoads	Aye
Don Wagner	Aye
Chairman, John Breeden	Aye

Agenda Item 3. Review and Adoption of Meeting Agenda

Chairman, John Breeden requested a motion to adopt the December 3, 2019 Agenda. Ms. Bonnie Hite recommended striking the October 29, 2019 Meeting Minutes from the agenda and made a motion to approve the agenda as amended. Ms. Janie Rhoads seconded the motion.

The vote was unanimous on this motion

Agenda Item 4. Review and Approve Meeting Minutes

Ms. Janie Rhoads suggested adding the Agenda Item four information, as it was left blank.

Mr. Don Wagner made motion to approve the minutes based on the recommended amendment. Mr. Stephen Greenwood seconded the motion.

The vote was unanimous on this motion.

Agenda Item 5. Public Comment Period

Chairman, John Breeden opened the Public Comment Period, but being that there was no one to speak, the Public Comment Period was closed.

Agenda Item 6. Public Hearing

a. CUP-03-19 Sweet Sue Solar

Mr. Ron Etter gave members information on Sweet Sue Solar as well as an updated list of condition recommendations for the Solar Facility.

Mr. Don Wagner asked staff to make a couple of grammatical changes.

Ms. Janie Rhoads recommended adding decommissioning phase to condition number 15.

Mr. Stephen Greenwood expressed his concern on staff being certain that all notices were properly sent out.

Ms. Bonnie Hite expressed her concerns on possibly adding a timeframe for any landowner request for re-seeding and planting.

Mr. Stephen Greenwood was curious as to whether the applicant had hosted any other community meetings for residents.

Mr. Don Wagner expressed his concerns on wildlife being affected, specifically bald eagles.

Chairman, John Breeden opened the Public Hearing.

Mr. Marshall Campbell of Tax Map 20-27 shared his concerns on there not being any economic impact report that proves the information shared by Invenergy. He also stated his concerns with RFI and EMI.

Mr. Leslie Scott Lucy of the fourth district expressed his major concerns on the impact of his property value, as well as all adjacent residents.

Mr. Tom Cowdrey of 662 Terra Alta Drive stated that there has been a lot of speculation and he does agree that wildlife needs to be properly addressed, as well as the traffic on Enfield Road, but he believes that if everyone does their job like they should, this could be a great thing for the community.

Mr. Christopher Weldon of 490 Manquin Drive stated his concerns on how this solar facility would make the County more industrial and less rural or beautiful. He also expressed major worry in regards to lead or other toxins possibly getting into the water. His worry with the water was based on how long between site visits from Invenergy, if something detrimental was happening, such as toxins in the water, what the time frame would be before someone found it and corrected the issue. Mr. Weldon also stated that he would rather be able to hunt and/or plant food on this land with multiple uses that would be good for residents than to stare at a facility of solar panels.

Ms. Amanda Hamm of the third district was curious if anyone had calculated the annual mandatory cost for the County.

Ms. Catherine Stanley expressed her concerns by presenting a letter provided by Flora | Pettit Attorneys at Law.

Mr. Don Wagner expressed his concerns on the degree of slopes, as well as the dams. He wanted reassurance that the dams will be protected.

Ms. Bonnie Hite expressed her concerns on the burden of staff to either hire or have to provide the inspections of this site. She also felt as if the Planning Commission hadn't had enough time to address all concerns. Ms. Hite also recommended we add a condition that if anything else necessary comes up, we are able to add it before going to the Board of Supervisors.

Mr. Don Wagner recommended tabling CUP-03-19 until the January 7th meeting and made a motion which was seconded by Ms. Bonnie Hite.

Members were polled:

Bonnie Hite	Aye
Stephen Greenwood	Nay
Janie Rhoads	Aye
Don Wagner	Aye
Chairman, John Breeden	Nay

The vote was unanimous on this motion.

Agenda Item 7. New Business

a. 2020 Planning Commission Draft Schedule

Mr. Ron Etter presented the draft 2020 Meeting Schedule to the members.

Chairman, John Breeden recommended moving forward with the January 7, 2020 meeting, but giving Commission members time to review the remainder of the schedule to see if there are any personal scheduling conflicts. The Meeting Schedule will be voted on at the January meeting.

Agenda Item 8. Old Business

a. Work Session Dates

Chairman, John Breeden verified that a future work session date had already been scheduled for December 12, 2019 at 6:30PM.

Agenda Item 9. Staff and/or Special Committee Reports

Staff provided members with Building reports for the months of October and November, as well as a November Land Disturbance Report, Zoning Violation Report and a Zoning Log.

Mr. Ron Etter told members that the administrative process of two storage sites are coming along well. He also told members there was not much movement on the commercial side for King William at this time.

Agenda Item 10. Adjourn

Mr. John Breeden requested a motion to adjourn. Mr. Stephen Greenwood made motion and Ms. Bonnie Hite seconded the motion.

The vote was unanimous on this motion.

Chairman, John Breeden

Planning Secretary, Ron Etter

6a.

CUP-03-19

Sweet Sue Solar Facility

**Complete application
information may be obtained
from:**

**King William Planning
Department**

180 Horse Landing Rd. #4

King William, VA 23086

Phone: 804-769-4980



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Fourth District
Edwin H. Moren, Fifth District

Date: January 7, 2020
To: Planning Commission
From: Sherry Graham, Zoning Administrator
Subject: CUP-03-19 – Owners: Guy David Chenault, Susie Ann Chenault and T. Frank Flippo & Sons, LLC
Applicant: Sweet Sue Solar, LLC

Request

This is a request for Conditional Use Permit 03-19 for the installation of a 77 MW new solar photovoltaic generation facility. The Tax Map Parcels for the proposed projects are 20-11, 20-15B, 20-31, 20-32, 20-38, 20-33, 20-37 and 27-1. The total project area will consist of approximately 1262 acres of land. The expected fenced area of the Project will encompass approximately 576 acres. The adjacent properties consist of twenty-seven parcels zoned A-C consisting of mainly farm land, houses and accessory structures. Fourteen adjacent parcels are zoned R-1 and two parcels are zoned R-R consisting of mainly single family residential dwellings. The Future Land Use Map in the 2016 Comprehensive Plan indicates Rural Land Use for the property. The property is located in the Manquin (4th) voting district.

Existing/Proposed Uses

Existing uses: Agricultural, residential
Existing structures: Homes, accessory structures, farm structures
Proposed uses: Solar power station
Proposed structures: Solar power station infrastructure, i.e. panels, mounts, wiring, fencing, etc.

Materials/Background

The Conditional Use packet includes the following:

- Attachment 1: Application
- Attachment 2: Book provided by Invenergy with the required conditional use permit information. (Project information, maps, etc.)
- Attachment 3: Site Plans
- Attachment 4: Zoning Ordinance Section 86-456
- Attachment 5: Public Comment
- Attachment 6: Solar Permit by Rule (PBR) Guidance – Department of Environmental Quality

Public Notice

The applicant held two community meetings on August 21, 2019 and September 17, 2019. Letters were sent to adjacent property owners and advertisements were ran in the Country Courier and Tidewater Review on August 14 and September 4, 2019. A third community meeting was held on November 21, 2019.

Notice of the Planning Commission's Public Hearing scheduled for December 3, 2019 were mailed to adjacent property owners on November 21, 2019 and to the applicants on November 25, 2019. Legal advertisements were run in the Tidewater Review on November 20, 2019 and November 27, 2019, notifying the public of the Planning Commission Public Hearing Scheduled for December 3, 2019.

ANALYSIS

The application and preliminary site plan appear to be in general compliance with the requirements for obtaining a Conditional Use Permit (CUP). The final site plan will require greater detail to include erosion sediment control, stormwater management plans, with associated studies and calculations.

There are no deed restrictions barring the proposed use of the property.

As is readily seen in the aerial views (see GIS Map), most parcels surrounding the proposed project site are larger parcels and/or heavily wooded or fields and therefore provide adequate buffer zones to the Project Site. The applicant's report contains measures to preserve and augment the natural buffer area around the Project Site. (InVenergy, Sweet Sue Solar Energy Center CUP Application Report dated August 7, 2019, Section 2.5.6 Screening, Landscaping and Viewshed, page 16.)

Conditional Use Permit Analysis

On September 28, 2015, the Board of Supervisors adopted a Zoning Ordinance text amendment which permits solar power stations by conditional use permit (CUP) in the A-C (Agricultural-Conservation) district. The ordinance included application requirements, public notice procedures, and minimum development standards. The designation of a use as a conditional use in a zoning district means that the use may not be appropriate in all cases, depending upon whether conditional use permit conditions can be met.

Application requirements of Section 86-456 (g) have been met. Section 86-452 of the Zoning Ordinance states a conditional use should be approved if it is found that:

1. The location is appropriate and not in conflict with the comprehensive plan.
Staff Comment: Complies. All parcels involved are zoned A-C and designated Rural in the 2016 Future Land Use Map of the Comprehensive Plan.
2. The public health, safety, morals and general welfare will not be adversely affected.
Staff Comment: The application appears to address potential impacts to the public.
3. Necessary safeguards will be provided for the protection of surrounding property, persons, and the neighborhood values.
Staff Comment: The Conceptual Layout depicts the location of the solar panels in relation to adjacent properties. The proposed solar project appears to meet the site plan requirements.

The Planning Commission may recommend reasonable conditions to the Board of Supervisors, as it believes necessary to accomplish the objectives of this chapter.

Recommendation

If approved, Staff recommends the following conditions:

1. The applicant shall meet the development standards listed below:

- a) **Location standards for utility-scale solar facilities. The location standards stated below for utility-scale solar facilities are intended to mitigate the adverse effects of such uses on adjoining property owners, the area, and the County.**
 - 1) **The minimum area of a utility-scale solar facility shall be no less than two acres and the maximum area shall be no greater than 1,500 acres.**
 - 2) **The equipment, improvements, structures, and percent of acreage covered by the facility footprint of a utility-scale solar facility shall be shown on the approved concept plan and site plan. The percent of acreage coverage shall not exceed 65%. The facility footprint is defined as the fenced area encompassing all solar facilities, including ground-mounted solar panels, inverters and the project substation.**
 - 3) **Provide an inventory of all utility scale solar facilities – existing or proposed – within a four mile radius.**
- b) **A utility-scale solar facility shall be constructed and maintained in substantial compliance with the approved concept plan.**
- c) **The minimum setback to residential dwellings (existing at the time of Conditional Use Permit approval), shall be 400 feet. The minimum setback to all other property lines shall be 100 feet.**
- d) **The maximum height of the lowest edge of the photovoltaic panels shall be 10 feet as measured from the finished grade. The maximum height of primary structures and accessory buildings shall be 15 feet as measured from the finished grade at the base of the structure to its highest point, including appurtenances. The Board of Supervisors may approve a greater height based upon the demonstration of a significant need where the impacts of increased height are mitigated.**
- e) **The facilities, including fencing, shall be significantly screened from the ground-level view of adjacent properties by a buffer zone at least 100 feet wide that shall include a minimum 12 feet wide portion be landscaped with plant materials consisting of an evergreen and deciduous mix (as approved by the Zoning Administrator, except to the extent that existing vegetation or natural land forms on the Site provide such screening as determined by the Zoning Administrator. Following completion of construction activities and during operation of the facility, if the existing vegetation or land forms which provide the screening are disturbed, new plantings shall be provided which accomplish the same, within 30 days of discovery. Opaque architectural fencing may be used to supplement other screening methods but shall not be the primary method.**
- f) **The facilities shall be enclosed by security fencing on the interior of the buffer area (not to be seen by other properties) not less than seven feet in height, inclusive of one foot of razor/barbed wire on top of the security fencing, as appropriate. A performance bond reflecting the costs of anticipated fence maintenance shall be posted and maintained. Failure to maintain the security fencing shall result in revocation of the Conditional Use Permit and the facility's decommissioning.**

- g) Ground cover on the Site shall consist of non-invasive species with native vegetation and maintained in accordance with the Landscaping Maintenance Plan in accordance with established performance measures of the approved Landscaping Plan. (King William County Ordinance 86. Zoning, Article XI. Landscaping). A performance bond reflecting the costs of anticipated landscaping maintenance shall be posted and maintained. Failure to maintain the landscaping shall result in revocation of the Conditional Use Permit and the Facility's decommissioning.**
- h) The Applicant shall identify an access corridor for wildlife to navigate through the solar facility. The proposed wildlife corridor shall be shown on the site plan submitted to the County. Areas between fencing shall not restrict the movement of migratory animals and other wildlife.**
- i) The design of support buildings and related structures shall use materials, colors, textures, screening and landscaping that will blend the facilities to the natural setting and surrounding structures.**
- j) The owner or operator shall maintain the solar facility in good condition. Such maintenance shall include, but not be limited to, painting, structural integrity of the equipment and structures, as applicable, and maintenance of the buffer areas and landscaping. Site access shall be maintained to a level acceptable to the County, in general accordance with Virginia Department of Transportation standard 24VAC30-73-70 for low commercial entrances, or other VDOT required standards. The project owner shall be responsible for the cost of maintaining the solar Facility and access roads, and the cost of repairing damage to private roads occurring as a result of construction and operation. The operator will repair damaged private roads within 30 days of notification by the County. Repair of damaged public roads will be conducted in accordance with VDOT requirements.**
- k) A utility-scale solar facility shall be designed and maintained in compliance with standards contained in applicable local, state and federal building codes and regulations that were in force at the time of the permit approval.**
- l) A utility-scale solar facility shall comply with all permitting and other requirements of the Virginia Department of Environmental Quality.**
- m) The applicant shall provide proof of adequate liability insurance for a solar facility prior to beginning construction and before the issuance of a zoning or building permit to the Zoning Administrator.**
- n) Lighting fixtures, as approved by the County, shall be the minimum necessary for safety and security purposes to protect the night sky by facing downward and to minimize off-site glare. No facility shall produce glare that would constitute a nuisance to the public during construction or general operation. Any exceptions shall be enumerated on the Concept Plan and approved by the Zoning Administrator.**
- o) No signage of any type may be placed on the facility other than notices, warnings, and identification information required by law.**
- p) All facilities must meet or exceed the standards and regulations of the Federal Aviation Administration (FAA), State Corporation Commission (SCC) or equivalent, and any other agency of the local, state or federal government with the authority to regulate such facilities that are in force at the time of the application.**
- q) At all times, the solar facility shall comply with the County's noise ordinance.**
- r) Any other condition added by the Planning Commission or Board of Supervisors as part of a Conditional Use Permit approval.**

2. Decommissioning. The following requirements shall be met:

- a) **Solar facilities which have reached the end of their useful life or have not been in active and continuous service for a period of one year shall be removed at the owner's or operator's expense, except if the project is being repowered or a force majeure event has or is occurring requiring longer repairs; however, the County may require evidentiary support that a longer repair period is necessary.**
- b) **The owner or operator shall notify the Zoning Administrator by certified mail of the proposed date of discontinued operations and plans for removal.**
- c) **Decommissioning shall include removal of all solar electric systems, buildings, cabling, electrical components, security barriers, roads, foundations, pilings, and any other associated facilities, so that any agricultural ground upon which the facility and systems were located is again tillable and suitable for agricultural or forestry uses. The Site shall be graded and re-seeded to restore it to as natural a pre-development condition as possible or replanted with pine seedlings to stimulate pre-timber pre-development conditions as indicated on the Preliminary Site Plan. Any exception to site restoration, such as leaving access roads in place or seeding instead of planting pine seedlings must be requested by the land owner in writing, and this request must be approved by the Board of Supervisors (other conditions might be more beneficial or desirable at that time).**
- d) **The Site shall be re-graded and re-seeded or replanted within 12 months of removal of solar facilities. Re-grading and re-seeding or replanting shall be initiated within a six-month period of removal of equipment.**
- e) **Decommissioning shall be performed in compliance with the approved decommissioning plan. The Board of Supervisors may approve any appropriate amendments to or modifications of the decommissioning plan.**
- f) **Hazardous material from the property shall be disposed of in accordance with federal and state law.**
- g) **The estimated cost of decommissioning shall be guaranteed by the deposit of funds in an amount equal to the estimated cost in an escrow account at a federally insured financial institution approved by the County unless otherwise provided for in subsection 5) below.**
 - 1) **The applicant shall deposit the required amount into the approved escrow account before any building permit is issued to allow construction of the solar facility.**
 - 2) **The escrow account agreement shall prohibit the release of the escrow funds without the written consent of the County Administrator and County Attorney. The County shall consent to the release of the escrow funds upon the owner's or occupant's compliance with the approved decommissioning plan. The County Administrator and County Attorney may approve the partial release of escrow funds as portions of the approved decommissioning plan are performed.**
 - 3) **The amount of funds required to be deposited in the escrow account shall be the full amount of the estimated decommissioning cost without regard to the possibility of salvage value.**
 - 4) **The owner or occupant shall recalculate the estimated cost of decommissioning every five years. If the recalculated estimated cost of decommissioning exceeds the original estimated**

cost of decommissioning by ten percent (10%), then the owner or occupant shall deposit additional funds into the escrow account to meet the new cost estimate. If the recalculated estimated cost of decommissioning is less than ninety percent (90%) of the original estimated cost of decommissioning, then the County may approve reducing the amount of the escrow account to the recalculated estimate of decommissioning cost upon approval by the County Administrator and County Attorney.

- 5) The County may approve alternative methods to secure the availability of funds to pay for the decommissioning of a utility-scale solar facility, such as a performance bond, letter of credit, or other security approved by the County Administrator and County Attorney.
- h) If the owner or operator of the solar facility fails to remove the installation in accordance with the requirements of this permit or within the proposed date of decommissioning, the County may collect the surety and the County or hired third party may enter the property to physically remove the installation.
3. Applicants for new solar facilities shall coordinate with the County's Fire and Emergency Services staff to provide materials, education and training to the departments serving the property with fire and emergency services on how to safely respond to on-site emergencies.
4. A solar facility shall be constructed, maintained, and operated in substantial compliance with:
 - a) The approved concept plan.
 - b) The conditions imposed pursuant to this Conditional Use Permit.
5. The applicant shall pay a supplemental application fee to cover the actual cost of any review of the erosion and sediment control plan and the stormwater plans.
6. The applicant shall pay a supplemental application fee to cover the actual cost of any erosion and sediment control and stormwater inspections.
7. If the solar facility does not receive a building permit within 24 months of approval of the Conditional Use Permit, the Permit shall be terminated.
8. If the solar facility is declared to be unsafe by the Zoning Administrator or Building Official, the facility must be in compliance within 14 days or other such time frame as determined by the Zoning Administrator or Building Official. Failure to comply shall result in the Conditional Use Permit being terminated, and solar electric systems, buildings, cabling, electrical components, security barriers, roads, foundations, pilings, and any other associated facilities, removed from the property.
9. The owner and operator shall give the County written notice of any change in ownership, operator, or Power Purchase Agreement within 30 days.
10. All Federal, State, and County permit required reviews and approvals must be obtained prior to the commencement of land disturbance activities.

11. The erosion and sediment control (ESC) plan shall be prepared and implemented as a sequential progression, demonstrating that not more than 25% of the Site be disturbed and not stabilized at any one time during construction. The erosion and sediment control plan will provide the means and measures to achieve stabilization of the disturbed areas to comply with this condition. The plan shall be reviewed by the County or by a qualified third party, however, the third party review shall not supersede any requirements imposed by state agencies. The applicant shall construct, maintain, and operate the solar facility in compliance with the approved plan.
12. **Traffic Management.** The applicant shall comply with all Virginia Department of Transportation recommendations for traffic management during construction of the Site and decommissioning of the Site.
13. The roads shall be maintained in good condition during the construction phase and be brought back to the original condition, or improved, upon completion of the construction and decommissioning phases.
14. The applicant shall consult with the Virginia Department of Conservation and Recreation's Division of Dam Safety and Floodplain Management to conduct an inspection and evaluation of the dams within the project area and assure compliance with the Dam Safety Regulations (4VAC50-20). The applicant shall make whatever repairs and renovations required by the Dam Safety Division prior to the issuance of final permits for construction of the solar facility.
15. The construction hours are restricted from 7:00AM to 7:00PM Monday through Saturday. This includes decommissioning activities.
16. A Facility Stormwater Pollution Prevention Plan (SWPPP) shall be developed and implemented for the Sweet Sue solar facility and shall be maintained for the duration of the facility's operation. The Stormwater Pollution Prevention Plan is intended to document the selection, design, and installation of control measures, including Best Management Practices (BMPs), to minimize the pollutants in all stormwater discharges from the facility, and to meet applicable effluent limitations and water quality standards, as applicable. The SWPPP will require County review and approval prior to operation and annually thereafter.

The plan shall include, at a minimum, the following items:

- a) Pollution prevention team.
- b) Site description. The Stormwater Pollution Prevention Plan shall include the following:
 - a. Activities at the facility.
 - b. A general location map (e.g., United States Geological Survey (USGS) quadrangle or other map) with enough detail to identify the location of the facility and the receiving waters within one mile of the facility.
 - c. A site map identifying the following:
 - (1) The boundaries of the property and the size of the property (in acres);
 - (2) The location and extent of significant structures and impervious surfaces;
 - (3) Locations of all stormwater conveyances including ditches, pipes, swales, and inlets, and the directions of stormwater flow (use arrows to show which ways stormwater will flow);
 - (4) Locations of all existing structural and source control measures, including BMPs;
 - (5) Locations of all surface water bodies, including wetlands;
 - (6) Locations of potential pollutant sources;
 - (7) Locations of activities exposed to precipitation: equipment maintenance and cleaning areas; loading and unloading areas; locations used for the treatment, storage or disposal of wastes; areas; access roads; and machinery;
 - (8) Locations of stormwater outfalls and an approximate outline of the area draining to each outfall, and location of municipal storm sewer systems, if the stormwater from the facility discharges to them. Outfalls shall be numbered using a unique numerical identification code for each outfall (e.g., Outfall No. 001, No. 002, etc.);
 - (9) Location and description of all non-stormwater

discharges; (10) Location of any storage piles containing salt used for deicing or other commercial or industrial purposes; (11) Locations and sources of run-on to the site from adjacent property, where the run-on contains significant quantities of pollutants; and (12) Locations of all stormwater monitoring points.

- c) **Receiving waters and wetlands.** The name of all surface waters receiving discharges from the site, including intermittent streams, dry sloughs, and arroyos. Provide a description of wetland sites that may receive discharges from the facility.
- d) **A summary of potential pollution sources (solar panel type and contents, inverters, collection system components, substation, access roads, and O&M building).**
- e) **Stormwater controls, type and location.**
- f) **The operator shall implement the following types of control measures to prevent and control pollutants in the stormwater discharges from the facility, unless it can be demonstrated and documented that such controls are not relevant to the discharges.**
 - 1) **Good housekeeping.** The permittee shall keep clean all exposed areas of the facility that are potential sources of pollutants to stormwater discharges.
 - 2) **Eliminating and minimizing exposure.**
 - 3) **Preventive maintenance.** The operator shall have a preventive maintenance program that includes regular inspection, testing, maintenance and repairing of all equipment and systems to avoid situations that could result in leaks, spills and other releases of pollutants in stormwater discharged from the facility.
 - 4) **Sediment and erosion control.** The plan shall identify areas at the facility that, due to topography, land disturbance (e.g., construction, landscaping, site grading), or other factors, have a potential for soil erosion. The operator shall identify and implement structural, vegetative, and stabilization control measures to prevent or control on-site and off-site erosion and sedimentation. Flow velocity dissipation devices shall be placed at discharge locations and along the length of any outfall channel if the flows would otherwise create erosive conditions.
 - 5) **Management of runoff.** The plan shall describe the stormwater runoff management practices (i.e., permanent structural control measures) for the facility. These types of control measures are typically used to divert, infiltrate, reuse, or otherwise reduce pollutants in stormwater discharges from the site.
- g) **Routine facility inspections.** Facility personnel who possess the knowledge and skills to assess conditions and activities that could impact stormwater quality at the facility and who can also evaluate the effectiveness of control measures shall regularly inspect all areas of the facility exposed to stormwater. The inspection frequency shall be specified in the plan based upon a consideration of the level of industrial activity at the facility, but shall be at a minimum quarterly unless more frequent intervals are specified elsewhere or written approval is received from the County for less frequent intervals. Inspections shall be performed during periods when the facility is in operation. At least once each calendar year, the routine facility inspection shall be conducted during a period when a stormwater discharge is occurring.
- h) **The Operations and Maintenance plan detailing procedures and a regular schedule for preventive maintenance of all control measures, and shall include a description of the back-up practices that are in place should a runoff event occur while a control measure is off-line. The effectiveness of non-structural control measures shall also be maintained by appropriate means. All control measures identified in the Plan shall be maintained in effective operating condition and shall be observed at least annually during active operation (i.e., during a stormwater runoff event) to ensure that they are functioning correctly. Where discharge locations are inaccessible, nearby downstream locations shall be observed. The observations shall be documented in the Stormwater Pollution Prevention Plan.**

- 17. Comprehensive site compliance evaluation. The operator shall conduct comprehensive site compliance evaluations at least once each calendar year. The evaluations shall be done by qualified personnel who possess the knowledge and skills to assess conditions and activities that could impact stormwater quality at the facility, and who can also evaluate the effectiveness of control measures.; evidence of, or the potential for, pollutants entering the drainage system; evidence of pollutants discharging to surface waters at all facility outfalls, and the condition of and around the outfall, including flow dissipation measures to prevent scouring; review of stormwater related training performed, inspections completed, maintenance performed, quarterly visual examinations, and effective operation of control measures, including BMPs; results of both visual and any analytical monitoring done during the past year shall be taken into consideration during the evaluation.**
- 18. The applicant shall pay a supplemental fee, as determined by the Board of Supervisors, to cover the cost to contract with an engineering firm with the with the experience and knowledge of solar facility planning, construction and operation, including a working knowledge of federal and state requirements, to conduct plan reviews, evaluations of submittals construction and operation monitoring and inspections, to include decommission management.**

6.a. Attachment 1

Application for CUP-03-19

Sweet Sue Solar

KING WILLIAM COUNTY, VIRGINIA
APPLICATION FOR A
CONDITIONAL USE PERMIT

1. **Owner Information:**

Name: Multiple – see attached table

Address: Multiple – see attached table

Phone Number: Multiple – see attached table

Email: Multiple – see attached table

2. **Applicant/Point of contact Information (if different from owner):**

Name: Sweet Sue Solar, LLC

Address: 1 S Wacker Drive, Suite 1800, Chicago, IL 60606

Phone Number: (312) 224-1400 Email: ebarry@invenergyllc.com

3. **Property Information:**

Tax Map #: Multiple – see attached table

Zoning District: Manquin

Property Address: Multiple – see attached table

Property Total Acreage: 1345 acres

Acreage of CUP area: 1276 acres

Instrument/Deed Book #: Multiple – see attached table

4. **Project Description:** Attached as a separate sheet

5. **Site Plan:** Attach a Preliminary Site Plan which complies with the requirements of the Zoning Ordinance Sec. 86-494

6. **Standards:** Attach as a separate sheet information how the application does not impact, or mitigates its impacts, as related to the general standards found in Zoning Ordinance Sec. 86-173(5) and specific standards for the use, if applicable.

I hereby certify that the information presented in this application is complete and accurate to the best of my knowledge. County officials and employees are authorized to enter up on the property described herein during regular working hours for the purpose of performing assigned duties in connection with this application.

Signature of Owner or Applicant:



If not signed by the property owner, attached authorization to apply on behalf of the owner.

STATE OF: Illinois COUNTY OF: COOK, to-wit:

The foregoing instrument was acknowledged before me this 5 day of August, 2019.

Melanie Frank

Notary Public

06/03/2023

My Commission Expires



Owner Information Table – Sweet Sue Solar CUP Application

Owner Name	Address	Phone Number	Email Address
Guy David Chenault and Susie Ann Chenault	2129 Enfield Road Aylett, VA 23009	(804) 512- 9988	sweet4sue@gmail.com
T. Frank Flippo & Sons, LLC	PO Box 38 Doswell, VA 23047	(804) 798- 6616	nelson@flippolumber.com

Property Information Table – Sweet Sue Solar CUP Application

Tax Parcel #	Owner	Property Address	Instrument/ Deed Book	Acreeage
20 11	Guy David Chenault and Susie Ann Chenault	N/A	DB 215, Page 642	104.45
20 15B	Guy David Chenault and Susie Ann Chenault	N/A	DB 222, Page 304	49.82
20 31	Guy David Chenault and Susie Ann Chenault	N/A	DB 112, Page 15	124.5
20 32	Guy David Chenault and Susie Ann Chenault	1950 Enfield Road, Aylett VA 23009	DB 112, Page 15	300
20 38	Guy David Chenault and Susie Ann Chenault	1950 Enfield Road, Aylett VA 23009	DB 112, Page 17	152
20 33	Guy David Chenault and Susie Ann Chenault	1950 Enfield Road, Aylett VA 23009	DB 112, Page 17	177.75
20 37	T. Frank Flippo & Sons, LLC	N/A	DB 77, Page 478	374.4
27 1	T. Frank Flippo & Sons, LLC	N/A	DB 125, Page 299	62.45

**Revenue Transmittal Planning/Building Department
King William County, VA**

Aug 7 2019
Date

Name: Henry J. Jones

Subdivision: _____

Permit No: _____

Address: 1234 Main St, Suite 100
Cherry Hill, NJ 08006

Tax Map No: _____

<u>Dept.</u>	<u>Description</u>	<u>Amount</u>
COPIES	Sale Of Copies (Maps, Data, Etc.)	\$ _____
CONUSE	Conditional Use/Rezoning Ap.	\$ <u>2,500.00</u>
VARINC	Variance Applications	\$ _____
APPEAL	Appeals Fees-Zoning Decisions	\$ _____
HISREV	Hist. Pres. & Architectural Review Bd.	\$ _____
SITE	Site Plan	\$ _____
SIGN	911 Road Sign Maintenance	\$ _____
BOND	Escrow Acct. for Cash Bonds	\$ _____
ERSE	Erosion/Sediment Control	\$ _____
PROF	Cash Proffers	\$ _____
SUBD	Subdivision Application	\$ _____
WETL	Wetlands Board	\$ _____
ZPER	Zoning Permits	\$ _____
BPER	Building Permits	\$ _____
SURC	Building Permit Surcharge	\$ _____
PLNR	Building Plans Review Fee	\$ _____
RENSP	Re-Inspection Fee / Penalty	\$ _____
FPCP	Fire Prevention	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
TOTAL REMITTANCE TO TREASURER		\$ <u>2,500.00</u>

Henry J. Jones
Signature and Date
Planning Office

ck# 100639
Signature and Date
Treasurer's Office

Ronald Etter

From: Barry, Eddie <EBarry@invenergyllc.com>
Sent: Thursday, November 21, 2019 9:18 AM
To: Ronald Etter; Sherry Graham
Cc: Jen Moore
Subject: Supplement to CUP Application
Attachments: Application Supplement - Site Plan Exhibit 4 Updated 20191118.pdf; Application Supplement - Adjacent Landowner List.pdf

Ron and Sherry,

Please find attached two supplements to the CUP application for Sweet Sue Solar, including:

1. Supplemental Exhibit 4 to the preliminary site plan showing adjoining parcel and owner information
2. Supplemental adjoining landowner list

Please let me know if you have any questions or require any additional information.

Best regards,

Eddie Barry

Edward D. Barry | Manager, Renewable Development
Invenergy | One South Wacker Drive, Suite 1800, Chicago, IL 60606
ebarry@invenergyllc.com | W 312-638-8544 | C 337-580-5407 | @InvenergyLLC

Learn about Invenergy's commitment to social, environmental and economic sustainability in our Invenergy Impact report: Invenergyllc.com/Impact.

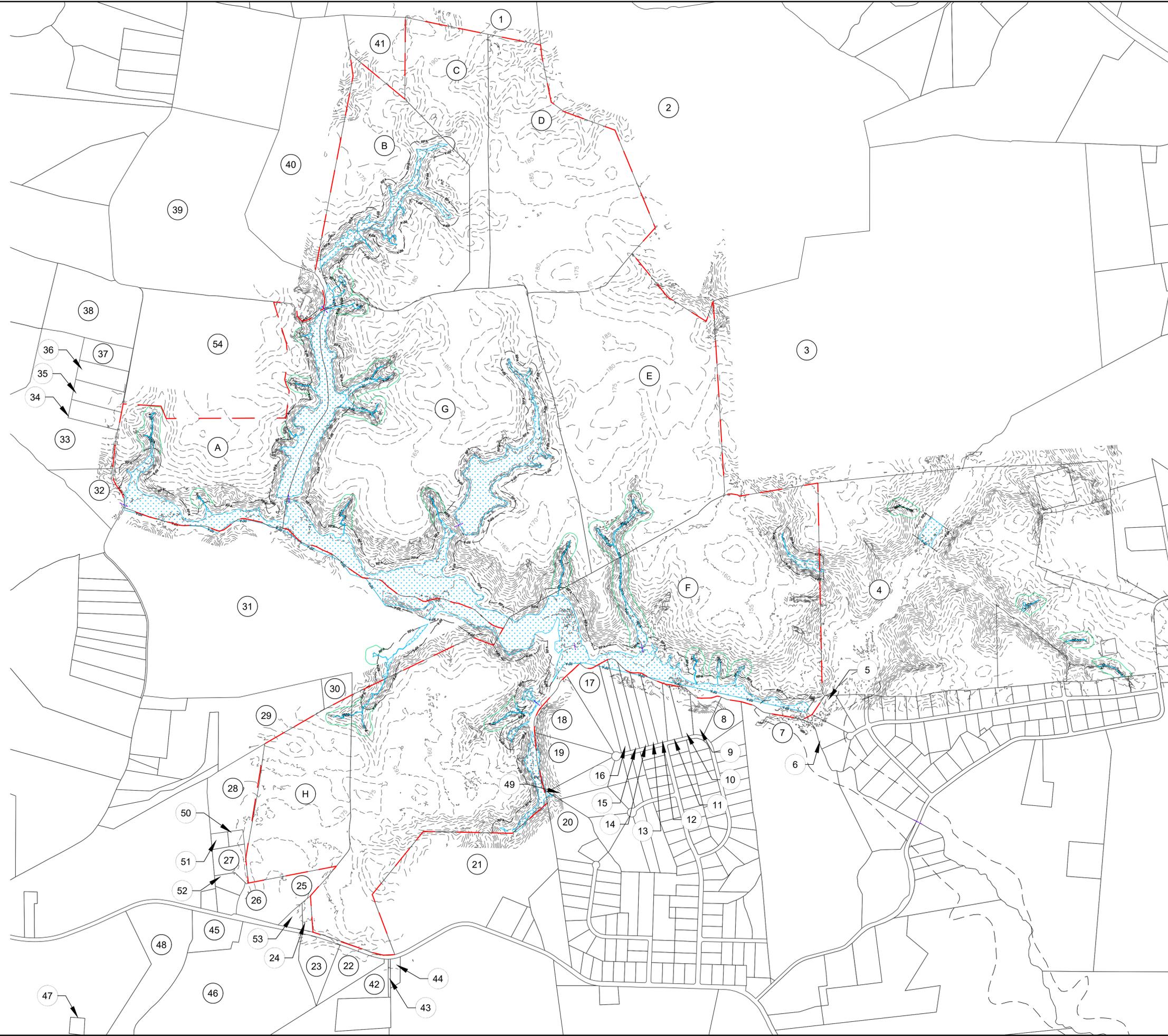
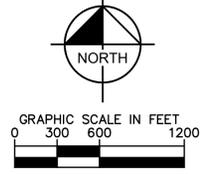
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Plotted By: Amcath-Darko, Darcity, Street Set: kha, Layout: Layout1, November 18, 2019, 03:16:55pm, K:\VAB_ENA\116621007_INVENERGY_KING-WILLIAM_2NPHASE_04_CADD\VD\out-116621007_Existing Conditions.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND

- PROJECT BOUNDARY 
- 100' RPA BUFFER 
- 100' VOLUNTARY WETLAND OFFSET 
- 100 YEAR FLOOD PLAIN BOUNDARY 
- EXISTING CONTOUR (5' INTERVAL) 
- CULVERT 
- WETLANDS 

NOTE:
 ONLY A PORTION OF PARCEL 20-33 WILL BE USED FOR THE PROPOSED PROJECT. THE PORTION WITHIN THE PROJECT LIMITS IS SHOWN AS PARCEL "A" AND THE REMAINDER IS SHOWN AS PARCEL "54"



No.	REVISIONS	DATE	BY

Kimley»Horn
 © 2019 KIMLEY-HORN AND ASSOCIATES, INC.

KHA PROJECT 116621007	DATE JULY 2019	SCALE AS SHOWN	DESIGNED BY KHA	DRAWN BY KHA	CHECKED BY KHA
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**EXISTING CONDITIONS
 PLAN**

**SWEET SUE SOLAR
 PREPARED FOR
 INVENERGY**
 KING WILLIAM COUNTY VIRGINIA

SHEET NUMBER
EX-4

Tax Parcel #	Owner 1 Last Name	Owner 1 First Name	Owner 2 Last Name	Owner 2 First Name	Mailing Address	City	State	Zip	Property Address	City	State	Zip
20-41	ABRAMS	CONNIE H			550 ARZORIAN LANE	AYLETT	VA	23009	550 ARZORIAN LANE	AYLETT	VA	23009
27-11F	ATKINSON	JANE R	ATKINSON	WALTER K	4408 RIVER RD	MECHANICSVILLE	VA	23116	3678 MANFIELD ROAD	AYLETT	VA	23009
27B-3-C-2	BAKER	MILES K			2301 WAKEMA RD	WEST POINT	VA	23181	145 N. MONCUIN DRIVE	AYLETT	VA	23009
20-35	BARLOW	KEITH M.	BARLOW	CATHERINE D.	2964 KING WILLIAM ROAD	AYLETT	VA	23009	N/A			
27-11A	CAMPBELL	ERWIN M.			468 PLEASANT GREEN LANE	MANQUIN	VA	23106	N/A			
27-12	CAMPBELL	ERWIN M.			468 PLEASANT GREEN LANE	MANQUIN	VA	23106	468 PLEASANT GREEN LANE	MANQUIN	VA	23106
20-33	CHENAULT	GUY D	CHENAULT	SUSIE ANN	2120 ENFIELD RD	AYLETT	VA	23009	1950 ENFIELD ROAD	AYLETT	VA	23009
20-9	CHENAULT	GUY D	CHENAULT	SUSIE ANN	2120 ENFIELD RD	AYLETT	VA	23009	2120 ENFIELD RD	AYLETT	VA	23009
19-50A	CHENAULT	GUY D	CHENAULT	SUSIE ANN	2120 ENFIELD RD	AYLETT	VA	23009	N/A			
21C-3-E-8	CLOUSE	WILBUR R			165 W PEARL ST	BARTOW	FL	33830	796 TERRA ALTA DRIVE	AYLETT	VA	23009
27B-3-C-4	COLEMAN	THOMAS W	COLEMAN	PAMELA T	198 N MONCUIN DR	AYLETT	VA	23009	198 N MONCUIN DR	AYLETT	VA	23009
19-57B	CRISWELL	CHARLES H	CRISWELL	KAREN	8161 MARLEY DRIVE	MECHANICSVILLE	VA	23116	1611 ENFIELD ROAD	AYLETT	VA	23009
19-57C	CRISWELL	STEPHEN CRAIG	CRISWELL	LORI	1711 ENFIELD RD	AYLETT	VA	23009	N/A			
19-57A	CRISWELL	STEPHEN CRAIG	CRISWELL	LORI	1711 ENFIELD RD	AYLETT	VA	23009	1711 ENFIELD RD	AYLETT	VA	23009
27B-2-C-52	DEEMY	DAVID B	DEEMY	VIRGINIA J	38 N MONCUIN DR	AYLETT	VA	23009	38 N MONCUIN DR	AYLETT	VA	23009
27-8A	DEPERSIO	PETER JOHN	LANE-DEPERSIO	AMANDA ELINDA	4188 MANFIELD RD	AYLETT	VA	23009	4188 MANFIELD RD	AYLETT	VA	23009
27B-2-C-53	FEDERAL NATIONAL MORTGAGE ASSOC.				P.O. BOX 650043	DALLAS	TX	75265	58 N MONCUIN DR	AYLETT	VA	23009
19-58	GARBER	CHARLES STEWART	GARBER	TAMARAH F	1757 ENFIELD RD	AYLETT	VA	23009	N/A			
27-8	GOVE	LEE	GOVE	ANGELA	4250 MANFIELD RD	MANQUIN	VA	23106	4250 MANFIELD RD	MANQUIN	VA	23106
20-40	GRAVES	STEPHEN R	GRAVES	BARBARA F	435 ADAMS LN	AYLETT	VA	23009	435 ADAMS LN	AYLETT	VA	23009
20-36	GRIFFIN	RALPH L			240 MANQUIN DR	AYLETT	VA	23009	N/A			
21C-3-E-9	HARRISON	JAMES MICHAEL	HARRISON	JENNIFER MULLEN	792 TERRA ALTA DR	AYLETT	VA	23009	792 TERRA ALTA DR	AYLETT	VA	23009
20-12	HOPKINS	GUY G			19725 VIA GRANDE DR	SARATOGA	CA	95070	N/A			
27B-3-C-1	JENKINS	WILLIAM DAVID SR	JENKINS	FREIDA C	7732 MARSHALL ARCH DR	MECHANICSVILLE	VA	23111	124 MONCUIN DRIVE	AYLETT	VA	23009
27-3A	KING	JOHN W.	KING	DOROTHY B.	210 MCPHEARSON DRIVE	AYLETT	VA	23009	210 MCPHEARSON DRIVE	AYLETT	VA	23009
27-3	KING	JOHN W. ET AL	C/O JAMES W. KING		8889 NEWTON ROAD	ST. STEPHENS CHURCH	VA	23148	236 MCPHEARSON DRIVE	AYLETT	VA	23009
20-27	KW MORRISON LLC				6520 BOUNDARY RUN DR	MECHANICSVILLE	VA	23111	N/A			
26-68C	LEHMAN	JAMES C	LEHMAN	SUSAN P	PO BOX 280	MANQUIN	VA	23106	3953 MANFIELD ROAD	AYLETT	VA	23009
27B-3-C-6	LUCY	LESLIE S			240 N MONCUIN DR	AYLETT	VA	23009	240 N MONCUIN DR	AYLETT	VA	23009
27-6	MCKENDREE METHODIST CHURCH		C/O E.L. CAMPBELL		P.O. BOX 277	MANQUIN	VA	23106	N/A			
27B-3-C-8	MCKINNEY	SHERI R			246 N MONCUIN DR	AYLETT	VA	23009	246 N MONCUIN DR	AYLETT	VA	23009
27-4	MCPHERSON	ELWOOD	MCPHERSON	IRENE	1509 LEICESTER RD	RICHMOND	VA	23225	N/A			
27B-2-C-54	MIRPURI	VASHI R	MIRPURI	PRIYA V	102 N MONCUIN DR	AYLETT	VA	23009	2102 MONCUIN DRIVE	AYLETT	VA	23009
27B-3-C-7	MONDY	THOMAS	MONDAY	KIMBERLY R	1465 MAHIXON ROAD	MANQUIN	VA	23106	N/A			
26-68	PEARSON	WILLIAM C.	PEARSON	WANDA M.	P.O. BOX 66	MANQUIN	VA	23106	4815 MANFIELD ROAD	MANQUIN	VA	23106
26-68A	PEARSON	WILLIAM C.	PEARSON	WANDA M.	P.O. BOX 66	MANQUIN	VA	23106	N/A			
26-68B	PEARSON	WILLIAM C.	PEARSON	WANDA M.	P.O. BOX 66	MANQUIN	VA	23106	4511 MANFIELD ROAD	MANQUIN	VA	23106
20-10	POLLARD	JAMES	POLLARD	ELLETT DOUGLAS	10049 ARAGON DR	MECHANICSVILLE	VA	23116	N/A			
27-22	PORCH	AMANDA			107 VENTER RD	AYLETT	VA	23009	107 VENTER RD	AYLETT	VA	23009
26-68D	PRICE	NOBLE R	PRICE II	NOBLE RAY	4071 MANFIELD RD	AYLETT	VA	23009	4071 MANFIELD RD	AYLETT	VA	23009
20-15	REED	WALTER LEROY	REED	MARY M	7128 KING WILLIAM RD	AYLETT	VA	23009	7128 KING WILLIAM RD	AYLETT	VA	23009
27-2	RICHARDSON	FLOYD B JR		JEAN A	180 MCPHEARSON DR	AYLETT	VA	23009	180 MCPHEARSON DR	AYLETT	VA	23009
27B-2-C-51	ROBINS	CLIFTON			10 N MONCUIN DR	AYLETT	VA	23009	10 N MONCUIN DR	AYLETT	VA	23009
27-10	ROCK SPRING BAPTIST CHURCH				P.O. BOX 182	MANQUIN	VA	23106	4134 MANFIELD ROAD	MANQUIN	VA	23106
27-9	ROCK SPRING BAPTIST CHURCH				P.O. BOX 182	MANQUIN	VA	23106	4134 MANFIELD ROAD	MANQUIN	VA	23106
27-4A	RUFFIN	ENRIE			119 MCPHEARSON DRIVE	AYLETT	VA	23009	119 MCPHEARSON DRIVE	AYLETT	VA	23009
27B-3-C-5	SMITH	CHARLIE E	SULLIVAN	CARRIE L	224 N MONCUIN DR	AYLETT	VA	23009	224 N MONCUIN DR	AYLETT	VA	23009
27B-3-C-3	STAKEM	CARRIE			178 N MONCUIN DR	AYLETT	VA	23009	178 N MONCUIN DR	AYLETT	VA	23009
27B-2-C-20	STYERS	MICHAEL DAVID			307 DEVONSHIRE DR	AYLETT	VA	23009	307 DEVONSHIRE DR	AYLETT	VA	23009
20-34	TOWNSEND	BETTY ROSE	C/O MRS. J. TIMOTHY SEXTON		8808 SIERRA RD	HENRICO	VA	23229	N/A			
27-11B	TUCKER	LUCAS C.			3859 MANFIELD RD	AYLETT	VA	23009	3859 MANFIELD RD	AYLETT	VA	23009
19-57	WILSON	JANET			9411 POWHICKERY COURT	MECHANICSVILLE	VA	23116	1567 ENFIELD ROAD	AYLETT	VA	23009
27B-3-C-9	WILSON	GARY D.	WILSON	MARIE M.	245 N. MONCUIN DRIVE	AYLETT	VA	23009	245 N. MONCUIN DRIVE	AYLETT	VA	23009
19-59	WOOD	COLLEEN D	C/O COLLEEN DAUGHERTY		5809 COLD HARBOR RD	MECHANICSVILLE	VA	23111	N/A			

6.a. Attachment 2

InVenergy Report, August 7, 2019

**“Available For Review
In The County
Community Development Office”**

**Adjacent and Vicinity
Property Owner List**

TAX MAP	FIRST NAME	ADDRESS1	STREET ADDRESS	CITY, STATE	ZIP	PHYSICAL	PHYSICAL	PHYSICAL	PHYSICAL	PHYSICAL	PHYSICAL
27B-2-C-26	A COLIN CAMPBELL		190 DEVONSHIRE DRIVE	AYLETT VA	23009	190		DEVONSHIRE DRIVE	AYLETT	VA	23009
27B-3-C-22	A ROY NEWELL		120 MANQUIN COURT	AYLETT VA	23009	120		MANQUIN COURT	AYLETT	VA	23009
27B-2-C-9	ADAM MICHAEL BESSELLIEU		99 KENDAL DRIVE	AYLETT VA	23009	99		KENDAL DRIVE	AYLETT	VA	23009
20-4E & 4F	ALVIE & SHIRLEY ROLAND		P O BOX 157	AYLETT, VA	23009	790		ESTATES ROAD	AYLETT	VA	23009
26-2B	ANDREW D POLLARD	C/O JUDITH J POLLARD	1913 FLINTWOOD DR	HENRICO VA	23238	0					0
27B-2-B-18	ANDREW W MURDOCK III		395 MANQUIN DRIVE	AYLETT VA	23009	395		MANQUIN DRIVE	AYLETT	VA	23009
27B-3-C-29	ARTHUR W DANDRIDGE		118 KENDAL DRIVE	AYLETT VA	23009	118		KENDAL DRIVE	AYLETT	VA	23009
27B-2-D-19	BAILEY WARD		91 RAINWATER DRIVE	AYLETT VA	23009	91		RAINWATER DRIVE	AYLETT	VA	23009
27B-3-C-24	BARBARA J SLATER		115 MANQUIN COURT	AYLETT VA	23009	115		MANQUIN COURT	AYLETT	VA	23009
21C-3-D-2	BENJAMIN K SHUMAKER		565 TERRA ALTA DRIVE	AYLETT VA	23009	565		TERRA ALTA DRIVE	AYLETT	VA	23009
27B-2-B-12	BERNITA S FAJARDO	P O BOX 842	211 MANQUIN DRIVE	AYLETT, VA	23009	211		MANQUIN DRIVE	AYLETT	VA	23009
27B-3-C-10	BILLY LEE BUTLER III		237 N MONCUIN DRIVE	AYLETT VA	23009	237 N		MONCUIN DRIVE	AYLETT	VA	23009
27B-2-C-34	BONNIE S FARMER		90 ETNA MILLS RD	MANQUIN VA	23106	168		MANQUIN DRIVE	AYLETT	VA	23009
21-24B	BRAD R STANLEY		279 ADAMS LANE	AYLETT VA	23009	279		ADAMS LANE	AYLETT	V	23009
20-20	BRADLEY LTD LLC		P O BOX 217	MECHANICSVILLE VA	23111	0					0
27B-2-B-20	BRIAN J WHOLAVER		453 MANQUIN DRIVE	AYLETT, VA	23009	453		MANQUIN DRIVE	AYLETT	VA	23009
27B-3-C-14	BRIAN K THOMAS		589 MANQUIN DR	AYLETT VA	23009	589		MANQUIN DRIVE	AYLETT	VA	23009
27B-2-A-8	BRIAN M PHAUP		94 WYSOR DRIVE	AYLETT, VA	23009	94		WYSOR DRIVE	AYLETT	VA	23009
27-7	BRYAN HERNDON		4306 MANFIELD RD	AYLETT VA	23009	4306		MANFIELD ROAD	AYLETT	VA	23009
27-22B	CARLTON E BOSHER JR	PORCH AMANDA	109 VENTER ROAD	AYLETT VA	23009	109		VENTER ROAD	AYLETT VA		23009
27B-3-C-3	CARRIE STAKEM		178 N MONCUIN DRIVE	AYLETT VA	23009	178 N		MONCUIN DRIVE	AYLETT	VA	23009
27B-2-C-17	CHARLES CASSICK III		235 DEVONSHIRE DRIVE	AYLETT VA	23009	235		DEVONSHIRE DRIVE	AYLETT	VA	23009
20-1-22	CHARLES D PEARMAN		196 FLAG LANE	AYLETT VA	23009	196		FLAG LANE	AYLETT	VA	23009
27B-3-C-5	CHARLIE E SMITH		224 NORTH MONCUIN DRIVE	AYLETT, VA	23009	224		MONCUIN DRIVE	AYLETT	VA	23009
27B-2-D-6	CHRISTOPHER D WELDON		490 MANQUIN DRIVE	AYLETT VA	23009	490		MANQUIN DRIVE	AYLETT	VA	23009
27B-2-C-32	CHRISTOPHER PERRY		8071 MCCLELLAN RD	MECHANICSVILLE VA	23111	77		WYSOR DRIVE	AYLETT	VA	23009
27B-1-C-4	CHRISTOPHER S ROCKHILL		3262 MANFIELD ROAD	AYLETT VA	23009	3262		MANFIELD ROAD	AYLETT	VA	23009
27B-2-C-51	CLIFTON ROBINS		10 N MONCUIN DRIVE	AYLETT VA	23009	10 N		MONCUIN DRIVE	AYLETT	VA	23009
27B-1-C-3	DANIEL JOHNSON		3234 MANFIELD RD	AYLETT VA	23009	3234		MANFIELD ROAD	AYLETT	VA	23009
27B-2-C-45	DARRELL N HEATH		188 RAINWATER DRIVE	AYLETT VA	23009	188		RAINWATER DRIVE	AYLETT	VA	23009
27B-2-C-52	DAVID B DEEMY		38 NORTH MONCUIN DRIVE	AYLETT VA	23009	38		MONCUIN DRIVE	AYLETT	VA	23009
27B-2-D-17	DAVID N HODGES JR		4485 ROCK WREN DR	PROVIDENCE FORGE VA	23140	173		RAINWATER DRIVE	AYLETT	VA	23009
27B-2-C-39	DAVID ROYER		310 MANQUIN DRIVE	AYLETT, VA	23009	310		MANQUIN DRIVE	AYLETT	VA	23009
27B-2-D-8	DAVID SHAWN OTEY		548 MANQUIN DRIVE	AYLETT VA	23009	548		MANQUIN DRIVE	AYLETT	VA	23009
21C-3-D-18	DEAN ALLEN MILES		1033 CHISWICK ROAD	RICHMOND VA	23235	837		VENTER ROAD	AYLETT	VA	23009
20-15C	DEAN M IRWIN		7348 KING WILLIAM ROAD	AYLETT VA	23009	7348		KING WILLIAM ROAD	AYLETT	VA	23009
20-16D	DEAN M IRWIN		P O BOX 272	AYLETT, VA	23009	7320		KING WILLIAM ROAD	AYLETT	VA	23009
20-7R	DONNA NADLES-NEU BALLENTINE		322 ESTATES ROAD	AYLETT, VA	23009	322		ESTATES ROAD	AYLETT	VA	23009
27B-1-B-4	DOUGLAS W & IVA HOWK		3132 MANFIELD ROAD	AYLETT, VA	23009	0					0
21C-1-D-12	EDWARD LOGAN JESSIE JR		1097 VENTER ROAD	AYLETT VA	23009	1097		VENTER ROAD	AYLETT	VA	23009
19C-1	EDWARD M O'DONNELL		849 ENFIELD ROAD	AYLETT VA	23009	849		ENFIELD ROAD	AYLETT	VA	23009
27B-3-C-21	ELIZABETH A MAURER		116 MANQUIN COURT	AYLETT, VA	23009	116		MANQUIN COURT	AYLETT	VA	23009
21-16B	ELVIN R ROLLS		723 KENNEDY ST NW	WASHINGTON DC	20011	9742		KING WILLIAM ROAD	AYLETT	VA	23009
27B-2-B-14	ERIC BROWN		267 MANQUIN DRIVE	AYLETT VA	23009	267		MANQUIN DRIVE	AYLETT	VA	23009
27B-3-C-16	ERIC C MCCRAY		537 MANQUIN DRIVE	AYLETT VA	23009	537		MANQUIN DRIVE	AYLETT	VA	23009
20-1-8	ERIC J SPOTT		123 WOOD LANE	AYLETT VA	23009	123		WOOD LANE	AYLETT	VA	23009
27B-2-A-7	ESTATE OF LEO W BROOKS		70 WYSOR DR	AYLETT, VA	23009	70		WYSOR DRIVE	AYLETT	VA	23009
27B-2-B-7	ESTATE OF RANDOLPH T MUNDY		67 MANQUIN DRIVE	AYLETT, VA	23009	67		MANQUIN DRIVE	AYLETT	VA	23009
27B-2-D-4	HUNTER A FAULKNER		438 MANQUIN DRIVE	AYLETT VA	23009	438		MANQUIN DRIVE	AYLETT	VA	23009
27B-2-C-53	FEDERAL NATIONAL MORTGAGE ASSOC		P O BOX 650043	DALLAS TX	75265	58 N		MONCUIN DRIVE	AYLETT	VA	23009
21C-3-C-9	FRANK M CASH		468 TERRA ALTA DRIVE	AYLETT, VA	23009	468		TERRA ALTA DRIVE	AYLETT	VA	23009
21C-3-D-17	GARY C KAPOLKA		867 VENTER ROAD	AYLETT VA	23009	867		VENTER ROAD	AYLETT	VA	23009
27B-3-C-9	GARY D WILSON		245 NORTH MONCUIN DRIVE	AYLETT VA	23009	245 N		MONCUIN DRIVE	AYLETT	VA	23009
27B-2-A-6	GEOFFREY W VAUGHAN		96 MANQUIN DRIVE	AYLETT VA	23009	96		MANQUIN DRIVE	AYLETT	VA	23009
27B-2-B-8	GLENN WITT		101 MANQUIN DRIVE	AYLETT, VA	23009	101		MANQUIN DRIVE	AYLETT	VA	23009
27B-2-B-11	GORDON C DAVIS JR		183 MANQUIN DRIVE	AYLETT VA	23009	183		MANQUIN DRIVE	AYLETT	VA	23009
27B-3-C-13	HAROLD E DOWNEY III		607 MANQUIN DR	AYLETT, VA	23009	607		MANQUIN DRIVE	AYLETT	VA	23009
27B-2-D-12	HELEN RASUL		309 RAINWATER DR	AYLETT VA	23009	0					0
28-1	HIGHVIEW JOURNEY LLC		15250 LAZY CREEK RD	BEAVERDAM VA	23015	0					0
27B-1-B-3	JACK G BARBOUR JR		3108 MANFIELD ROAD	AYLETT, VA	23009	3108		MANFIELD ROAD	AYLETT	VA	23009
21C-3-E-9	JAMES M HARRISON		792 TERRA ALTA DRIVE	AYLETT VA	23009	792		TERRA ALTA DRIVE	AYLETT	VA	23009
27B-2-C-12	JAMES RYAN FOGG		111 DEVONSHIRE DRIVE	AYLETT VA	23009	111		DEVONSHIRE DRIVE	AYLETT	VA	23009
27B-2-D-9	JEFFREY L HUFFMAN		578 MANQUIN DRIVE	AYLETT, VA	23009	578		MANQUIN DRIVE	AYLETT	VA	23009
27B-3-C-20	JEFFREY T LANE		114 MANQUIN COURT	AYLETT VA	23009	114		MANQUIN COURT	AYLETT	VA	23009
27B-2-D-11	JENKINS JAMES R		5231 OAKFOREST DRIVE	CHESTERFIELD VA	23832	51 N		MONCUIN DRIVE	AYLETT	VA	0

27B-2-D-13	JEROME I NEWBILL		287 RAINWATER DRIVE	AYLETT VA	23009	287	RAINWATER DRIVE	AYLETT	VA	23009
21-7-3	JEROME K RUTLEDGE		119 HICKORY WOODS ROAD	AYLETT VA	23009	119	HICKORY WOODS ROAD	AYLETT	VA	23009
21C-3-D-20	JIMMY L ELLETT		76 NEWTON DRIVE	AYLETT VA	23009	76	NEWTON DRIVE	AYLETT	VA	23009
27B-1-A-1	JOHN A JARRATT		2928 MANFIELD RD	AYLETT, VA	23009	2928	MANFIELD ROAD	AYLETT	VA	23009
27B-2-C-36	JOHN AMOS		P O BOX 2236	ASHLAND VA	23005	226	MANQUIN DRIVE	AYLETT	VA	23009
27B-2-C-29	JOHN C SCHLOSSER		60 DEVONSHIRE DRIVE	AYLETT VA	23009	60	DEVONSHIRE DRIVE	AYLETT	VA	23009
27B-1-C-6	JOHN E EDGELL		3330 MANFIELD ROAD	AYLETT VA	23009	3330	MANFIELD ROAD	AYLETT	VA	23009
27B-1-A-2	JOHN R WILKINSON JR		2954 MANFIELD ROAD	AYLETT, VA	23009	2954	MANFIELD ROAD	AYLETT	VA	23009
27B-2-A-5	JOSEPH W DAVIS		68 MANQUIN DRIVE	AYLETT, VA	23009	68	MANQUIN DRIVE	AYLETT	VA	23009
27B-3-C-23	JUDY ANN WORK		119 MANQUIN COURT	AYLETT VA	23009	119	MANQUIN COURT	AYLETT	VA	23009
27B-2-C-33	KELLY C HINNANT		136 MANQUIN DRIVE	AYLETT VA	23009	136	MANQUIN DRIVE	AYLETT	VA	23009
27B-2-C-31	KENDALL PACE		101 WYSOR DRIVE	AYLETT VA	23009	101	WYSOR DRIVE	AYLETT	VA	23009
27B-2-D-16	KENDAN P SHOUP		195 RAINWATER DR	AYLETT VA	23009	195	RAINWATER DRIVE	AYLETT	VA	23009
27B-2-D-15	KRYSTAL DANIELLE HOPSON		229 RAINWATER DRIVE	AYLETT VA	23009	229	RAINWATER DRIVE	AYLETT	VA	23009
27B-2-C-14	LAWRENCE E JOHNSON JR		159 DEVONSHIRE DRIVE	AYLETT VA	23009	159	DEVONSHIRE DRIVE	AYLETT	VA	23009
27B-2-C-24	LEANN VANOSTRAND		254 DEVONSHIRE DRIVE	AYLETT VA	23009	254	DEVONSHIRE DRIVE	AYLETT	VA	23009
27B-2-C-46	LEE P MARTIN JR	D/B/A EQUITY BUILDERS	4132 INNSLAKE DR	GLEN ALLEN VA	23060	212	RAINWATER DRIVE			0
27B-2-C-49	LEON J HENCE	PARTNERS FINANCIAL CREDIT UNIO	400 NORTH 8TH STREET SUITE 117	RICHMOND VA	23219	300	RAINWATER DRIVE	AYLETT	VA	23009
27B-3-C-6	LESLIE S LUCY		240 NORTH MONCUIN DRIVE	AYLETT VA	23009	240 N	MONCUIN DRIVE	AYLETT	VA	23009
21C-3-D-21	LINDA J THURMOND		110 NEWTON DRIVE	AYLETT, VA	23009	110	NEWTON DRIVE	AYLETT	VA	23009
27B-2-B-6	LINDA L HOFFMAN		96 KENDAL DRIVE	AYLETT VA	23009	96	KENDAL DRIVE	AYLETT	VA	23009
27B-2-C-42	LINWOOD DAVENPORT SR		34 WOODLIN LANE	MANQUIN VA	23106	106	RAINWATER DRIVE	AYLETT	VA	23009
27B-3-C-27	LUCAS J HERNDON		36 DEVONSHIRE DRIVE	AYLETT VA	23009	36	DEVONSHIRE DRIVE	AYLETT	VA	23009
27B-2-C-38	MARCUS CARTER		288 MANQUIN DRIVE	AYLETT, VA	23009	288	MANQUIN DRIVE	AYLETT	VA	23009
27B-3-C-25	MARGARET C LAVERI		96 MANQUIN COURT	AYLETT, VA	23009	96	MANQUIN COURT	AYLETT	VA	23009
27B-2-C-16	MARIE A CLARY		207 DEVONSHIRE DRIVE	AYLETT, VA	23009	207	DEVONSHIRE DRIVE	AYLETT	VA	23009
21C-3-E-4	MARK C GARNETT		175 NEWTON DRIVE	AYLETT VA	23009	175	NEWTON DRIVE	AYLETT	VA	23009
27B-2-C-41	MEGAN STAPLES		84 RAINWATER DRIVE	AYLETT, VA	23009	84	RAINWATER DRIVE	AYLETT	VA	23009
27B-2-C-20	MICHAEL DAVID STYERS		307 DEVONSHIRE DR	AYLETT, VA	23009	307	DEVONSHIRE DRIVE	AYLETT	VA	23009
21C-3-D-22	MICHAEL HOOVER		150 NEWTON DRIVE	AYLETT VA	23009	150	NEWTON DRIVE	AYLETT	VA	23009
21C-3-D-1	MICHAEL W TOOMBS		617 TERRA ALTA DRIVE	AYLETT VA	23009	617	TERRA ALTA DRIVE	AYLETT	VA	23009
27B-3-C-2	MILES K BAKER		2301 WAKEMA ROAD	WEST POINT VA	23181	154 N	MONCUIN DRIVE	AYLETT	VA	23009
27B-2-C-28	NICHOLAS C PAGE		86 DEVONSHIRE DRIVE	AYLETT VA	23009	86	DEVONSHIRE DRIVE	AYLETT	VA	23009
27B-2-B-9	NOKOMIS CUSTALOW		125 MANQUIN DRIVE	AYLETT VA	23009	125	MANQUIN DRIVE	MANQUIN	VA	23106
21C-3-D-4	PAMELA M WALKER		483 TERRA ALTA DR	AYLETT, VA	23009	483	TERRA ALTA DRIVE	AYLETT	VA	23009
27B-1-C-5	PAULETTE J CLARK		3296 MANFIELD RD	AYLETT VA	23009	3296	MANFIELD ROAD	AYLETT	VA	23009
27B-2-C-15	PERRY ROACH		179 DEVONSHIRE DRIVE	AYLETT VA	23009	179	DEVONSHIRE DRIVE	AYLETT	VA	23009
27B-2-D-10	PHYLLIS ROSS		608 MANQUIN DRIVE	AYLETT VA	23009	608	MANQUIN DRIVE	AYLETT	VA	23009
20-16	PKJ PROPERTIES, LLC		P O BOX 154	AYLETT VA	23009	5816	KING WILLIAM ROAD	AYLETT	VA	23009
21C-3-E-3	RAYMOND C & JOY L GERARD		73 NEWTON DRIVE	AYLETT, VA	23009	0				0
21C-3-E-2	RAYMOND C GERARD		73 NEWTON DRIVE	AYLETT, VA	23009	73	NEWTON DRIVE	AYLETT	VA	23009
27B-2-C-35 & 27B-2-D-2	RICHARD A WITHEROW		2125 RETREAT DRIVE	MECHANICSVILLE VA	23111	196	MANQUIN DRIVE	AYLETT	VA	23009
27B-3-C-28	RICHARD B WOOLARD		10 DEVONSHIRE DR	AYLETT VA	23009	10	DEVONSHIRE DRIVE	AYLETT	VA	23009
27B-2-C-50	RICHARD HUFNER JR		328 RAINWATER DRIVE	AYLETT VA	23009	328	RAINWATER DRIVE	AYLETT	VA	23009
27B-2-C-48	RICHARD L STAFFORD		266 RAINWATER DRIVE	AYLETT VA	23009	266	RAINWATER DRIVE	AYLETT	VA	23009
27B-1-C-2	ROBERT D WARD		3206 MANFIELD ROAD	AYLETT VA	23009	3206	MANFIELD ROAD	AYLETT	VA	23009
21C-3-D-3	RODNEY A INGE		525 TERRA ALTA DRIVE	AYLETT, VA	23009	525	TERRA ALTA DRIVE	AYLETT	VA	23009
27B-2-C-40	ROGER CLEMENTS		PO BOX 31	HANOVER, VA	23069	54	RAINWATER DRIVE	AYLETT	VA	23009
27B-3-C-15	RONALD C MARTIN		1809 W MAIN ST	RICHMOND VA	23220	559	MANQUIN DRIVE	MANQUIN	VA	23106
27B-3-C-11	SANDRA S POWELL		221 N MONCUIN DR	AYLETT VA	23009	221	MONCUIN DRIVE	AYLETT	VA	23009
27B-2-D-3	SCOTT A BRUCE SR		8218 MECHANICSVILLE TURNPIKE	MECHANICSVILLE VA	23111	412	MANQUIN DRIVE	AYLETT	VA	23009
27B-2-D-7	SCOTT A MORAN		1031 MITCHELLS MILL	AYLETT VA	23009	0				0
27B-2-B-13	SHARON CROWDER		241 MANQUIN DRIVE	AYLETT, VA	23009	241	MANQUIN DRIVE	AYLETT	VA	23009
27B-2-C-25	SHAWN BARRETT RICE		228 DEVONSHIRE DR	AYLETT VA	23009	228	DEVONSHIRE DRIVE	AYLETT	VA	23009
27B-3-C-8	SHERI R MCKINNEY		246 N MONCUIN DRIVE	AYLETT VA	23009	246 N	MONCUIN DRIVE	AYLETT	VA	23009
27B-2-D-5	DARYL W SKLAR		466 MANQUIN DRIVE	AYLETT VA	23009	466	MANQUIN DRIVE	AYLETT	VA	23009
27B-2-B-10	STEPHEN MCCRAY		153 MANQUIN DRIVE	AYLETT, VA	23009	153	MANQUIN DRIVE	AYLETT	VA	23009
21C-3-D-5	STEVEN L FOSTER JR		P O BOX 1946	MECHANICSVILLE, VA	23116	0				0
27B-3-C-12	STEVEN S BROADDUS		199 NORTH MONCUIN DRIVE	AYLETT VA	23009	199	MONCUIN DRIVE	AYLETT	VA	23009
27B-2-D-18	SUSIE R GLASCO		135 RAINWATER DR	AYLETT VA	23009	135	RAINWATER DR	AYLETT	VA	23009
27B-3-C-7	THOMAS MONDY		1465 MAHIXON RD	MANQUIN VA	23106	0				0
27B-1-B-2	THOMAS R SHELTON		3080 MANFIELD ROAD	AYLETT, VA	23009	3080	MANFIELD ROAD	AYLETT	VA	23009
27B-3-C-4	THOMAS W COLEMAN		198 N MONCUIN DRIVE	AYLETT, VA	23009	198	MONCUIN DRIVE	AYLETT	VA	23009
27B-2-A-10	THOMAS WAYNE SEAY		154 WYSOR DR	AYLETT VA	23009	154	WYSOR DRIVE	AYLETT	VA	23009
27B-2-B-19	TIA M STONEBRAKER		423 MANQUIN DRIVE	AYLETT VA	23009	423	MANQUIN DRIVE	AYLETT	VA	23009
27B-2-C-47	TIMOTHY GEORGE JOHNSON		240 RAINWATER DRIVE	AYLETT VA	23009	240	RAINWATER DRIVE	AYLETT	VA	23009

27B-2-C-27	TIMOTHY LAYNE		138 DEVONSHIRE DRIVE	AYLETT VA	23009	138	DEVONSHIRE DRIVE	AYLETT	VA	23009
27B-1-A-3	TONY C LAYNE SR		2982 MANFIELD RD	AYLETT VA	23009	2982	MANFIELD ROAD	AYLETT	VA	23009
27B-2-D-14	TONY N FAVARO		255 RAINWATER DRIVE	AYLETT VA	23009	255	RAINWATER DRIVE	AYLETT	VA	23009
27B-3-C-17	TONYA WITHEROW		2125 RETREAT DRIVE	MECHANICSVILLE VA	23111	511	MANQUIN DRIVE	AYLETT	VA	23009
27B-2-A-9	TRUSTEE STEVEN J ALLEN		9285 PAMUNKEY CREST DR	MECHANICSVILLE VA	23111	128	WYSOR DRIVE	AYLETT	VA	23009
27B-2-C-54	VASHI R MIRPURI		102 NORTH MONCUIN DRIVE	AYLETT VA	23009	2102	MONCUIN DRIVE	AYLETT	VA	23009
27B-1-A-4	VICTOR JOBB		118 MEHIXON CREEK LANE	MANQUIN, VA	23106	3006	MANFIELD ROAD	AYLETT	VA	23009
27B-2-C-44	WALTER I PEACO		158 RAINWATER DR	AYLETT VA	23009	158	RAINWATER DRIVE	AYLETT	VA	23009
27B-2-B-5	WARREN H BALLARD JR		72 KENDAL DRIVE	AYLETT, VA	23009	72	KENDAL DRIVE	AYLETT	VA	23009
27B-2-C-43	WENDY J MUELLER		132 RAINWATER DRIVE	AYLETT VA	23009	132	RAINWATER DRIVE	AYLETT	VA	23009
21C-3-E-7 & 8	WILBUR R CLOUSE		165 W PEARL ST	BARTOW FL	33830	0				0
21C-3-D-23	WILLIAM D BRASWELL		737 TERRA ALTA DR	AYLETT VA	23009	737	TERRA ALTA DR	AYLETT	VA	23009
27B-3-C-1	WILLIAM DAVID JENKINS SR		7732 MARSHALL ARCH DRIVE	MECHANICSVILLE VA	23111	124	MONCUIN DRIVE	AYLETT	VA	23009
27B-2-C-11	WILLIAM F BLACKBURN		87 DEVONSHIRE DR	AYLETT VA	23009	87	DEVONSHIRE DRIVE	AYLETT	VA	23009
27B-2-C-37A	WILLIAM F MOORE		260 MANQUIN DRIVE	AYLETT, VA	23009	260	MANQUIN DRIVE	AYLETT	VA	23009
27B-2-C-30	WILLIAM H YOUNG		155 WYSOR DRIVE	AYLETT VA	23009	155	WYSOR DRIVE	AYLETT	VA	23009
27B-3-C-26	ZACKARY KYLE FARR		477 MANQUIN DRIVE	AYLETT VA	23009	477	MANQUIN DRIVE	AYLETT	VA	23009
27B-1-C-7	ADAM NICHOLS		3462 FALLOWBROOK FRST	YORK SC	29745	3366	MANFIELD ROAD	AYLETT	VA	23009
27B-2-B-16	ADAM SHEPHERD		333 MANQUIN DR	AYLETT VA	23009	333	MANQUIN DR	AYLETT	VA	23009
20-4J	ALVIN P RICHARDSON		512 ESTATES ROAD	AYLETT, VA	23009	512	ESTATES ROAD	AYLETT	VA	23009
27-22	AMANDA PORCH		107 VENTER RD	AYLETT VA	23009	107	VENTER ROAD	AYLETT	VA	23009
20-1-18	AMIE L VOLLMER		208 WOOD LANE	AYLETT VA	23009	208	WOOD LANE	AYLETT	VA	23009
27-28	ANITA S PITTS		25 DORRELL ROAD	AYLETT, VA	23009	0				0
20-7K	ARTHUR BOWLER SR		2918 ENFIELD RD	AYLETT VA	23009	2918	ENFIELD ROAD	AYLETT	VA	23009
20-7N	ARTHUR JEFFREY BOWLER JR		2900 ENFIELD RD	AYLETT, VA	23009	2900	ENFIELD RD	AYLETT	VA	23009
21-7-2	AYRON W PITTS		71 HICKORY WOODS ROAD	AYLETT VA	23009	71	HICKORY WOODS ROAD	AYLETT	VA	23009
21-7-7	AYRON W PITTS		82 HICKORY WOODS ROAD	AYLETT, VA	23009	82	HICKORY WOODS ROAD	AYLETT	VA	23009
19-1-4	BAXTER LIVING TRUST	C/O BRUCE & DONNA BAXTER	2619 ENFIELD ROAD	AYLETT VA	23009	2619	ENFIELD ROAD	AYLETT	VA	23009
20-34	BETTY ROSE TOWNSEND	C/O MRS J TIMOTHY SEXTON	8808 SIERRA RD	HENRICO, VA	23229	0				0
26-67 & 5	BRANTLEY H SLATER	C/O ANN SLATER	1713 BELLEVUE AVENUE APT C826	RICHMOND VA	23227	0				0
20-35B	CALVIN F TRIMMER		514 ENFIELD RD	AYLETT VA	23009	514	ENFIELD ROAD	AYLETT	VA	23009
21C-1-D-14	CAROL A LEWIS		1015 VENTER ROAD	AYLETT VA	23009	1015	VENTER ROAD	AYLETT	VA	23009
21C-3-C-7	CAROL BUSH TALLEY		526 TERRA ALTA DR	AYLETT VA	23009	526	TERRA ALTA DRIVE	AYLETT	VA	23009
21C-2-B-9	CARY D DONALDSON		13937 KING WILLIAM ROAD	KING WILLIAM, VA	23086	1353	VENTER ROAD	AYLETT	VA	23009
27B-2-C-10	CHARLES E CONLAN		61 DEVONSHIRE DRIVE	AYLETT VA	23009	61	DEVONSHIRE DRIVE	AYLETT	VA	23009
27-19A	CHARLES F CHENAULT JR		P O BOX 705	MANQUIN VA	23106	3225	MANFIELD ROAD			0
19-57B	CHARLES H CRISWELL		8161 MARLEY DRIVE	MECHANICSVILLE VA	23116	1611	ENFIELD ROAD	AYLETT	VA	23009
21C-1-D-15	CHARLES SHAVER		993 VENTER ROAD	AYLETT VA	23009	993	VENTER ROAD	AYLETT	VA	23009
19-51, 56, & 58	CHARLES STEWART GARBER JR		1757 ENFIELD ROAD	AYLETT, VA	23009	1757	ENFIELD ROAD	AYLETT	VA	23009
20-3	CHARLES W REED JR		379 BEADLES ROAD	AYLETT, VA	23009	6752	KING WILLIAM ROAD	AYLETT	VA	23009
19-4-1	CHRISTOPHER P BROWN		2801 ENFIELD ROAD	AYLETT VA	23009	2801	ENFIELD ROAD	AYLETT	VA	23009
21-16G	CHRISTOPHER SPAIN		49 ADAMS LANE	AYLETT VA	23009	49	ADAMS LANE	AYLETT	VA	23009
19-28	COATS ROBERT H OR HIS SUCCESSOR(S)		8111 SIGNAL HILL RD	MECHANICSVILLE VA	23111	5918	KING WILLIAM ROAD	AYLETT	VA	23009
27B-2-B-17	CODEY A GRAHAM		365 MANQUIN DRIVE	AYLETT VA	23009	365	MANQUIN DRIVE	AYLETT	VA	23009
19-59	COLLEEN D WOOD	C/O COLLEEN DAUGHERTY	5809 COLD HARBOR RD	MECHANICSVILLE VA	23111	0				0
20-42	CONNIE H ABRAMS		550 ARZORIAN LANE	AYLETT, VA	23009	550	ARZORIAN LANE	AYLETT	VA	23009
20-47	CP MANQUIN LLC A VIRGINIA LLC		PO BOX 235	MECHANICSVILLE, VA	23111	0				0
21C-3-C-2	DANIEL C TAYLOR		692 TERRA ALTA DRIVE	AYLETT VA	23009	692	TERRA ALTA DRIVE	AYLETT	VA	23009
21-7-6	DARRELL GENE TOMAN		124 HICKORY WOODS ROAD	AYLETT, VA	23009	124	HICKORY WOODS ROAD	AYLETT	VA	23009
21C-1-B-1 & 14	DAVID A COUTU		1263 VENTER ROAD	AYLETT, VA	23009	1263	VENTER ROAD	AYLETT	VA	23009
21C-3-D-7	DAVID B GRESSETT		365 TERRA ALTA DRIVE	AYLETT, VA	23009	365	TERRA ALTA DRIVE	AYLETT	VA	23009
19-4-5	DAVID E RHEA		91 HAILEY'S COURT	AYLETT VA	23009	91	HAILEY'S COURT	AYLETT	VA	23009
27-25A2	DAVID PORCH		276 VENTER RD	AYLETT VA	23009	276	VENTER ROAD	AYLETT	VA	23009
21C-2-B-6	DEBBIE S LONG		P O BOX 300	AYLETT VA	23009	125	TERRA ALTA DRIVE	AYLETT	VA	23009
20-41	DEBRA HARPER		PO BOX 2410	MECHANICSVILLE, VA	23116	0				0
21-16E	DENISE MSITH		7237 CEDAR AVENUE	JESSUP, MD	20794	0				0
21C-1-D-16	DONALD E CUNNINGHAM		949 VENTER ROAD	AYLETT, VA	23009	949	VENTER ROAD	AYLETT	VA	23009
19C-5B	DONALD E YOUNG		1079 ENFIELD ROAD	AYLETT VA	23009	1079	ENFIELD ROAD	AYLETT	VA	23009
21C-3-C-4	DONALD W BARFIELD		624 TERRA ALTA DRIVE	AYLETT VA	23009	624	TERRA ALTA DRIVE	AYLETT	VA	23009
20-4	DONNA F BALSINGER		248 ESTATES ROAD	AYLETT, VA	23009	248	ESTATES ROAD	AYLETT	VA	23009
20-43	DOUGLAS A SIMS JR		1063 WOODBURY ROAD	WALKERTON VA	23177	777	VENTER ROAD	AYLETT	VA	23009
19C-5A	DOUGLAS W TOMLIN		1041 ENFIELD RD	AYLETT VA	23009	1041	ENFIELD ROAD	AYLETT	VA	23009
20-7E & 7H	EDWARD D YOUNG	C/O CHRISTAL GREEN	80 RHODE ISLAND LANE	WEST POINT VA	23181	0				0
21-16A	EDWARD J CURRIN		9602 KING WILLIAM ROAD	AYLETT VA	23009	9602	KING WILLIAM ROAD	AYLETT	VA	23009
21-16D	EDWARD L BLAKE JR		211 ADAMS LANE	AYLETT VA	23009	211	ADAMS LANE	AYLETT	VA	23009
21-14A	EDWARD SCOTT GERSHOWITZ		9434 KING WILLIAM RD	AYLETT VA	23009	9434	KING WILLIAM ROAD	AYLETT	VA	23009

27-20	ELLEN K MARTIN		3377 MANFIELD ROAD	MANQUIN, VA	23106	3377	MANFIELD ROAD	MANQUIN	VA	23106
27-4	ELWOOD MCPHERSON	C/O ANNETTE JACKSON	1509 LEICESTER ROAD	RICHMOND VA	23225	0				0
21-37	EMMA ELIZABETH LIFE HERRING		P O BOX 434	MANQUIN VA	23106	10260	KING WILLIAM ROAD	AYLETT	VA	23009
27-4A	ENRIE RUFFIN		119 MCPHEARSON DRIVE	AYLETT VA	23009	119	MCPHEARSON DRIVE	MANQUIN	VA	23106
21-7-4	ERIC M POWELL		139 HICKORY WOODS RD	AYLETT VA	23009	139	HICKORY WOODS ROAD	AYLETT	VA	23009
26-63	ERWIN CAMPBELL		11 MANFIELD ROAD	MANQUIN, VA	23106	11	MANFIELD ROAD	MANQUIN	VA	23106
26-65, 65A, 11, 11A, 12	ERWIN M CAMPBELL		468 PLEASANT GREEN LANE	MANQUIN, VA	23106	4998	MANFIELD ROAD	MANQUIN	VA	23106
26-65B	ERWIN MALCOLM CAMPBELL		468 PLEASANT GREEN LANE	MANQUIN, VA	23106	4986	MANFIELD ROAD	MANQUIN	VA	23106
19-63 & 26-1	ERWIN SCOTT CAMPBELL		11 ENFIELD ROAD	MANQUIN VA	23106	291	ENFIELD ROAD	MANQUIN VA		23106
20-4K	FARMER MCCOY III		450 ESTATES ROAD	AYLETT VA	23009	450	ESTATES ROAD	AYLETT	VA	23009
21C-3-C-13	FAYE C GARZA		310 TERRA ALTA DRIVE	AYLETT VA	23009	310	TERRA ALTA DRIVE	AYLETT	VA	23009
21C-3-12	FLORENCE P COOKE		2662 WALKERTON RD	WALKERTON VA	23177	0				0
27-2	FLOYD B RICHARDSON JR		180 MCPHEARSON DRIVE	AYLETT, VA	23009	180	MCPHEARSON DRIVE	AYLETT	VA	23009
21-31B & 4B	G W ABRAMS JR		1628 VENTER RD	AYLETT, VA	23009	1628	VENTER ROAD	AYLETT	VA	23009
20-1-23	GARY D BAUGH		195 FLAG LANE	AYLETT, VA	23009	195	FLAG LANE	AYLETT	VA	23009
20-19	GARY L BAREFORD JR.		7738 KING WILLIAM ROAD	AYLETT, VA	23009	7738	KING WILLIAM ROAD	AYLETT	VA	23009
19C-3A	GARY R EDWARDS		925 ENFIELD ROAD	AYLETT VA	23009	925	ENFIELD ROAD	AYLETT	VA	23009
21C-2-A-4	GENNY LEE INGLE		94 TERRA ALTA DRIVE	AYLETT VA	23009	94	TERRA ALTA DRIVE	AYLETT	VA	23009
20-4B	GEOFFREY KYLE KING		74 ESTATES ROAD	AYLETT VA	23009	74	ESTATES ROAD	AYLETT	VA	23009
19-1-5	GEORGE & NANCY MCFADEN		2565 ENFIELD ROAD	AYLETT, VA	23009	2565	ENFIELD ROAD	AYLETT	VA	23009
13-17A	GEORGE AND BETTINA REED		7153 KING WILLIAM ROAD	AYLETT, VA	23009	7153	KING WILLIAM ROAD	AYLETT	VA	23009
27-12A	GEORGE R SMITH JR		148 PLEASANT GREEN LANE	MANQUIN VA	23106	148	PLEASANT GREEN LANE	MANQUIN	VA	23106
20-35A	GEORGE TRIMMER		514 ENFIELD RD	AYLETT VA	23009	514	ENFIELD ROAD	AYLETT	VA	23009
28-4	GEORGE WILEY ABRAMS		1628 VENTER ROAD	AYLETT, VA	23009	1078	VENTER ROAD	AYLETT	VA	23009
21C-3-C-5	GLORIA BROGDON		592 TERRA ALTA DR	AYLETT VA	23009	592	TERRA ALTA DRIVE	AYLETT	VA	23009
20-1-13	GRADY LEON PARTAIN		92 DEER HAVEN LANE	AYLETT VA	23009	92	DEER HAVEN LANE	AYLETT	VA	23009
20-3A	GRANTLAND & THERESA RICE		6822 KING WILLIAM ROAD	AYLETT, VA	23009	6822	KING WILLIAM ROAD	AYLETT	VA	23009
20-15A & 2B	GRANTLAND C RICE		6822 KING WILLIAM RD	AYLETT, VA	23009	0				0
20-2	GRANTLAND CAREY RICE		6822 KING WILLIAM ROAD	AYLETT, VA	23009	0				0
19-50A	GUY D CHENAULT		2120 ENFIELD ROAD	AYLETT, VA	23009	0				0
20-8 & 9	GUY DAVID CHENAULT		2120 ENFIELD ROAD	AYLETT, VA	23009	0				0
20-12	GUY G HOPKINS III		19725 VIA GRANDE DRIVE	SARATOGA CA	95070	0				0
21-44 & 45	HAROLD L LONGEST		8011 BELL CREEK ROAD	MECHANICSVILLE VA	23111	0				0
19-48 & 49	HARRY HULBERT		2399 ENFIELD ROAD	AYLETT, VA	23009	2399	ENFIELD ROAD	AYLETT	VA	23009
20-22	HARRY W REED 111		170 UPSHAW RD	AYLETT, VA	23009	7839	KING WILLIAM ROAD	AYLETT	VA	23009
27B-2-C-23	HENRY T WILLIAMS		286 DEVONSHIRE DRIVE	AYLETT VA	23009	286	DEVONSHIRE DRIVE	AYLETT	VA	23009
19C-2	HOWARD R DURVIN		883 ENFIELD ROAD	AYLETT VA	23009	883	ENFIELD ROAD	AYLETT	VA	23009
21C-1-B-4	JAMES C GIBSON		1309 VENTER ROAD	AYLETT VA	23009	1309	VENTER ROAD	AYLETT	VA	23009
26-68C 27B-1-C-1	JAMES C LEHMAN JR		P O BOX 280	MANQUIN VA	23106	3953	MANFIELD ROAD	AYLETT	VA	23009
21C-2-A-4B	JAMES E BOYER	G CURTIS OVERMAN JR	10 MADISON LANE SOUTH	NEWPORT NEWS VA	23606	0				0
20-4L	JAMES E ESTOK		292 ESTATE ROAD	AYLETT, VA	23009	292	ESTATE ROAD	AYLETT	VA	23009
20-1-7	JAMES P TILLEY		156 WOOD LANE	AYLETT, VA	23009	156	WOOD LANE	AYLETT	VA	23009
20-10	JAMES PULLER POLLARD JR		10049 ARAGON DRIVE	MECHANICSVILLE, VA	23116	0				0
19-4-2	JAMES W GREUENHAGEN JR		2817 ENFIELD ROAD	AYLETT VA	23009	2817	ENFIELD ROAD	AYLETT	VA	23009
19-4-4	JAMES W LUGINBUHL TRUSTEE		80 HAILEY'S COURT	AYLETT VA	23009	80	HAILEY'S COURT	AYLETT	VA	0
27-11F	JANE ATKINSON		4408 RIVER ROAD	MECHANICSVILLE	23116	3678	MANFIELD ROAD	AYLETT	VA	23009
19-57	JANET WILSON		9411 POWHICKERY COURT	MECHANICSVILLE VA	23116	1567	ENFIELD ROAD	AYLETT	VA	23009
21C-2-A-2	JASON E LEWIS		180 TERRA ALTA DRIVE	AYLETT VA	23009	180	TERRA ALTA DRIVE	AYLETT	VA	23009
19-1-2	JEAN MARIE AMOROSO		2483 ENFIELD ROAD	AYLETT, VA	23009	2483	ENFIELD ROAD	AYLETT	VA	23009
27-19	JEANNE L CHENAULT	CHENAULT HENRY SCOTT JR	7337 HIGHLANDER PL	MECHANICSVILLE VA	23111	1055	MANFIELD ROAD	MANQUIN	VA	23106
21C-3-E-5	JERRY FRANCIS		759 TERRA ALTA DRIVE	AYLETT, VA	23009	759	TERRA ALTA DRIVE	AYLETT	VA	23009
21C-2-B-8	JESSE M BURGESS		217 TERRA ALTA DRIVE	AYLETT VA	23009	217	TERRA ALTA DRIVE	AYLETT	VA	23009
21C-3-C-6	JOHN C CAMERON		564 TERRA ALTA DRIVE	AYLETT VA	23009	564	TERRA ALTA DRIVE	AYLETT	VA	23009
20-41D	JOHN C PHIFER JR		100 TUTELO TURN	YORKTOWN VA	23693	0				0
27-11E	JOHN E HALL		3484 MANFIELD ROAD	AYLETT VA	23009	3484	MANFIELD ROAD	AYLETT	VA	23009
21C-3-D-9	JOHN ERIC DUROSE III		13093 OLD RIDGE ROAD	BEAVERDAM VA	23015	271	TERRA ALTA DRIVE	AYLETT	VA	23009
21C-1-B-3	JOHN J SIMONS		6339 WHITE OAK ROAD	SANDSTON, VA	23150	1181	VENTER RD	AYLETT	VA	23009
21-24A & 23	JOHN LEWIS JOHNSON		268 DABNEY RD	AYLETT VA	23009	0				0
27B-1-B-1	JOHN P HUDNALL SR		8350 BEATTIES MILL RD	MECHANICSVILLE VA	23111	3058	MANFIELD ROAD	AYLETT	VA	23009
21-16	JOHN PATRICK KOSEK		230 DABNEYS ROAD	AYLETT VA	23009	230	DABNEYS ROAD	AYLETT	VA	23009
20-4G	JOHN PATRICK KOSEK		668 ESTATES ROAD	AYLETT, VA	23009	668	ESTATES ROAD	AYLETT	VA	23009
21C-2-A-3	JOHN S ARNOLD JR		130 TERRA ALTA DR	AYLETT VA	23009	130	TERRA ALTA DRIVE	AYLETT	VA	23009
27-3A	JOHN W KING		210 MCPHEARSON DR	AYLETT VA	23009	210	MCPHEARSON DRIVE	AYLETT	VA	23009
27-3	JOHN W KING	C/O JAMES KING	8889 NEWTOWN ROAD	ST STEPHENS CHURCH VA	23148	236	MCPHEARSON DRIVE	MANQUIN	VA	23106
19-1-1	JOHN W TURNAGE		2441 ENFIELD ROAD	AYLETT, VA	23009	2441	ENFIELD ROAD	AYLETT	VA	23009
21-14	JOSEPH M GERSHOWITZ		10421 GEORGETOWN RD	MECHANICSVILLE VA	23116	0				0

20-4M	JOSEPH W BALSINGER JR		172 ESTATES ROAD	AYLETT, VA	23009	172	ESTATES ROAD	AYLETT	VA	23009
21C-3-C-11	JOSHUA N PARCHER		394 TERRA ALTA DRIVE	AYLETT VA	23009	394	TERRA ALTA DRIVE	AYLETT	VA	23009
20-23	JUDITH K GWATHMEY		837 MT ELAM RD	FITCHBURG MA	1420	0				0
27B-2-C-22	KATHERINE L FURR		302 DEVONSHIRE DRIVE	AYLETT VA	23009	302	DEVONSHIRE DRIVE	AYLETT	VA	23009
19-64 & 19-64A	KAY C LOWE		655 ENFIELD RD	AYLETT VA	23009	655	ENFIELD ROAD	AYLETT	VA	23009
19-65 & 20-35	KEITH M BARLOW		2964 KING WILLIAM ROAD	AYLETT VA	23009	0				0
21C-1-D-13	KERRIE SUSAN ARKWELL		1065 VENTER ROAD	AYLETT, VA	23009	1065	VENTER ROAD	AYLETT	VA	23009
27-26	KEVIN BRANDON PACE		2904 MANFIELD ROAD	AYLETT, VA	23009	2904	MANFIELD ROAD	AYLETT	VA	23009
20-23B	KING WILLIAM SENIOR CITIZENS ASSOC		8306 KING WILLIAM ROAD	AYLETT, VA	23009	8306	KING WILLIAM ROAD	AYLETT	VA	23009
20-27	KW MORRISON LLC		6520 BOUNDARY RUN DRIVE	MECHANICSVILLE VA	23111	0				0
21-36	LAWRENCE A LIPSCOMB III		6410 HORSEPEN ROAD	RICHMOND VA	23226	0				0
27-8	LEE GOVE		4250 MANFIELD ROAD	MANQUIN VA	23106	4250	MANFIELD ROAD	MANQUIN	VA	23106
20-23A	LEROY BERKLEY		723 KENNEDY ST NW	WASHINGTON DC	20011	7782	KING WILLIAM ROAD	AYLETT	VA	23009
20-7J	LEWIS WILLIAM BANKS		80 RHODE ISLAND LANE	WEST POINT VA	23181	2820	ENFIELD ROAD	AYLETT	VA	23009
26-67A	LINDA A SLATER		13287 SCOTCHTOWN RD	BEAVERDAM VA	23015	4770	MANFIELD ROAD	AYLETT	VA	23009
21C-2-B-5	LINDA M KIRACOFE	85 TERRA ALTA DR	AYLETT VA	AYLETT, VA	23009	0				0
20-17 & 18	LINDA R CECIL		7624 KING WILLIAM ROAD	AYLETT, VA	23009	7624	KING WILLIAM ROAD	AYLETT	VA	23009
20-42A	LISA WAITMAN		899 VENTER ROAD	AYLETT, VA	23009	899	VENTER ROAD	AYLETT	VA	23009
20-16A	LONGEST REALTY LLC		220 INGRAM BAY DRIVE	HEATHSVILLE VA	22473	6773	KING WILLIAM ROAD	AYLETT	VA	23009
27-11B	LUCAS C TUCKER		3859 MANFIELD ROAD	AYLETT VA	23009	3859	MANFIELD ROAD	AYLETT	VA	23009
26-64	MARGARET HOPE TAYLOR		5027 MANFIELD ROAD	MANQUIN, VA	23106	5027	MANFIELD ROAD	MANQUIN	VA	23106
21-7-1	MARIA TYREE		39 HICKORY WOODS ROAD	AYLETT VA	23009	39	HICKORY WOODS ROAD	AYLETT	VA	23009
27-25A1	MARK A WESSON		330 VENTER ROAD	AYLETT VA	23009	330	VENTER ROAD	AYLETT	VA	23009
20-22B	MARK C RICE		7961 KING WILLIAM ROAD	AYLETT VA	23009	7961	KING WILLIAM ROAD	AYLETT	VA	23009
20-1-19	MARTIN B CONE JR		506 DOE CROSSING PLACE	AYLETT VA	23009	506	DOE CROSSING PLACE	AYLETT	VA	23009
20-1-20	MARTIN G YOUNG		228 DEER HAVEN LANE	AYLETT VA	23009	228	DEER HAVEN LANE	AYLETT	VA	23009
27-6	MCKENDREE METHODIST CHURCH	C/O E L CAMPBELL	P O BOX 277	MANQUIN, VA	23106	0				0
27-23	MCRAE O SEPLH		11901 ASHINGTON WAY	RICHMOND VA	23236	0				0
19C-4	MELVIN F NEWTON		999 ENFIELD ROAD	AYLETT VA	23009	999	ENFIELD ROAD	AYLETT	VA	23009
21C-3-C-8	MICHAEL CALLAHAN JR		498 TERRA ALTA DR	AYLETT VA	23009	498	TERRA ALTA DRIVE	AYLETT	VA	23009
20-1-1 & 3	MICHAEL D THOMPSON		189 SPRING HILL LANE	AYLETT VA	23009	189	SPRING HILL LANE	AYLETT	VA	23009
19-65D	MICHAEL LEON EGGLESTON SR		658 ENFIELD RD	AYLETT, VA	23009	658	ENFIELD ROAD	AYLETT	VA	23009
27-11C	MICHAEL M WILLIAMS		7623 POWHATAN TRAIL	KING WILLIAM VA	23086	3586	MANFIELD ROAD	AYLETT	VA	23009
21C-2-B-7	MICHELLE A ROSSON		167 TERRA ALTA DRIVE	AYLETT, VA	23009	167	TERRA ALTA DRIVE	AYLETT	VA	23009
20-1-21	MITCHELL W MCCLINTOCK		194 FLAG LANE	AYLETT VA	23009	194	FLAG LANE	AYLETT	VA	23009
21-7-5	NANCY ROCHELLE		138 HICKORY WOODS ROAD	AYLETT VA	23009	138	HICKORY WOODS ROAD	AYLETT	VA	23009
27-24C	NICHOLAS R MCGRAW		343 VENTER RD	AYLETT, VA	23009	343	VENTER ROAD	AYLETT	VA	23009
26-68D	NOBLE R PRICE II		4071 MANFIELD ROAD	AYLETT VA	23009	4071	MANFIELD ROAD	AYLETT	VA	23009
27-24A	PATRICIA A. GARNETT	C/O PATRICIA ANN OWEN	568 VENTER ROAD	AYLETT, VA	23009	568	VENTER ROAD	AYLETT	VA	23009
21-22	PATRICIA GWATHMEY		4140 AUDOBON PLACE	LYNCHBURG VA	24503	0				0
21C-1-D-11	PATRICK S KENNEY		1133 VENTER ROAD	AYLETT VA	23009	1133	VENTER ROAD	AYLETT	VA	23009
20-17A	PAUL B CECIL		7406 KING WILLIAM ROAD	AYLETT VA	23009	7406	KING WILLIAM ROAD	AYLETT	VA	23009
20-4K1	PAUL D TOMAN		410 ESTATES ROAD	AYLETT, VA	23009	410	ESTATES ROAD	AYLETT	VA	23009
27-8A	PETER JOHN DEPERISIO		4188 MANFIELD ROAD	AYLETT VA	23009	4188	MANFIELD ROAD	AYLETT	VA	23009
20-36 & 27B-2-C-37	RALPH L GRIFFIN		240 MANQUIN DRIVE	AYLETT VA	23009	0				0
21C-3-E-6	RANDY L EDDY JR		791 TERRA ALTA DRIVE	AYLETT VA	23009	791	TERRA ALTA DRIVE	AYLETT	VA	23009
21-26A	RAPPAHANNOCK ELECTRIC COOPERATIVE		P O BOX 7388	FREDERICKSBURG, VA	22404	1501	VENTER ROAD-SUBSTATION			0
21C-3-E-10	REBECAC ERVIN		766 TERRA ALTA DRIVE	AYLETT, VA	23009	766	TERRA ALTA DRIVE	AYLETT	VA	23009
19-65C	REBECCA DOUCET		610 ENFIELD RD	AYLETT VA	23009	610	ENFIELD ROAD	AYLETT	VA	23009
27-24 & 25	REUBEN W FARLEY		122 BAYSIDE LANE	MONTROSS VA	22520	452	VENTER ROAD	MANQUIN	VA	23106
20-1	RICE'S STAKE & WOOD PRODUCTS INC		6858 KING WILLIAM ROAD	AYLETT, VA	23009	6858	KING WILLIAM ROAD	AYLETT	VA	23009
21-25	RICHARD W PAUL		7311 MCCLELLAN RD	MECHANICSVILLE, VA	23111	0				0
21C-3-C-1	RIONNE HAHN		716 TERRA ALTA DRIVE	AYLETT, VA	23009	716	TERRA ALTA DRIVE	AYLETT	VA	23009
21C-3-D-6	RITA LASANDRA ROBINSON		409 TERRA ALTA DRIVE	AYLETT, VA	23009	409	TERRA ALTA DRIVE	AYLETT	VA	23009
19-65B	ROBERT C AMISS		802 ENFIELD ROAD	AYLETT VA	23009	802	ENFIELD ROAD	AYLETT	VA	23009
20-7U	ROBERT C FERGUSON		2758 ENFIELD ROAD	AYLETT VA	23009	2758	ENFIELD ROAD	AYLETT	VA	23009
21-16F	ROBERT L MOODY JR		117 ADAMS LANE	AYLETT VA	23009	117	ADAMS LANE	AYLETT	VA	23009
19-60	ROBERT L STEVENS JR	7090 COVENANT WOODS DRIVE	THE LODGE, K102	MECHANICSVILLE, VA	23111	7368	DABNEYS MILL ROAD			0
27-10 & 9	ROCK-SPRING BAPTIST CHURCH		P O BOX 182	MANQUIN VA	23106	4134	MANFIELD ROAD	MANQUIN	VA	23106
20-1-24	ROGER L FOGG		193 FLAG LANE	AYLETT VA	23009	193	FLAG LANE	AYLETT	VA	23009
27B-2-B-15	ROGER LEE SHEPHERD		106 HANOVER AVENUE	SANDSTON VA	23150	303	MANQUIN DRIVE	AYLETT	VA	23009
21C-2-A-1	RYAN M HOY		220 TERRA ALTA DRIVE	AYLETT VA	23009	220	TERRA ALTA DRIVE	AYLETT	VA	23009
19-65A	SAMUEL GREENWOOD		638 ENFIELD RD	AYLETT VA	23009	638	ENFIELD ROAD	AYLETT	VA	23009
19C-3B	SAMUEL LEE JENKINS JR		961 ENFIELD ROAD	AYLETT VA	23009	961	ENFIELD ROAD	AYLETT	VA	23009
26-66	SAMUEL W NEWCOMB		4960 MANFIELD ROAD	MANQUIN VA	23106	4960	MANFIELD ROAD	MANQUIN	VA	23106
21-16C	SARAH R BLAKE		247 ADAMS LANE	AYLETT VA	23009	247	ADAMS LANE	AYLETT	VA	23009

20-16B & 2A	SHELIA S PARSLEY		7276 HIDDEN LAKE ESTATE DRIVE	MECHANICSVILLE VA	23111	7072	KING WILLIAM ROAD	AYLETT	VA	23009
27B-2-C-18	SHERYL L BRADLEY		261 DEVONSHIRE DRIVE	AYLETT VA	23009	261	DEVONSHIRE DRIVE	AYLETT	VA	23009
20-26B	SHIRLEY MOORE		8190 JANICE AVENUE	MECHANICSVILLE, VA	23111	8969	KING WILLIAM ROAD	AYLETT	VA	23009
20-1A	SOLID ROCK GOSPEL TABERNACLE		P O BOX 35	ST STEPHENS CHURCH VA	23148	6878	KING WILLIAM ROAD			0
20-1-12	STEPHEN A LANG		127 DOE CROSSING PLACE	AYLETT, VA	23009	127	DOE CROSSING PLACE	AYLETT	VA	23009
19-57A & 57C	STEPHEN CRAIG CRISWELL		1711 ENFIELD RD	AYLETT VA	23009	1711	ENFIELD ROAD	AYLETT	VA	23009
20-40 & 21-24 & 14B	STEPHEN R GRAVES	DENBIEGH FARM	435 ADAMS LANE	AYLETT, VA	23009	435	ADAMS LANE			0
21-15	STEPHEN R GRAVES SR		439 ADAMS LANE	AYLETT VA	23009	0				0
21C-3-D-8	STEVE C MASON		351 TERRA ALTA DRIVE	AYLETT VA	23009	351	TERRA ALTA DRIVE	AYLETT	VA	23009
27B-2-C-19	STEVEN G SPICER		293 DEVONSHIRE DRIVE	AYLETT, VA	23009	293	DEVONSHIRE DRIVE	AYLETT	VA	23009
27-21A	STEVEN SOUTHER		3416 MANFIELD ROAD	AYLETT VA	23009	3416	MANFIELD ROAD	AYLETT	VA	23009
20-4D	STUART F BUSH		6618 KING WILLIAM ROAD	AYLETT, VA	23009	6618	KING WILLIAM ROAD	AYLETT	VA	23009
20-41A	STUART L PRINCE		262 ARZORIAN LANE	AYLETT, VA	23009	262	ARZORIAN LANE	AYLETT	VA	23009
19-44	SUSIE A CHENAULT		2717 ENFIELD RD	AYLETT VA	23009	2717	ENFIELD ROAD	AYLETT	VA	23009
19-1-3	SUSIE ANNE CHENAULT		2120 ENFIELD ROAD	AYLETT VA	23009	2120	ENFIELD ROAD	AYLETT	VA	23009
21-29	TAYLOR MERLESS	C/O EVERETT COLEMAN	P O BOX 94	AYLETT VA	23009	0				0
19C-6A & 6B	TERESA H JESTER		15128 N WALES FARM RD	HANOVER VA	23069	1129	ENFIELD ROAD	AYLETT	VA	23009
20-21	THOMAS H FARMER		11545 HANOVER COURTHOUSE ROAD	HANOVER VA	23069	0				0
19-50	THOMAS L MUNDY		6000 KING WILLIAM ROAD	AYLETT, VA	23009	0				0
20-4C	THOMAS L WOODSON		138 ESTATES ROAD	AYLETT, VA	23009	138	ESTATES ROAD	AYLETT	VA	23009
21C-3-C-3	THOMAS O COWDREY		662 TERRAL ALTA DRIVE	AYLETT VA	23009	662	TERRA ALTA DRIVE	AYLETT	VA	23009
20-1-17	THOMAS R GRESCH		160 WOOD LANE	AYLETT VA	23009	160	WOOD LANE	AYLETT	VA	23009
27-11D	THOMAS R WADDY JR		3516 MANFIELD ROAD	AYLETT, VA	23009	3516	MANFIELD ROAD	AYLETT	VA	23009
27-25A	THOMAS ROBERT DILL		40 VENTER ROAD	AYLETT VA	23009	40	VENTER ROAD	MANQUIN	VA	23106
21-22A	TIFFANI B NASH		239 PARKWOOD DR	AYLETT VA	23009	0				0
20-4E1	TIMOTHY K SHOPE		746 ESTATES ROAD	AYLETT, VA	23009	746	ESTATES ROAD	AYLETT	VA	23009
20-1-6	TRUSTEE BRIAN W RIMMER		158 WOOD LANE	AYLETT VA	23009	158	WOOD LANE	AYLETT	VA	23009
21-23A	TRUSTEE NANCY J. OSGOOD		PO BOX 245	MANQUIN, VA	23106	270	DABNEY ROAD	MANQUIN	VA	23106
13-17 & 18	TRUSTEES UNDER THE DONALD B LONGEST		220 INGRAM BAY DRIVE	HEATHSVILLE VA	22473	6773	KING WILLIAM ROAD	AYLETT	VA	23009
21C-3-D-24, 2A	VAN C WALKER		659 TERRA ALTA DRIVE	AYLETT, VA	23009	659	TERRA ALTA DRIVE	AYLETT	VA	23009
20-19B & 19A	VETERANS OF FOREIGN WARS		8968 KING WILLIAM ROAD	AYLETT VA	23009	0				0
20-15 & 16C	WALTER LEROY REED		7128 KING WILLIAM ROAD	AYLETT, VA	23009	7128	KING WILLIAM ROAD	AYLETT	VA	23009
20-4A	WAYNE EARLY		6686 KING WILLIAM ROAD	AYLETT VA	23009	6686	KING WILLIAM ROAD	AYLETT	VA	23009
21C-3-C-10	WELLS FARGO BANK		1600 SOUTH DOUGLASS RD	ANAHEIM CA	92806	434	TERRA ALTA DRIVE	AYLETT	VA	23009
21-39	WILLIAM PITTS JR		71 HICKORY WOODS RD	AYLETT VA	23009	82	HICKORY WOODS RD	AYLETT	VA	23009
26-68 & 68B	WILLIAM C PEARSON		P O BOX 66	MANQUIN, VA	23106	4815	MANFIELD ROAD	MANQUIN	VA	23106
20-1-10	WILLIAM HAINES		8646 KING WILLIAM RD	AYLETT VA	23009	8646	KING WILLIAM ROAD	AYLETT	VA	23009
27-24E, & 24B	WILLIAM P DAUGHERTY		P O BOX 293	AYLETT VA	23009	0				0
27-24D	WILLIAM P DAUGHTERY	C/O ROSEMARY ELLEN	PO BOX 293	AYLETT, VA	23009	0				0
19-1-6	WILLIAM T COGBILL		2509 ENFIELD ROAD	AYLETT, VA	23009	2509	ENFIELD ROAD	AYLETT	VA	23009
19-4-3	WYATT H TALLEY		37 HAILEYS COURT	AYLETT VA	23009	37	HAILEYS COURT	AYLETT	VA	23009
20-4H	ZACHARY T CARLSON-MORRISON		308 ESTATES ROAD	AYLETT VA	23009	308	ESTATES ROAD	AYLETT	VA	23009

Newspaper Ad for CUP-03-19

Sweet Sue Solar

**King William County
Public Hearing Notice**

The Planning Commission of King William County, Virginia will hold a Public Hearing on Tuesday, December 3, 2019 at 7:00 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to receive public comment on the following matter:

CUP-03-19: Owners – T. Frank Flippo & Sons, LLC, Guy David Chenault & Susie Ann Chenault
Applicant – Sweet Sue Solar, LLC

A request for a Conditional Use Permit to install a 77 MW new solar photovoltaic generation facility which consist of approximately 1262 acres of land. The expected fenced area of the project will encompass approximately 576 acres. The properties are located on tax map parcels 20-11, 20-15B, 20-31, 20-32, 20-38, 20-33, 20-37, and 27-1. The property will have an access road on Enfield and an access Road on Manfield. All parcels are zoned A-C (Agricultural-Conservation), and the Future Land Use Map in the 2016 Comprehensive Plan indicates Rural Land use for the property.

All interested persons may appear and present their views at the above time and place. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by fax to (804)769-4978, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Planning Commission members and made a part of the public record. All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804)769-4978 or sgraham@kingwilliamcounty.us.

By Authority of
Ron W. Etter
Director of Community Development
Secretary to the Planning Commission
Ad to run November 13th and 20th

**Adjacent and Vicinity Property
Owners Letter**



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
David E. Hansen, Fourth District
Robert W. Ehrhart, Fifth District

EXAMPLE

November 15, 2019

RE: Notice to Adjacent Property Owners

Request for Conditional Use Permit

Case CUP 03-19

Tax Map Parcels 20-11, 20-15B, 20-31, 20-32, 20-38, 20-33, 20-37, 27-1.

Owner/Applicants: Sweet Sue Solar, LLC (Applicant)

T. Frank Flippo & Sons, LLC & Guy David Chenault & Susie Ann Chenault (Owners)

Dear Land Owner:

The King William County Planning Commission will hold a Public Hearing on the matter(s) listed below. The meeting will be held on Tuesday, December 3, 2019 at 7:00 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to receive public comment on the following matter:

This request is for a Conditional Use Permit to install a 77 MW new solar photovoltaic generation facility which consist of approximately 1262 acres of land. The expected fenced area of the project will encompass approximately 576 acres. All parcels are zoned A-C, and the Future Land Use Map in the 2016 Comprehensive Plan indicates Rural Land Use for the property. The property is located in the Manquin (4th) voting district.

You are being notified of this hearing because your property is adjacent to or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by fax to (804) 769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Commission members and made a part of the public record. All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA, during regular business hours. Anyone needing assistance or accommodation under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804) 769-4978 or sgraham@kingwilliamcounty.us.

Sherry L. Graham
Zoning Administrator

**Owner Notifications
for
CUP-03-19
Sweet Sue Solar
Public Hearing**



King William County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
David E. Hansen, Fourth District
Robert W. Ehrhart, Fifth District

November 25, 2019

Mr. Guy Davis Chenault
Ms. Susie Ann Chenault
2129 Enfield Road
Aylett, VA 23009

RE: Application For A Conditional Use Permit 03-19, To Install A Solar Facility On Property Located On Tax Map Parcels 20-11, 20-15B, 20-31, 20-32, 20-38, 20-33, 20-37, 27-1.

Dear Mr. and Ms. Chenault:

The Planning Commission will hold a Public Hearing on Tuesday, December 3, 2019 at 7:00 p.m. in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to consider your request for a conditional use permit in order to install a solar facility on property located on tax map parcels 20-11, 20-15B, 20-31, 20-32, 20-38, 20-33, 20-37, 27-1.

Your attendance is strongly encouraged. If you have any questions, please do not hesitate to call.

Sincerely,

Sherry L. Graham
Zoning Administrator

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964
www.kingwilliamcounty.us



King William County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
David E. Hansen, Fourth District
Robert W. Ehrhart, Fifth District

November 25, 2019

T. Frank Flippo & Sons, LLC
P.O. Box 38
Doswell, VA 23047

RE: Application For A Conditional Use Permit 03-19, To Install A Solar Facility On Property Located On Tax Map Parcels 20-11, 20-15B, 20-31, 20-32, 20-38, 20-33, 20-37, 27-1.

Dear Mr. Flippo:

The Planning Commission will hold a Public Hearing on Tuesday, December 3, 2019 at 7:00 p.m. in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to consider your request for a conditional use permit in order to install a solar facility on property located on tax map parcels 20-11, 20-15B, 20-31, 20-32, 20-38, 20-33, 20-37, 27-1.

Your attendance is strongly encouraged. If you have any questions, please do not hesitate to call.

Sincerely,

Sherry L. Graham
Zoning Administrator

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964
www.kingwilliamcounty.us

**Applicant Notification
for
CUP-03-19 Sweet Sue Solar**



King William County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
David E. Hansen, Fourth District
Robert W. Ehrhart, Fifth District

November 22, 2019

Mr. Eddie Barry
Sweet Sue Solar, LLC
1 S Wacker Drive
Suite 1800
Chicago, IL 60606

RE: Application For A Conditional Use Permit 03-19, To Install A Solar Facility On Property Located On Tax Map Parcels 20-11, 20-15B, 20-31, 20-32, 20-38, 20-33, 20-37, 27-1.

Dear Mr. Barry:

The Planning Commission will hold a Public Hearing on Tuesday, December 3, 2019 at 7:00 p.m. in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to consider your request for a conditional use permit in order to install a solar facility on property located on tax map parcels 20-11, 20-15B, 20-31, 20-32, 20-38, 20-33, 20-37, 27-1.

Your attendance is strongly encouraged. If you have any questions, please do not hesitate to call.

Sincerely,

Sherry L. Graham
Zoning Administrator

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964
www.kingwilliamcounty.us



King William County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
David E. Hansen, Fourth District
Robert W. Ehrhart, Fifth District

November 25, 2019

Ms. Jennifer R. Moore, Esquire
Fallon, Myers & Marshall, LLP
110 Main Street
Warrenton, VA 20186

RE: Application For A Conditional Use Permit 03-19, To Install A Solar Facility On Property Located On Tax Map Parcels 20-11, 20-15B, 20-31, 20-32, 20-38, 20-33, 20-37, 27-1.

Dear Ms. Moore:

The Planning Commission will hold a Public Hearing on Tuesday, December 3, 2019 at 7:00 p.m. in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to consider your request for a conditional use permit in order to install a solar facility on property located on tax map parcels 20-11, 20-15B, 20-31, 20-32, 20-38, 20-33, 20-37, 27-1.

Your attendance is strongly encouraged. If you have any questions, please do not hesitate to call.

Sincerely,

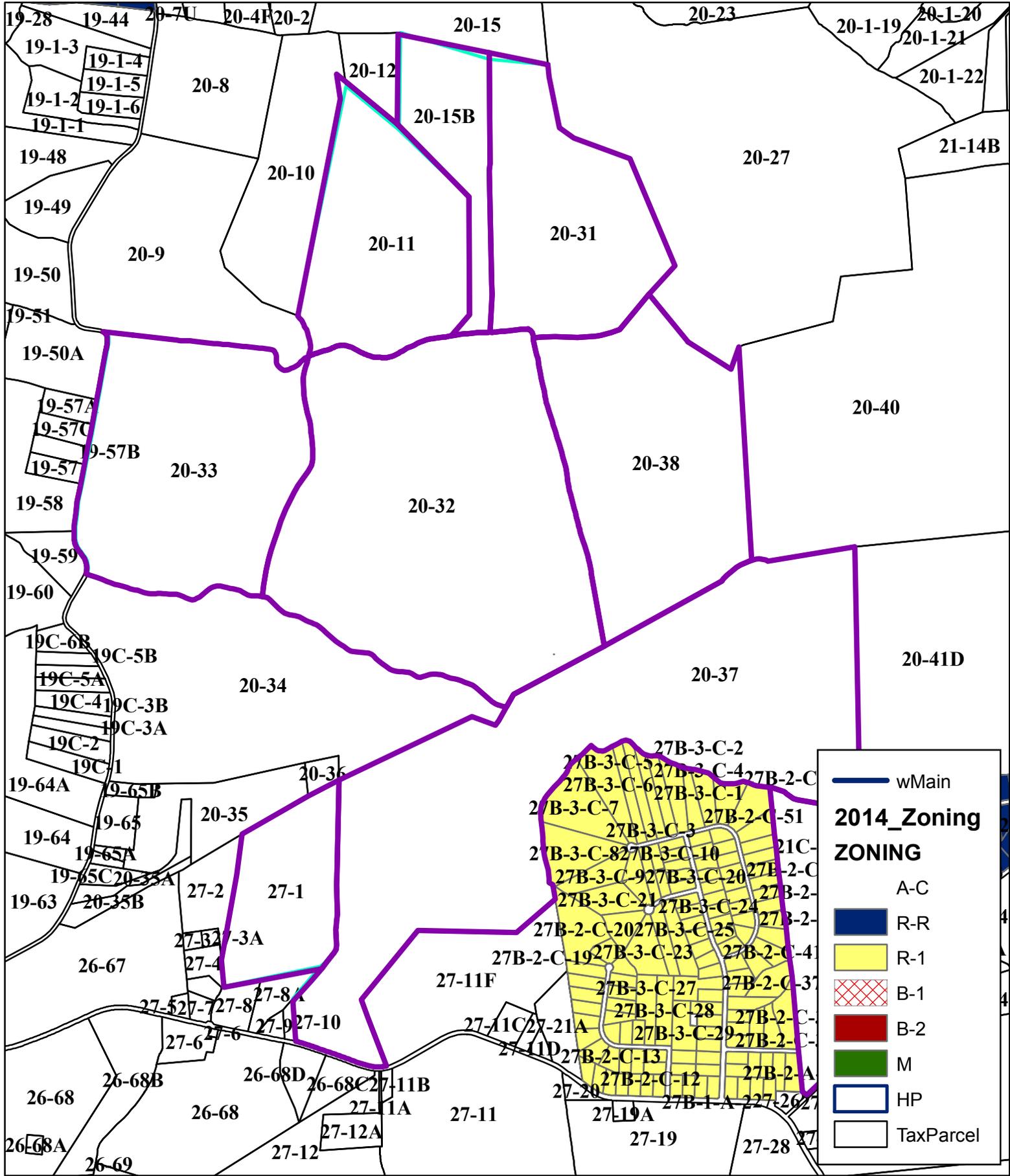
Sherry L. Graham
Zoning Administrator

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964
www.kingwilliamcounty.us

**Community Meeting Attendee
Lists**

Zoning Map

CUP-03-2019
APPLICANT: DAVID G. CHENAULT
TAX PARCELS: 20-11, 20-15B, 20-31, 20-32, 20-33, 20-38, 20-37, & 27-1



2014_Zoning

ZONING

- A-C
- R-R
- R-1
- B-1
- B-2
- M
- HP
- TaxParcel

THIS MAP IS FOR PLANNING PURPOSES ONLY
 CREATED BY BETTY BROOKS
 08/14/2019



GIS Map

6.a. Attachment 4

Current Zoning Ordinance

Section 86-456(g)

- (7) Whenever the special use exception permit issued by the board of supervisors shall have expired, or whenever the operation shall have ceased for any period exceeding 12 consecutive months, then all plants, buildings, structures (except fences), stockpiles and equipment shall be entirely removed from the premises, and the premises shall be restored as required in this subsection (f).
 - (8) The board of supervisors may renew a permit, after a public hearing, provided that an application therefor is filed within 60 days before its expiration date, in the same manner as for an original permit, provided that the applicant is carrying out the requirements of the existing permit in good faith.
- (g) *Solar power stations* .
- (1) *Application requirements* . Each applicant requesting a conditional use permit under this supplementary regulation shall submit the following:
 - a. A complete conditional use permit application form.
 - b. Twelve sets (11 inches x 17 inches or larger), one reduced copy (8½ inches x 11 inches) and one electronic copy of site plans, including elevations and landscape plans if required. Site plans shall meet the requirements of section 86-494 "Requirements; content and form."
 - c. An identification card for the subject property from the office of the commissioner of the revenue for the county, tax bill or title showing the ownership of the subject parcel.
 - d. Proof that the applicant has authorization to act upon the owner's behalf.
 - e. Identification of the intended utility company who will interconnect to the facility.
 - f. An estimated construction schedule.
 - g. List of all adjacent property owners, their tax map numbers and addresses.
 - h. Aerial imagery which shows the proposed location of the power station, fenced area and driveways with the closest distance to all adjacent property lines and dwellings.
 - i. Estimates for the cost of decommissioning and scrap value of the facility.
 - j. The county may require other information deemed necessary to assess compliance with this section.
 - (2) *Public notice* .
 - a. *Community meeting* : A community meeting shall be held by the applicant prior to the public hearing with the planning commission.
 1. The applicant shall inform the community development department and adjacent property owners in writing of the date, time and location of the meeting, at least seven but no more than 14 days, in advance of the meeting date.
 2. The date, time and location of the meeting shall be advertised in the county's newspaper of record by the applicant, at least seven but no more than 14 days, in advance of the meeting date.
 3. The meeting shall be held within the county, at a location open to the general public with adequate parking and seating facilities which may accommodate persons with disabilities.
 4. The meeting shall give members of the public the opportunity to review application materials, ask questions of the applicant and provide feedback.
 5. The applicant shall provide to the community development department a summary of any input received from members of the public at the meeting.
 - (3) *Development standards* .

- a. The minimum lot size is 40 contiguous acres.
- b. The design of support buildings and related structures shall, to the extent possible, use materials, colors, textures, screening and landscaping that will blend the facilities to the natural setting and surrounding structures.
- c. No signage of any type may be placed on the facility other than notices, warnings, and identification information required by law.
- d. Maximum height of primary structures and accessory buildings shall generally be 15 feet as measured from the finished grade at the base of the structure to its highest point, including appurtenances. The board of supervisors may approve a greater height based upon a demonstration of a significant need where the impacts of increased height are mitigated.
- e. All facilities must meet or exceed the standards and regulations of the Federal Aviation Administration ("FAA"), State Corporation Commission ("SCC") or equivalent, and any other agency of the local, state or federal government with the authority to regulate such infrastructure that are in force at the time of the application or which applies retroactively.
- f. To ensure the structural integrity of the infrastructure, the owner shall ensure that it is designed and maintained in compliance with standards contained in applicable local, state and federal building codes and regulations that were in force at the time of the permit approval.
- g. All newly installed utilities including but not limited to, electric, fiber, CATV and telephone serving the site which are visible from the ground-level view of adjacent properties zoned residential, agricultural, PUD Planned Unit Development, R-C Rural Conservation, dwellings not owned by the owner of the subject property and public rights-of-ways, shall be screened from view or placed underground, unless prohibited by the state or federal agency regulating such utilities. Screening requirements may be reduced if agreed to in writing by the adjacent property owner who the screening would serve.
- h. The facilities shall be enclosed by security fencing not less than six feet in height.
- i. The facilities, including fencing, shall be significantly screened from the ground-level view of adjacent properties zoned residential, agricultural, PUD Planned Unit Development, R-C Rural Conservation, dwellings not owned by the owner of the subject property and public rights-of-way by a buffer zone at least four feet wide that shall be landscaped with plant materials, except to the extent that existing vegetation or natural land forms on the site provide such screening. In the event existing vegetation or land forms providing the screening are disturbed, new plantings shall be provided which accomplish the same. Fencing may be used to supplement other screening methods, but shall not be the primary method. Screening requirements may be reduced if agreed to in writing by the adjacent property owner who the screening would serve.
- j. Lighting shall be the minimum necessary for safety and/or security purposes and shall use shielded fixtures to minimize off-site glare.
- k. No facility shall produce glare that would constitute a nuisance to the public.
- l. The minimum setback to property lines of properties zoned residential, agricultural, PUD Planned Unit Development, R-C Rural shall generally be 100 feet. Facilities may be located closer to such property lines based on mitigating their impacts by a reduced height, alternative designs, camouflaging or screening, however a power station may not be in any case located closer than 25 feet to such properties. The minimum setback to the property lines of properties zoned industrial, commercial or to any other property owned by the same owner as the subject property shall be that required by the zoning ordinance for other primary structures in that zoning district. Setback requirements may be reduced if agreed to in writing by the adjacent property owner but shall not be reduced below the

minimum required by the zoning ordinance for other primary structures in that zoning district.

m. Any other condition added by the board of supervisors as part of a conditional use permit approval.

(4) *Coordination of local emergency services* . Applicants for new solar power stations shall coordinate with the county's emergency services staff to provide materials, education and/or training to the departments serving the property with emergency services in how to safely respond to on-site emergencies.

(5) *Decommissioning* . Any solar power station that is not in active use for a continuous period of 24 months shall be considered abandoned, and the owner of any such facility, the land owner of the property on which a station is located upon or their successors or assigns shall remove the facilities within six months of receipt of notice from the county. Decommissioning includes the removal of the solar systems, buildings, cabling, electrical components, roads, foundations, pilings, and fencing to a depth of 36 inches. Any agricultural land upon which the facility was located shall be restored to tillable soil suitable for agricultural use, forestry, ponds and/or wetlands. The zoning administrator may permit the fence, underground cables, roads and support buildings to remain with the property owner's approval so long as they continue to be screened as required. When a facility is deemed to be abandoned, an owner wishing to extend the time for removal shall submit an application stating the reason for such extension. The zoning administrator may extend the time for removal or reactivation up to an additional six months upon a showing of good cause. If the facility is not removed within the specified time, the county may contract for removal. Thereafter, the county may cause removal of the facility with costs being borne by the owner of the facilities and/or the land owner. All costs there of shall be charged to the landowner and become a lien on the property on which the facility was located. The owner of the facility shall secure the costs of decommissioning by providing and keeping in force a decommissioning agreement and financial surety in a form agreed to by the county attorney. The owner of the facilities shall every five years submit updated cost estimates for decommissioning the facilities and scrap value, adjusted for changes in inflation, scrap value and other factors. At its option, the county may require the surety amount be increased based on the net cost of decommissioning.

(h) *Pet crematories.*

(1) The minimum lot size is ten contiguous acres.

(2) The minimum setback to existing off-site dwellings not owned by the subject property owner shall be 200 feet.

(3) The minimum setback to property lines and/or rights-of-way not owned by the subject property owner shall be 100 feet.

(4) The unit may not be used for disposal of waste, household trash or garbage.

(5) Only one animal may be cremated at a time.

(6) The unit shall either be fully concealed within a building to appear as a garage, shed, barn or other permitted residential or agricultural accessory structure or shall be fully screened from view from adjacent properties not owned by the subject property owner and any public roads, rights-of-way or easements, by an opaque fence, new evergreen plantings, existing vegetation or natural topography, which must be maintained or replaced as needed to screen the unit.

(7) The unit shall be located or constructed so that pets delivered and picked up for cremation shall not be at any time visible from adjacent properties not owned by the subject property owner and any public roads, rights-of-way or easements.

(8) Animals not cremated immediately upon delivery shall be kept in refrigerated storage to prevent decomposition.

(9) There shall be no on-site burials of pets.

6.a. Attachment 5

Letter of Concern for

CUP-3-19

Sweet Sue Solar Farm

(Adjacent Property Owner)

**Industrial Solar Farms: An In-Depth Look at
How Industrial Solar Farms Impact the Rural Tidewater
Counties of the Middle Peninsula and Northern Neck
by the Essex County Conservation Alliance**

Introduction

This paper addresses the potential impact of industrial solar farms on the rural tidewater counties of the Middle Peninsula and the Northern Neck. As the pace of solar development rapidly quickens and decisions are made with increasing frequency, this paper aims to equip decision makers and the public alike with the information they need to take an informed stance on this issue and make decisions that best benefit the future of the community.

The focus of this paper is on the conversion and development of rural farm and forest lands into utility-scale solar-power generation stations, known as solar farms. This paper **does not** address the personal use of solar panels installed by a property owner to provide electricity for the owner's home, farm, or business.

Based on the evidence presented here and other existing case studies, it is clear that solar farms are industrial activities that are unrelated to agriculture.

Accordingly, if approved by a rural county's board of supervisors, solar farms should be restricted to areas that are already appropriately zoned for industrial use. While the authors of this paper support solar power as an alternative energy source, we strongly oppose the destruction of productive farm and forest lands as a means of producing solar energy.

The popular term *solar farm* is a dangerously misleading concept, as solar farms pose a direct and very real threat to the agriculture, forestry, scenic beauty, unspoiled natural resources, and water systems that not only attract residents and visitors to the region but provide the vast majority of jobs for residents and tax revenues for local governments. The following research supports this stance and is presented in hopes of helping county policy

makers and landowners make decisions regarding solar farms that preserve for future generations the scenic characteristics and quality of life benefits traditionally enjoyed by citizens of the tidewater counties of the Middle Peninsula and Northern Neck.

Issues to Consider When Evaluating a Proposal for a Solar Farm

Most citizens who live in the rural tidewater counties of the Middle Peninsula and the Northern Neck may have little direct knowledge of solar farms or the issues that should be evaluated by a local board of supervisors when a solar farm proposal is presented for approval. A brief discussion of the conversion process when agricultural land is turned into a commercial solar site and a basic understanding of how solar farms operate are necessary to provide the framework for an analysis of the issues.

1. Utility-Scale Solar Farms Are Not Farms

They are industrial projects that convert large tracts of farmland and forests into rows of glass panels containing highly toxic materials.

The first point to understand is that a solar farm is an industrial site that has nothing to do with farming or forestry or the ancillary activities related to agriculture. To the contrary, a solar farm is an industrial activity where productive farm or forestry acreage is converted into an electric power generation station. The term *solar farm* is a complete misnomer. It has its origin in the fact that solar companies have found it cost efficient to lease farmland in rural counties on which to erect their solar generation panels because land cleared for farming is already exposed to direct sunlight. For all intents and purposes, a solar farm is an industrial enterprise that is wholly unrelated to and not supportive of any farm or forestry use. In fact, the construction of a solar power generation site on land previously dedicated to farming is actually destructive of the underlying farm acreage because the site is typically cleared of much of its top soil, compacted, and chemically treated to control plant growth.

In the site preparation stage, as noted above, trees and vegetation are cut, the land is leveled, and chemicals and herbicides are used to eliminate plant growth on the acreage

where large numbers of solar panels will be clustered. An interconnected above-ground mounting system is then erected to hold rows of solar-powered photovoltaic (PV) panels in a concentrated configuration that tracks the sun. Electricity generated by the solar panels is carried by electrical wires and cables to high-voltage transmission lines where it ultimately enters a central power grid that distributes electric power through a transmission and distribution system to consumers. The land disturbance is not confined to the footprint of the operating site but also includes the associated construction of access roads, rights of way, and the upgrading or constructing of transmission lines.

The scope of the land disturbance activity and the size of the geographical area it directly impacts depend on the number of megawatts of electricity the solar farm is engineered to produce. Typical solar farms in rural Virginia may consist of 150 to 300 acres, but they can be significantly larger. For example, the Coronal Energy solar farm in Essex County operates on a lease covering 200 acres and is engineered to produce 20 megawatts of electricity (equal to 20 million watts per hour). A much larger solar site was recently approved by Charles City County for a 340-megawatt solar project on 1400 acres. The Charles City County solar project will be operated by the Sustainable Power Group (aka sPower), a Utah-based entity. The same company (sPower) has also submitted an application to Spotsylvania County's board of supervisors to operate an even larger 500-megawatt solar farm which, if approved, would encompass approximately 6300 acres and would be the largest solar generating project in Virginia.

The vast majority of solar farms in rural Virginia are operated by limited liability companies (LLCs) pursuant to leases signed by the property owners. As the surge in solar farms sweeps across rural Virginia, many farmers who own large tracts of productive farmland are being offered leases or option contracts that commit them to lease their land so that it can be converted to a solar power generation site. In Essex County, for example, Coronal Energy obtained a five-year option to lease 274 acres from one property owner in the southern end of the county, and Hexagon Energy, LLC has obtained options to lease two tracts of 138 acres and 182 acres from other property owners near Center Cross. More recently, Innovative Solar Systems, LLC, a solar energy company in North Carolina, has

sent mailings to farm owners in Essex's Occupacia District offering to lease tracts of "clear clean" farmland over 150 acres which are near "large power lines."

2. The Economic Impact of Solar Farms on a Rural County May Be Negative

Farm employees lose jobs, work is lost in farm service occupations, few permanent jobs are created, the cost of county services go up, the increase in property taxes may be minimal, and revenue from tourism may be adversely affected.

Solar farms are touted by industry advocates as being good for a state's economy because they provide a clean source of renewable energy that attracts business and provides employment opportunities in rural areas where the solar plants are typically located. This is a contention that should not be readily accepted. In the rural counties of tidewater Virginia, a solar farm may actually have a negative effect on the local economy and damage the economic interests of local residents. **We should remember that farms and forests that are targeted by the solar companies are the primary economic engines of our rural communities.**

When a farm is converted to a solar power site, farm employees, who are usually local residents of the county and who have directly farmed the land for many years, are displaced. In addition, local residents, in a variety of farm-related occupations, who performed contract services to the site are impacted. For example, in a rural farming community, many of the jobs held by local residents are with off-site businesses that provide the farm supplies and services a working farm requires. These contract services pertain to crop production, irrigation, harvesting and sale of crops, transportation of produce, maintenance of farm machinery such as combines and tractors, crop insurance, insect control, and a variety of other services. None of these services are required by a solar farm.

The loss of farm-related employment is not offset by employment opportunities at the solar site. In this respect, it is important to understand that a solar generating site differs materially from a local manufacturing plant or a retail sales facility, which requires regular

employment forces. While some local employees may be used as part of the construction crew that clears and levels the site, their jobs are temporary, ending when the site preparation work is completed. The solar panels and ground mounting systems that are manufactured elsewhere are installed by specialized contractors, not by local employees. When the solar site begins to generate power, there are few, if any, regular employees at the site, with the possible exception of a few maintenance employees.

The reality is that a PV solar farm typically provides little, if any, regular employment to local residents of a rural area. Moreover, the electrical energy the solar farm produces affords no particular benefit to the residents and local businesses in the rural county where the solar farm is located. None of the power generated by a PV solar farm is channeled to a local resident, local business, or directly to any local consumer. It is sold to public utilities or electric power contractors who purchase it for sale to a central grid.

Solar industry representatives can be expected to argue that the county will experience an increase in property tax revenue if farmland is converted to a solar generation site. While it is true that real estate taxes applicable to the tract of land are likely to increase, so will the cost to the county for providing services to the site, which include utilities, fire, and other emergency services. One emergency incident at the solar site could cost the county more than any increase in the real estate tax revenue it experiences. Moreover, the county will receive no property tax revenue on the solar panels and mounting system or other equipment installed by the solar operator because they are exempt from local taxation pursuant to incentives granted by Virginia's General Assembly.

In assessing the economic impact of solar farms, a county should also consider whether their presence detracts from the characteristics of the county that attract new families and businesses to the area. Residents of the Middle Peninsula and the Northern Neck place a high value on the fact that they live in a scenic area, with abundant tidal waters, and largely unspoiled natural resources. They also take pride in the fact that this is an area acclaimed for its historical significance. This is the image promoted by the local governments of this tidewater region in their comprehensive plans and on their websites. It is an aesthetically pleasing image that is marketed to attract retirees and tourism to the

area and to reaffirm the conservation goals and values of local government to existing residents.

The conversion of scenic farmland to solar project sites with rows of glass panels is an image in sharp contrast with the website descriptions promoted by local governments. It is also an image that is inconsistent with the advice of economic consultants who have been engaged to assist the local counties in promoting their tourism goals. Tourism is recognized as a critically important economic element for the tidewater counties of the Northern Neck and Middle Peninsula. For example, data released for 2017 by the United States Travel Association showed that tourism revenue for the five counties of the Northern Neck reached \$273,391,000, and that tourism supported 2772 jobs and accounted for tourism-related tax revenue of approximately \$7,604,000. By any objective analysis, the proliferation of solar farms in this tidewater region is likely to have an adverse economic impact on tourism revenue.

3. Solar Farms Pose Significant Environmental Risks

Productive topsoil is destroyed, runoff and erosion of contaminated soil can occur, storms can damage solar panels containing highly toxic metals known to be carcinogens, clean-up of toxic waste product is difficult and very costly, and there is no certified regional means of solar panel toxic waste treatment, recycling, or decommissioning.

Advocates who support a solar farm proposal typically argue that because solar energy draws its power from the sun, it is friendly to the environment. They usually contrast solar power farms with traditional power stations that burn fossil fuels, which pose greater harm to the environment by creating greenhouse gas emissions, particularly carbon dioxide (CO₂), and impact both air and water quality. The comparative harm to the environment caused by a solar power farm versus a carbon fueled power station is not the issue. The relevant environmental question that needs to be addressed when a solar farm is proposed concerns the impact on the local environment if land is converted from its existing farm or forestry use to a solar power generation station. This is a question that requires a thorough environmental assessment because the potential for substantial

environmental damage can be significant and long lasting, can impact neighboring properties, and be very costly to remediate.

The requisite environmental assessment should encompass the footprint of the proposed site and the access roads, right of ways, and transmission lines necessary for its operation. The assessment should also evaluate the project's water requirements, its potential impact on the aquifer and on any water bodies in close proximity to the site. There may also be areas of special concern that require protection such as wetlands, or locations where endangered plants grow, or which serve as critical habitat for protected wildlife.

Because the area of the project site where the solar panels will be located will be denuded of trees and leveled, and the use of chemicals and herbicides will be applied to control plant growth, there is always the potential at a solar farm for storm water runoff and erosion. Ground that has been cleared of trees may not be able to absorb significant rainfall, resulting in runoff and erosion of contaminated soil. The environmental assessment should address this risk and require containment barriers and berms. In addition, all chemicals and herbicides used for grounds clearance and maintenance should be identified and records should be maintained and available for inspection to show the volume and frequency of their use, and the location where they are stored.

The environmental assessment should also require disclosure of all toxic metals contained in the solar panels, such as cadmium telluride, cadmium sulfides, lead, silicon tetrachloride, chromium, copper indium selenide, and other metals known to be carcinogens. Because the solar modules are clustered in the open, they are exposed to extreme weather, including high wind conditions that could damage and dislodge the solar panels. In a worst-case situation, such as the tornado that devastated a twenty-eight-mile path from the Middle Peninsula to the Northern Neck on February 24, 2016, a solar plant in the path of such a storm would likely experience massive damage to its solar panels with glass and toxic materials strewn over a wide area far beyond the footprint of the solar site. The 2016 tornado that struck Essex and Richmond counties destroyed a large number of

homes and deposited massive amounts of debris in the marshes, wetlands, and tidal waters. It was fortunate that there was no solar farm in the path of the 2016 tornado.

Just two years later, in January 2018, Essex County residents learned first-hand about the environmental risks posed by a solar farm when Coronal Energy's 200-acre solar station, located just off US Route 17 near Dunnsville, Virginia, experienced heavy rainfall for several days. On that occasion, tons of muddy sediment eroded from the Coronal site and poured into a tributary of the Rappahannock River, and ultimately, into the river itself, which is part of the Chesapeake Bay watershed. During the permitting process for this solar site, Coronal representatives had promised Essex's planning commission that storm water runoff and erosion would not be a problem.

While solar industry representatives may be inclined to dismiss the concerns of local residents about the risk of environmental damage when severe storms hit a solar farm, there are ample real-life incidents that demonstrate the validity of these concerns. For example, in April 2015, a tornado struck a 550-megawatt solar farm known as the Desert Sunlight Solar Project, located just six miles north of Desert Center, California. The tornado destroyed over 150,000 cadmium telluride solar panels. The damage was so great that broken glass modules containing toxic metals were strewn beyond the footprint of the site and had to be collected and moved to staging areas via trucks and trailers. Other instances of environmental damage at the same solar site include heavy runoff of storm water, erosion, and flooding, which impacted the habitat for certain species of protected wildlife. Additional examples of significant environmental damage at solar power sites due to severe weather conditions include that of a large solar farm in Humacao, Puerto Rico, which supplied nearly 40 percent of the island's solar generated electricity. In 2017, strong winds from Hurricane Maria hit the Humacao site, ripping a large number of the station's solar panels from their foundation and destroying the glass panels. And in 2016, a 60-acre solar station near Little Falls, Minnesota, was extensively damaged by 90 mph winds that destroyed twenty-five rows of solar panels, leaving twisted racks, crushed solar panels, and damaged wiring.

Hurricanes, tornados, and thunderstorms, of course, do not follow a predictable pattern and make no distinction between the types of structures that lie in their path. As solar farms increase in number, so will the number of weather related incidents in which solar panels are significantly damaged or destroyed. Each major incident will require costly clean-up activities and may have significant environmental consequences for years to come.

Experts differ on the extent to which solar panels that are damaged or broken in a severe storm create a significant risk of exposure to the toxic metals they contain, or the extent to which cadmium and other toxic materials may leach into the groundwater. The solar waste problem, of course, is not just confined to panels that are damaged by storms or other events. It encompasses solar panels that are taken out of service and replaced by new panels, technologically improved to produce greater conductivity. This is a growing toxic waste problem of immense proportion.

In the United States, there is no requirement for damaged or replaced solar panels to be recycled by the manufacturer or sent to a hazardous waste disposal center. In fact, there is no federal requirement to even classify them as hazardous waste. As a consequence, the panels are often sent to landfills where they may be crushed and exposed to the weather along with nontoxic waste. Researchers at the Electric Power Research Institute have warned against the practice of disposing of solar panels in “regular landfills” out of concern that “toxic materials may leach into the soil.” To date, these warnings have been largely ignored by solar corporations and solar panel manufacturers, and by state and federal regulatory authorities.

Many articles have been written that describe the disposal of solar panels as a growing national and international issue. The current trend for the increased use of solar power as an alternative form of clean energy, aided by state and federal financial incentives, ignores this problem. Unless it is addressed as a national priority, the problem will become particularly acute when industrial solar farms are decommissioned.

The problem of solar waste disposal is not just a United States issue. Japan's Environment Ministry has issued a warning that by the year 2040, Japan is likely to have 800,000 tons of solar panel waste, with no current plan for safely disposing of it. China, which has more solar plants than any other country, has an even greater solar waste disposal problem. Only Europe requires solar power manufacturers to collect and safely dispose of the solar power panels they produce.

In the United States, the manufacturers of solar panels are not charged with the cost of recycling or safe disposal of solar panel waste product. This is also an expense which may not be built into the business model of the corporate entities that operate solar farms, the vast majority of which are special-purpose entities incorporated as LLCs that may lack the financial reserves to absorb the cost of hazardous waste disposal. This is a problem that cannot be indefinitely ignored or postponed. If solar panel manufacturers and solar farm entities do not absorb the expense, it may ultimately fall into the lap of the owner of the property and the county where the solar farm is located.

4. The Impact on Local Residents Living near the Solar Project

The conversion of agricultural property to an industrial site can adversely affect the property values, health and safety, and quality of life of local residents.

As noted in the previous sections of this article, when a commercial solar project is approved in a rural farming community, the impact on the county and its local residents can be far reaching with lasting consequences. Those who experience the most immediate impact are the families who live in closest proximity to the proposed solar plant. Many of these families may have purchased property and built or bought homes in the area in reliance on the fact that the land proposed for a commercial solar generation site was zoned for agricultural use. Zoning plays a big part in a family's decision to move to a new area. This may be particularly true of retirees who chose the area for its quality of life benefits and scenic characteristics.

There can be no doubt that residential property values may be diminished by any industrial activity that poses an environmental or health risk or by other characteristics that diminish

the quality of life of nearby residents. This is an understandable concern of the residents of any community, and it is one of the primary points of concern that the residents of Fawn Lake, a waterfront retirement community in Spotsylvania County, Virginia, have recently expressed in opposition to the massive 500-megawatt solar power generation site proposed by the Utah-based Sustainable Power Group (sPower). The group of local citizens in opposition to the project number in the hundreds and call themselves the Concerned Citizens of Spotsylvania County. sPower is actually a consortium of limited liability solar entities. The project would include three tracts of forest land encompassing over eight squares miles of Spotsylvania County in an area zoned for “agricultural use”. The sPower project calls for the installation of 1.8 million solar panels on a 6300-acre forest site in close proximity to Fawn Lake.

The sPower proposal, which at this time is under review by the Spotsylvania County Board of Supervisors, has created a fire storm of opposition from Fawn Lake residents and other citizens of Spotsylvania. The opposition group has contended that the proposed solar power site could create significant health and environmental risks to area residents, that it would drive down property values, and that in an environmental emergency the clean-up costs of toxic materials could be massive and would ultimately have to borne in large measure by the county and its tax payers. The Fawn Lake opponents also contend that the sPower solar project is likely to adversely affect home sales because it would discourage people from wanting to buy homes in the area, and that it is so massive in size (nearly half the size of Manhattan) that it would forever change the historic character of the County. The proposed site is located just a few miles away from the historic Civil War battlefield area where the Battle of the Wilderness, the Battle of Chancellorsville, and the Battle of Spotsylvania Court House took place.

The opposition group has also disputed sPower’s economic forecasts, pointing out that lower property values and declining home sales would cause the county to lose tax revenue, that solar power sites pose the risk of electrical fires caused by arc flashes and power surges that could require county services by fire and rescue squads, and that sPower’s forecast of jobs was grossly inflated because the site clearance workers would be temporary employees and less than thirty-five permanent jobs would be created. In

addition, the citizens' group cited studies showing that solar-power-generation sites are costly to tax payers because they are artificially propped up by federal subsidies and state tax credits that far exceed what other power producers receive. The Concerned Citizens of Spotsylvania County also cited studies showing that the electric rates paid by consumers would actually increase, not be reduced, by solar power because it is intermittent, rather than continuous. Public regulated utilities are required to purchase solar power, but maintaining the continuous power flow the grid requires necessitates expensive additions to the power-generating capacity of traditional energy companies, including new transmission lines. These costs are passed along to the consumer in increased electric rates.

An additional point of contention in the sPower proposal is the projected decommissioning cost to restore the land at some point in the future to its original condition. If restoration is even possible, the cost would be enormous. Spotsylvania has projected the cost to be \$36,000,000, whereas sPower has projected about \$11,000,000. The sPower projection assumes credits for the value of recycled materials.

As previously noted, recycling of solar panels is not currently required by law in the United States. A current analysis of decommissioning costs is highly speculative. If outdated or damaged solar panels are classified as hazardous waste, as they should be, the decommissioning cost would skyrocket. In the meantime, the environmental problem of how to deal with the toxic materials in solar panels is growing. County governments should insist that the solar entities that propose to erect the solar panels and operate utility-scale solar farms are financially secure, and that they provide secured bonds to cover the anticipated cost of cleaning up solar waste at any time during the solar farm's operation as well as the cost of decommissioning.

In recent years, there has been a huge surge in the number of solar farms structured as LLCs that have commenced operation in East Coast states, including Maryland, Virginia, and North Carolina. At the same, there are news reports of solar LLCs that have declared bankruptcy and have gone out of business. When this occurs, employees may be laid off and the solar assets of the bankrupt company sold to satisfy or partially satisfy creditors.

Under those circumstances, the solar farm may be shuttered, leaving the owner of the land and the county with solar power waste product and unresolved environmental issues, and the landowner may never be able to put the land back into productive acreage.

For anyone concerned about tracking corporate accountability and liability, the corporate structure of sPower warrants further comment. It illustrates the difficulty of assessing financial responsibility when there are multiple limited liability corporations working on the same project. According to filings with Virginia's State Corporation Commission, sPower is actually the sPower Development Company, LLC, which is a wholly owned direct subsidiary of FTP Power, LLC, which is 50 percent owned by AES Lumos Holdings, LLC, and 50 percent owned by PIP5 Lumos, LLC. sPower has its own special-purpose subsidiary LLCs, which include Pleinmont Solar 1, LLC, Pleinmont Solar 2, LLC, Highlander Solar Energy Station 1, LLC, and Richmond Spider Solar, LLC. Each of these subsidiary LLCs of sPower are allocated different amounts of megawatt generation in four separate phases of the project. None of these companies involved in the project are regulated utilities.

5. Risks to Wildlife and Destruction of Critical Wildlife Habitat

Rural farms and forests in the tidal counties of the Chesapeake Bay Region provide vital habitat essential for the survival of countless numbers of migratory and nonmigratory wildlife species. These critical habitat areas are being threatened by solar business entities that view farms and forests as assets to exploit for private gain.

As solar farms spread across the Chesapeake Bay region, there is growing concern about their impact on wildlife, both migratory and domestic, and on the destruction of critical natural resource habitat that is necessary for the survival of many wildlife species. The legislative initiatives that support solar as a climate-friendly, renewable-energy source never contemplated the threat it would pose to ecologically important farmland and forests, or to critical wildlife habitat areas. We are now seeing more instances where solar

companies are proposing the destruction of vast amounts of forestland and environmentally important farmland.

The problem lies in the fact that utility-scale PV solar farms are relatively inefficient in that they require up to ten acres of land per megawatt. Moreover, the land they require is almost always productive farmland or forestland that already serves an important economic and social purpose while also contributing positively to the environment. Trees and plants, which solar farms destroy, absorb carbon dioxide (CO₂) during plant growth. The carbon they capture during photosynthesis in the process known as carbon sequestration would otherwise rise and trap heat in the atmosphere. In this way, plants and trees are key players in our efforts to combat global warming.

From an environmental and ecological point of view, it makes no sense to destroy and replace farmland and forestland with rows of solar panels containing toxic metals. Farms and forests not only absorb carbon, they also absorb water, which helps to avoid erosion and runoff, and they provide critical habitat for countless numbers of wildlife species, plants, and insects. It would be hard to develop a list of wildlife species that can survive in the operating footprint of a solar farm.

Many articles have been written that document the mortality of wildlife, including protected and endangered species, caused by solar energy generating plants. The destruction of habitat is the primary cause, but at some solar plants, the death of wildlife has been directly due to the intense heat generated from the solar panels. In California, where large concentrating solar plants (CSP) use power towers consisting of mirrors to concentrate energy from the sun to drive turbines, the solar energy production process creates high-temperature solar beams that are so hot they ignite insects, birds, and bats that fly through them. One CSP where this has occurred is the Ivanpah solar plant in the Mojave Desert, a 392-megawatt plant located on 3500 acres. **The US Fish and Wildlife Service (USFWS) has referred to this type of large-scale solar project as a megatrap for wildlife.**

The Ivanpah solar plant is one of three California CSP plants that were investigated by the USFWS Office of Law Enforcement in 2013 for large numbers of bird deaths. Many of the

birds had been fatally singed, while others died when they collided with the ground or structures at the sites. Investigators concluded that the lake effect of the reflective solar panels causes birds, bats and their insect prey to confuse the solar facility for a lake or pond. If they descend too fast, they crash and die. USFWS performed a mortality analysis covering the first two years of the Ivanpah plant's operation. The number of birds killed in the solar station's first full year of operation was 5128, and in the second year it was 5181. Of the birds whose deaths could be attributed to a definitive cause, 46 percent died of "singeing" and 54 percent to "collisions."

The concentrating solar technology, in which solar energy is collected and converted to thermal energy, is one of the alternative energy developments supported by the US Department of Energy. It has been used at large solar projects in California, Nevada, and Arizona. If integrated into the electrical power generation capacity at a utility's traditional carbon fueled plant, it may have the potential to help reduce carbon fuel emissions. Research for this article did not reveal the existence of any concentrating solar plant in operation on the East Coast, except for a hybrid solar/natural gas plant operated by Florida Power & Light Company in Indiantown, Florida. As of this date, concentrating solar technology has not been utilized and may not be currently feasible at utility-scale solar farms on the East Coast. The lake effect issue, however, is a subject of significant concern at East Coast utility-scale projects, particularly those covering large acreage tracts in tidal regions where the rows of glass panels are more likely to cause migratory birds to believe they constitute rivers or lakes.

The reduction of carbon emissions through renewable energy initiatives, which includes the greater use of solar power, has long been a goal of environmental groups who have consistently urged federal and state authorities to protect our environment and to conserve critical natural resources and wildlife habitat areas. **The production of solar power, as one means of helping to reduce our reliance on fossil fuels, was never intended to be a license for the solar industry to destroy productive farmland, forests, and unspoiled natural resources which are the cornerstones of most rural communities. We should not be surprised that solar business entities, which are usually**

nonresident corporations, view our open space lands and forests as assets to be exploited, not assets to be preserved.

In the Chesapeake Bay region, a vast network of tidal rivers, farms, and forests span the landscape and create a coordinated ecosystem that is important to the survival of thousands of species of migratory and nonmigratory wildlife, many of which are designated by federal and state agencies to be endangered, protected, or species of concern. One significant forested property in this network is the Nanjemoy Peninsula in Charles County, Maryland.

An article published in March 2019, in the *Bay Journal*, describes proposed solar farm sites on a heavily forested section of the Nanjemoy Peninsula, which conservation groups contend would destroy critical wildlife habitat and threaten the survival of numerous bird species. This dispute centers around a plan by a Miami-based solar energy company to clear 400 acres of trees from two sites on the Nanjemoy Peninsula. Charles County's land use plan, which was adopted in 2016, calls for conservation of farmland and large contiguous forests, and specifically identifies the Nanjemoy Peninsula, which borders the Potomac River, as a "priority preservation area." The Audubon Society has designated it an "important bird area" because it provides habitat and nesting for a "highly diverse assemblage" of birds that require large connected forests to breed. The Nanjemoy Peninsula has also been designated a "targeted ecological area" by Maryland's Department of Natural Resources. This is a designation that guides government land acquisition for parks and nature preserves. Community activists and conservation groups have urged Maryland's Department of the Environment to deny the necessary permits for the project. At this time, no decision on the proposal has been made.

Summary

As the spread of solar farms continues, it is clear that some of the most scenic, historic, and ecologically important areas of the Chesapeake Bay region are being targeted by solar entities as potential sites for solar farms. There is no question that this includes farms and forests in the Middle Peninsula and Northern Neck, which often

adjoin wetlands, marshes and tidal waters, and which provide critically important habitat for migratory and nonmigratory wildlife.

County governments should be fully cognizant of the risks that solar farms pose to the counties of our tidewater region, the taxpayers, and even to the individual property owners who lease property to the solar energy entities. As explained in this paper, the economic and environmental risks are substantial and may impact local residents who own properties well beyond the footprint of the solar sites. The location and size of a proposed solar generation site are factors that contribute to the scope of the environmental risk and to wildlife habitat destruction.

Local residents must understand that a solar farm is an industrial business that has nothing to do with farming or forestry. The solar farm corporation that leases the farmland is almost always a limited liability company, often thinly capitalized under a business model propped up by energy tax credits and legislative incentives. There is no guarantee that it will stay in business for the term of the lease, or, if it goes out of business, that it will have the financial resources to pay the waste clean-up and decommissioning costs. There are many solar farm LLCs that have declared bankruptcy in recent years.

The only thing certain is that productive farmland will be lost when converted to a solar generating site, and the land may never again be suitable for farming. When farmland is stripped of its topsoil, regularly treated with herbicides to control plant growth, compacted, and shielded from rain and sunlight by solar panels, the soil beneath the panels can become dead dirt that has been so depleted of organic matter that it is unsuited to crop production. **Because solar farms are industrial properties that are by design destructive of farmland, they should not be approved for conditional or permitted use in an area designated by the county as an agricultural district.** Nor should they be approved in any environmentally sensitive area where they would pose a threat to wildlife. If approved at all, solar farms should be sited in an industrial district where other industrial activities are authorized.

We must recognize that cropland and forests play major roles in combating global warming because they absorb carbon dioxide during plant growth. They are essential components of a clean environment, and they provide much of the critical habitat necessary for the survival of countless species of animals and birds. Farms and forests are not only ecologically important to our tidewater region but are also the primary economic engines. A 2017 report on the economic impact of farms and forests in Virginia, commissioned by Virginia's Secretary of Agriculture and Forestry, and prepared by the Weldon Cooper Center for Public Service, stated that agriculture and forestry together have an economic impact of over \$91 billion, that they provide more than 442,000 jobs, and that every job in agriculture and forestry supports another 1.7 jobs in our state's economy. The Weldon Cooper report also addresses the economic impact of agriculture and forestry on tourism and the environmental and societal benefits they provide. The report notes that Virginia agritourism and forest recreation account for millions of visitors and billions of dollars of tourism-related spending. They also provide "substantial environmental and other societal benefits" because they "improve air and water quality, mitigate flood vulnerability, provide wildlife habitat, and aid biodiversity" while also providing "scenic amenities that contribute to the quality of life."

Conclusion

Each year, the tidewater counties of the Middle Peninsula and the Northern Neck lose more farmland and forest land to development activities and urban sprawl. Utility scale solar farms are the latest threat to the preservation of farms and forests in our region. They typically require up to ten acres of land to produce a single megawatt, and are targeting large tracts (1000 acres or more) of our most productive farmland and forestland. We must recognize the serious nature of the industrial solar farm threat and strongly urge that our local planning commissions and boards of supervisors reject proposals for solar farms in zoning districts that are intended to preserve farmland and forestland. It makes no sense to sacrifice productive farmland and forestland, which provide employment opportunities

and societal benefits to local residents, for a solar generating plant that provides so little direct value to our region.

We should understand that solar energy is only one of the alternative clean energy sources that are being produced or developed in various parts of the world to address global warming. Grasslands, crops, and wood pellets from timber harvesting are some of the other sources of energy currently being used in Europe, which, unlike solar panels, do not create a waste product of toxic metals. As alternative energy sources to fossil fuels are developed, farmland and forestland are likely to be renewable sources of crops and trees which can be used as fuel for the production of clean energy.

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From: [Catherine Stanley](#)
To: [Sherry Graham](#)
Subject: Sweet Sue Solar Energy Center Concerns
Date: Friday, September 13, 2019 3:23:32 PM

Catherine G. Stanley
279 Adams Lane
Aylett, VA 23009
804-339-2395

September 13, 2019

Mrs. Sherry Graham
Zoning Administrator
King William County

Re: Proposed Sweet Sue Solar Energy Center

Dear Mrs. Graham,

My family and I are current residents in the 4th District of Aylett. Our family farm is located off of Adams Lane and is known as Denbeigh Farm. Since the mid 1970's this land has been used for cultivating timber and breeding Polled Hereford cattle. After reading the full conditional use permit application submitted by Invenergy and attending the first community meeting on August 21, 2019, our family has several concerns we feel need to be addressed by the Planning Commission, Wetlands Board and the Zoning Administration. Our concerns are as follows:

First, the environmental impact of the wetlands included in this proposal and those located within our adjoining tract #20-40 require a more thorough analysis. Only a partial study has been completed by the applicant. The application states that approximately 112 acres of non-tidal jurisdictional features (33,000 linear feet) mainly streams with adjacent wetlands were identified within Project Area. The application states that a RPA buffer of 100' will allowed for which is the minimum requirement. Given the uncertainty of the long term impacts of 35-40 years of equipment erosion, storm water run-off and other potential "acts of God" the protection of our wetlands should be more carefully scrutinized.

The study included in the application does not take into account the slope gradient differential between the adjoining landowner G.D. Chenault the adjoining tract #20-40, owned by my father, Stephen R. Graves, Sr., nor does it take into consideration the erosion and run off within the adjoining ravines and wetlands that flow through the westerly portion of our farm which then feeds into Governors Swamp. A sediment and control plan should be conducted by a third party certified engineer to include detail control measures and drawings intended to control erosion and the prevention of off-site damage from run off.

Secondly, our farm and the adjoining woodland and agricultural tracts are a natural breeding ground and habitat for wildlife such Bald Eagles, Northern Bobwhite Quail, Virginia Whitetail Deer, Bobcats, and Turkeys as well as other species none of which were mentioned in the application. A detailed environmental impact study should be conducted as to the impacts this project will have on these species prior to any further

decision making.

Third, the Buffers, Screenings and Set Backs the applicant has allowed for along the project perimeter are minimal. Of particular concern is the perimeter of our tract #20-40. The current plan is insufficient in width, vegetation and height for the proposed buffer and screening. Berms and retention ponds are not mentioned but should also be considered. The Enfield and Manfield road perimeters buffers should also be reconsidered. The beauty of our rural landscape should be preserved and maintained. The Northern Neck, Essex and Middlesex counties have created "eye sores" that have permanently altered the balance between growth and the rural character of their communities.

Last but certainly not least, the Decommissioning Plan. The applicant is requesting for a surety based on the net value of the decommissioning cost for the project. I understand that our current zoning requirement state that the plan must be resubmitted and updated to the county every five years. We strongly request a more thorough assessment of this issue considering that this a potential 40 year commitment and the fact that we cannot accurately forecast the financial viability of Invenergy (the applicant) and other mitigating factors that far into the future that perhaps a shorter time frame of 24-36 months be considered. Our county should not be caught in a position of financial burden as a result of any defaults by the applicant or any future applicant.

The rich history, agriculture, rivers and rural beauty of our county are just some of King William greatest assets. I encourage you to thoughtfully consider this current solar application and its lasting potential impacts it presents to his community. Solar is here in Virginia but should be regulated by our county in a responsible and sustainable manor. Should you wish to visit our property for a first hand perspective please contact us. We appreciate your consideration of these concerns and look forward to a response.

Sincerely,

Catherine Graves Stanley,
Stephen R. Graves, Sr. and family

cc: King William Co. Planning Commission
King William Co. Wetlands Board
Ron Etter, Director of Community Development

6.a. Attachment 6

Solar Permit by Rule Guidance

**Department of Environmental
Equality**

Solar Permit by Rule (PBR) GUIDANCE
Department of Environmental Quality (DEQ)
Section II: Methodology

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<p>NOTES: In addition to the general provisions found in Section I (General) of this Guidance, the applicant should follow the specific Methodology suggested in Section II, as provided in the right-hand columns below.</p> <p>For purposes of brevity, only regulatory sections that have Guidance associated with them are set forth within the left-hand column of this table. The prefix “9 VAC15-60” should be assumed to precede each subsection number (e.g., 9 VAC 15-60-10, 9 VAC 15-60-20). A full copy of the Solar PBR regulation can be found at http://lis.virginia.gov/000/reg/TOC09015.HTM#C0040 and at http://www.deq.virginia.gov/Programs/RenewableEnergy/LawsRegulationsGuidance.aspx. Applicants should read this regulation in its entirety in conjunction with this Guidance document, since applicants are responsible for complying with all regulatory provisions.</p> <p>DISCLAIMER: This document is provided as Guidance and, as such, sets forth standard operating procedures for the agency. It does not mandate any particular method nor does it prohibit any alternative method. If alternative proposals are made, such proposals should be reviewed and accepted or denied based on their technical adequacy and compliance with appropriate laws and regulations.</p>	
<p>9 VAC 15-60-</p>	
<p>10. Definitions.</p>	
<p>20. Authority and Applicability</p>	
<p>30. Application</p> <p>A. Requirements</p> <p>The owner or operator of a small solar energy project with a rated capacity greater than five megawatts and a disturbance zone greater than 10 acres, provided that the project does not otherwise meet the criteria for Part III (9VAC15-60-130 A or B) of this chapter, shall submit to the department a complete application in which he satisfactorily accomplishes all of the following:</p>	<p><i>This section lists the 15 basic application requirements as set forth in the 2009 statute and as amended in 2017. If a particular requirement warrants detailed explanation, then that explanation is set forth either in this Guidance document, in a subsequent section of the regulation, or in both. For example, the Analyses, Determination of Significant Adverse Impact, and Mitigation requirements in subparagraphs 7 and 8 of this section are spelled out in three subsequent regulatory sections.</i></p>

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<p>1. In accordance with § 10.1-1197.6 B 1 of the Code of Virginia, and as early in the project development process as practicable, furnishes to the department a notice of intent, to be published in the Virginia Register, that he intends to submit the necessary documentation for a permit by rule for a small renewable energy project;</p>	<p><i>Applicants should furnish this notice of intent (NOI) to DEQ as soon as possible, but certainly after the applicant believes that the proposed project can meet local land use requirements (that is, that the proposed project appears capable of meeting the requirements for a special use permit or other locally-designated permission, and not that the project has necessarily been granted a special use permit, etc.). Once a NOI has been received by DEQ, the applicant can access the expertise from the sister agencies that will be involved in the review of the application, i.e., Department of Historic Resources (DHR), the Department of Game and Inland Fisheries (DGIF) and the Department of Conservation and Recreation (DCR).</i></p> <p><i>Please refer to the attached Sample Notice of Intent (Full PBR Projects) when drafting the Notice of Intent. The agency prefers that this notice be transmitted by electronic mail to mary.major@deq.virginia.gov.</i></p> <p><i>A copy of the NOI (including date originally submitted) should be included in the final application package.</i></p>
<p>2. In accordance with § 10.1-1197.6 B 2 of the Code of Virginia, furnishes to the department a certification by the governing body of the locality or localities wherein the small renewable energy project will be located that the project complies with all applicable land use ordinances;</p>	<p><i>The local government certification should either be a letter on official letterhead stationery from a responsible official of the local government (e.g., county administrator or his designee) or the Local Governing Body Certification Form attached to this Guidance. If the local governing body prefers to write the letter on official letterhead stationery, the letter should state that the proposed project (identified by the name of the applicant, the proposed location including project coordinates, and other relevant information) complies with all applicable land use ordinances.</i></p>
<p>3. Interconnection studies. 4. Final interconnection agreement</p>	<p><i>Interconnection: If a project does not interconnect to the electric grid (i.e., it does not sell electricity at wholesale back to the grid), then the applicant will not be able to comply with criteria 3 and 4. Based on informal advice from the Office of the Attorney General (OAG), however,</i></p>

REGULATION	GUIDANCE
	<i>DEQ still has jurisdiction to consider and approve PBR coverage for such projects. (See Section I -General of this Guidance document for further information.)</i>
5. Certification regarding project's maximum generation capacity.	<i>Project cannot exceed 150MW.</i>
6. In accordance with § 10.1-1197.6 B 6 of the Code of Virginia, furnishes to the department an analysis of potential environmental impacts of the small renewable energy project's operations on attainment of national ambient air quality standards;	<i>The applicant may fulfill the requirements of subparagraph 6 by submitting a statement that the proposed project's operations will create no significant negative impacts on the attainment of NAAQS and by providing an analysis projected amounts of pollutants avoided on an annual basis.</i>
7. In accordance with § 10.1-1197.6 B 7 of the Code of Virginia, furnishes to the department, where relevant, an analysis of the beneficial and adverse impacts of the proposed project on natural resources. The owner or operator shall perform the analyses prescribed in 9VAC15-60-40. For wildlife, that analysis shall be based on information on the presence, activity, and migratory behavior of wildlife to be collected at the site for a period of time dictated by the site conditions and biology of the wildlife being studied, not exceeding 12 months;	
8. In accordance with § 10.1-1197.6 B 8 of the Code of Virginia, furnishes to the department a mitigation plan pursuant to 9VAC15-60-60 that details reasonable actions to be taken by the owner or operator to avoid, minimize, or otherwise mitigate such impacts, and to measure the efficacy of those actions;	<i><u>See</u>, Guidance to subsections 50 & 60 below.</i>

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<p>provided, however, that the provisions of this subdivision shall only be required if the department determines, pursuant to 9VAC15-60-50, that the information collected pursuant to § 10.1-1197.6 B 7 of the Code of Virginia and 9VAC15-60-40 indicates that significant adverse impacts to wildlife or historic resources are likely. The mitigation plan shall be an addendum to the operating plan of the solar energy project and the owner or operator shall implement the mitigation plan as deemed complete and adequate by the department. The mitigation plan shall be an enforceable part of the permit by rule;</p>	
<p>9. Certification regarding project design.</p>	
<p>10. Operating plan.</p>	<p><i>The operating plan should include an explanation of how the facility will operate post construction including contact information should a problem arise at the facility..</i></p>
<p>11. Site plan.</p>	
<p>12. In accordance with § 10.1-1197.6 B 12 of the Code of Virginia, furnishes to the department a certification signed by the applicant that the small solar energy project has applied for or obtained all necessary environmental permits;</p>	<p><i>The applicant’s environmental permit certification letter should state which environmental permits are necessary for the proposed project (or local stormwater permit if the locality has such jurisdiction) and the status of the applicant’s application for each (“applied for” or “obtained”). If no environmental permits are necessary for the proposed project, then the applicant should so state in his certification letter. A suggested format for the applicant’s environmental permit certification appears as an attachment to this Guidance.</i></p>

REGULATION	GUIDANCE
	<p><u>“Applied for”</u></p> <p><i>For purposes of this regulation, the term “<u>applied for</u>” all necessary environmental permits means that the applicant has submitted an application to the receiving agency for each necessary environmental permit. The applicant should certify that he has “applied for” each permit by providing to DEQ the name of the permit, name and address of the receiving agency, name of the staff person at the receiving agency to whom the application was addressed (if available), and the date on which the application was submitted.</i></p> <p><u>“Obtained”</u></p> <p><i>If the applicant has “<u>obtained</u>” the necessary environmental permits by the time he submits his PBR application, then he may either append copies of these permits or append a letter on agency stationery from the appropriate agency staff member that the permit(s) has been issued and the date of issuance/approval.</i></p>
<p>13. In accordance with § 10.1-1197.6 H and I of the Code of Virginia, furnishes to the department a certification signed by the applicant that the small solar energy project is being proposed, developed, constructed, or purchased by a person that is not a utility regulated pursuant to Title 56 of the Code of Virginia or provides certification that (i) the project’s costs are not recovered from Virginia jurisdictional customers under base rates, a fuel factor charge, or a rate adjustment clause or (ii) the applicant is a utility aggregation cooperative formed under Article 2 (§ 56-231.38 et seq.) of Chapter 9.1 of Title 56 of the Code of Virginia.</p>	<p><i>The applicant should certify that he is not a utility regulated under Title 56 of the Code of Virginia by submitting the non-utility Certification Form provided below.</i></p> <p><i>If the applicant is a utility, then he should submit the Utility Certification Form and must certify, by checking the appropriate box, that the project’s costs are not recovered from Virginia customers under base rates, a fuel factor charge or a rate adjustment clause OR the utility is a cooperative.</i></p>
<p>14. In accordance with § 10.1-1197.6 B 13 and 14 of the Code of Virginia, conducts a 30-day public review</p>	<p><i>It is the responsibility of the applicant to conduct both the public meeting and the 30-day public review and comment period. All the materials that</i></p>

REGULATION	GUIDANCE
<p>and comment period and holds a public meeting pursuant to 9VAC15-60-90. The public meeting shall be held in the locality or, if the project is located in more than one locality, in a place proximate to the location of the proposed project. Following the public meeting and public comment period, the applicant shall prepare a report summarizing the issues raised by the public and include any written comments received and the applicant's response to those comments. The report shall be provided to the department as part of this application; and</p>	<p><i>are intended to be submitted in the PBR application must be available during this comment period, except for the summary report of the comment period and permit fee. This public comment is separate from any public meetings conducted to receive local approval - any previous public meetings will not substitute for this public comment period.</i></p>
<p>15. In accordance with 9VAC15-40-110, furnishes to the department the appropriate fee.</p> <p>B. Agency Determination</p>	<p><i>See 9VAC15-60-110 and Guidance for Section 110 below for details regarding fees.</i></p>
<p>40. Analysis</p> <p>A. Wildlife</p> <p>To fulfill the requirements of §10.1-1197.6 B 7 of the Code of Virginia, the applicant shall conduct pre-construction wildlife analyses. The analyses of wildlife shall include the following:</p>	<p><i>The general approach is for the applicant to perform <u>desktop studies</u> of the project area. If the desktop studies indicate the presence of relevant wildlife as specified in the regulation or this Guidance, then the applicant will proceed to perform <u>mitigation</u> (as set forth in 9VAC15-60-50 and 9VAC15-60-60). Results of all studies will be reported to DEQ, along with the applicant's analysis of beneficial and adverse impacts of the</i></p>

REGULATION	GUIDANCE																																								
	<p><i>proposed project on relevant wildlife.</i></p> <p>Shelf life:</p> <p><i>This list provides a general guideline for how long a negative survey (a survey where <u>no</u> STATE-listed species was found) remains valid.</i></p> <table border="0"> <thead> <tr> <th data-bbox="989 516 1423 548"><u>Taxon/Species</u></th> <th data-bbox="1430 516 1843 548"><u># of years negative survey valid</u></th> </tr> </thead> <tbody> <tr> <td colspan="2"><u>Mammals</u></td> </tr> <tr> <td><i>All listed bats</i></td> <td><i>3 years</i></td> </tr> <tr> <td><i>Other listed mammals</i></td> <td><i>2 years</i></td> </tr> <tr> <td colspan="2"><u>Birds</u></td> </tr> <tr> <td><i>Gull-billed tern (Sterna nilotica)</i></td> <td><i>1 years</i></td> </tr> <tr> <td><i>Peregrine falcon (Falco peregrinus)</i></td> <td><i>1 years</i></td> </tr> <tr> <td><i>Wilson's plover (Charadrius wilsonia)</i></td> <td><i>1 years</i></td> </tr> <tr> <td><i>Bald eagle (Haliaeetus leucocephalus)</i></td> <td><i>1 years</i></td> </tr> <tr> <td><i>Other listed birds</i></td> <td><i>2 years</i></td> </tr> <tr> <td colspan="2"><u>Fish</u></td> </tr> <tr> <td><i>All listed fish</i></td> <td><i>2 years</i></td> </tr> <tr> <td colspan="2"><u>Amphibians</u></td> </tr> <tr> <td><i>All listed amphibians</i></td> <td><i>2 years</i></td> </tr> <tr> <td colspan="2"><u>Reptiles</u></td> </tr> <tr> <td><i>All listed reptiles</i></td> <td><i>2 years</i></td> </tr> <tr> <td><u><i>All listed isopods and amphipods</i></u></td> <td><i>3 years</i></td> </tr> <tr> <td><u><i>All listed mollusks</i></u></td> <td><i>2 years</i></td> </tr> <tr> <td><u><i>All other listed invertebrates</i></u></td> <td><i>2 years</i></td> </tr> <tr> <td colspan="2">-----</td> </tr> </tbody> </table>	<u>Taxon/Species</u>	<u># of years negative survey valid</u>	<u>Mammals</u>		<i>All listed bats</i>	<i>3 years</i>	<i>Other listed mammals</i>	<i>2 years</i>	<u>Birds</u>		<i>Gull-billed tern (Sterna nilotica)</i>	<i>1 years</i>	<i>Peregrine falcon (Falco peregrinus)</i>	<i>1 years</i>	<i>Wilson's plover (Charadrius wilsonia)</i>	<i>1 years</i>	<i>Bald eagle (Haliaeetus leucocephalus)</i>	<i>1 years</i>	<i>Other listed birds</i>	<i>2 years</i>	<u>Fish</u>		<i>All listed fish</i>	<i>2 years</i>	<u>Amphibians</u>		<i>All listed amphibians</i>	<i>2 years</i>	<u>Reptiles</u>		<i>All listed reptiles</i>	<i>2 years</i>	<u><i>All listed isopods and amphipods</i></u>	<i>3 years</i>	<u><i>All listed mollusks</i></u>	<i>2 years</i>	<u><i>All other listed invertebrates</i></u>	<i>2 years</i>	-----	
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REGULATION	GUIDANCE
	<p><i>Prepared by DGIF; last updated: November 19, 2010</i></p> <p><i>Sensitive Information (wildlife) and FOIA</i></p> <p><i>It is important to note that the locations of and specific information regarding caves and certain plant and animal species are considered sensitive and may be exempt from the Virginia Freedom of Information Act. <u>See</u> Section I of this Guidance.</i></p>
<p>1. Desktop surveys and maps. The applicant shall obtain a wildlife report and map generated from DGIF's Virginia Fish and Wildlife Information Service web-based application (9VAC15-60-120 C 3) or from a data and mapping system including the most recent data available from DGIF's subscriber-based Wildlife Environmental Review Map Service of the following: (i) known wildlife species and habitat features on the site or within two miles of the boundary of the site and (ii) known or potential sea turtle nesting beaches located within one-half mile of the disturbance zone.</p>	<p><i>Desktop Surveys and Maps</i></p> <p><i>The applicant should provide a report, including a map, of the desktop and field surveys conducted to determine the existence or potential existence of wildlife. The applicant should obtain a list of wildlife from DGIF and DCR for the proposed site and attach it to the application. The report should provide relevant, available details of any wildlife found onsite, including species, detection location(s), age, size, spatial distribution, and evidence of reproduction.</i></p>
<p>2. Desktop map for avian resources in Coastal Avian Protection Zones (CAPZ). The applicant shall consult the "Coastal Avian Protection Zones" map generated on the department's Coastal GEMS geospatial data system (9VAC15-60-120 C 1) and determine whether the proposed solar energy project site will be located in part or in whole within one or more CAPZ.</p>	<p><i>If a proposed project will be located anywhere near a coastal area, the applicant should consult Coastal GEMS to determine whether the project site fall in part or in whole within one or more CAPZ. <u>See</u> Section III – CAPZ Narrative – of this Guidance document for specific instructions.</i></p>
<p>B. Historic Resources</p> <p>Analyses of historic resources. To fulfill the requirements of § 10.1-1197.6 B 7 of the Code of Virginia, the applicant shall also conduct a preconstruction historic resources</p>	<p><i>These regulations require that a DOI-qualified consultant perform the specified historic resources analyses, in conformance with DHR's guidelines. The general approach is for the applicant/DOI-qualified</i></p>

REGULATION	GUIDANCE
<p>analysis. The analysis shall be conducted by a qualified professional meeting the professional qualification standards of the Secretary of the Interior's Standards for Archeology and Historic Preservation (9VAC15-60-120 B 2) in the appropriate discipline. The analysis shall include each of the following:</p>	<p><i>person to perform analyses within tiered study areas, including desktop and field investigations. Results of all studies will be reported to DEQ, along with the applicant's analysis of beneficial and adverse impacts of the proposed project on relevant historic resources.</i></p> <p>Sensitive Information (historic resources) and FOIA</p> <p><i>It is important to note that the locations of and specific information regarding archaeological sites are considered sensitive and may be exempt from the Virginia Freedom of Information Act (see http://www.dhr.virginia.gov/pdf_files/FOIAPolicyDHR.pdf and Section I of this Guidance).</i></p>
<p>1. Compilation of known historic resources. The applicant shall gather information on known historic resources within the disturbance zone and within one-half mile of the disturbance zone boundary and present this information on the context map referenced in 9VAC15-60-70 B, or as an overlay to this context map, as well as in tabular format.</p>	<p>Compilation of Known Historic Resources</p> <p><i>The Archives at the Department of Historic Resources serve as the primary repository of data on known historic resources. These data may be obtained in person at DHR's main office at 2801 Kensington Avenue, Richmond, VA, through DHR's subscription-based Data Sharing System, or by request through DHR's fee-based Archives Search Service. More information can be found on DHR's website at http://www.dhr.virginia.gov/archives/archiv_info.htm. Secondary data repositories that should be checked include local planning offices and historical societies.</i></p> <p><i>Areas and properties that can be demonstrated through topographic or similar analyses to have no view to the project can be excluded from this study.</i></p> <p>Shelf life: <i>The data submitted in compliance with this section should be current within one year of the submission date.</i></p>
<p>2. Architectural survey. The applicant shall conduct a field survey of all architectural resources, including cultural landscapes, 50 years of age or older within the</p>	<p>Architectural Survey</p>

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<p>disturbance zone and within one-half mile of the disturbance zone boundary and evaluate the eligibility of any identified resource for listing in the VLR.</p>	<p><i>All studies should be completed in accordance with the appropriate DHR guidelines for conducting cultural resource surveys. See GUIDELINES FOR CONDUCTING HISTORIC RESOURCES SURVEY IN VIRGINIA (October 2011), which can be found at http://www.dhr.virginia.gov/pdf_files/Survey%20Manual-RevOct.2011Final.pdf. Areas and properties that can be demonstrated through topographic or similar analyses to have no view to the project can be excluded from this study.</i></p> <p>Shelf life: <i>The data submitted in compliance with this section should be current within seven years of the submission date.</i></p>
<p>3. Archaeological survey. The applicant shall conduct an archaeological field survey of the disturbance zone and evaluate the eligibility of any identified archaeological site for listing in the VLR. As an alternative to performing this archaeological survey, the applicant may make a demonstration to the department that the project will utilize nonpenetrating footings technology and that any necessary grading of the site prior to construction does not have the potential to adversely impact any archaeological resource.</p>	<p>Archaeological Survey</p> <p><i>All studies should be completed in accordance with the applicable DHR guidelines for conducting archaeological investigations. See GUIDELINES FOR CONDUCTING HISTORIC RESOURCES SURVEY IN VIRGINIA (October 2011), which can be found at http://www.dhr.virginia.gov/pdf_files/Survey%20Manual-RevOct.2011Final.pdf.</i></p> <p>Shelf life: <i>The data submitted in compliance with this section may be gathered at any time prior to submission.</i></p>
<p>C. Other Natural Resources</p> <p>Analyses of other natural resources. To fulfill the requirements of § 10.1-1197.6 B 7 of the Code of Virginia, the applicant shall also conduct a preconstruction desktop survey of natural heritage resources within the disturbance zone.</p>	<p>Natural Heritage Resources</p> <p><i>The definition of “natural heritage resources” is pursuant to §10.1-209 of the Code of Virginia. Current lists of natural heritage resources can be found on DCR’s web site at http://www.dcr.virginia.gov/natural_heritage/infoservices.shtml#lists.</i></p> <p><i>Ecological Community Group definitions and descriptions, along with methods, can be found on the Department of Conservation and Recreation’s website at:</i></p>

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	<p>http://www.dcr.virginia.gov/natural_heritage/nchome.shtml.</p> <p>A list of natural heritage resource animal and plant species can be found at https://vanhde.org.</p> <p>For desktop surveys, natural heritage resource and state threatened and endangered species information can be found by contacting the Department of Conservation and Recreation, Natural Heritage Program at 804-371-2708, or directly on-line at Natural Heritage Data Explorer https://vanhde.org via a data subscription agreement: http://www.dcr.virginia.gov/forms/DCR199-005.pdf.</p> <p>A list of invasive plant species is found at http://www.dcr.virginia.gov/natural_heritage/documents/invlist.pdf.</p> <p>For natural heritage resources, the applicant is encouraged to take all reasonable measures to avoid adverse impacts. Where impacts are identified, the applicant is encouraged to take action to mitigate or reduce such impacts or to explain why such impacts could not be avoided. Where appropriate, DEQ may approve mitigation of likely significant adverse impacts on natural heritage resources as part of a required wildlife mitigation plan.</p>
<p>D. Summary report.</p> <p>The applicant shall provide to the department a report presenting the findings of the studies and analyses conducted pursuant to subsections A, B, and C of this section, along with all data and supporting documents. The applicant shall assess and describe the expected beneficial and adverse impacts, if any, of the proposed project on wildlife and historic resources identified by these studies and analyses.</p>	

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<p>50. Determination of Likely Significant Adverse Impact</p> <p>A. Wildlife</p> <p>The department shall find that significant adverse impacts to wildlife are likely whenever the wildlife analyses prescribed in 9VAC15-60-40 A document that any of the following conditions exists:</p> <ol style="list-style-type: none"> 1. State-listed T&E wildlife are found to occur within the disturbance zone or the disturbance zone is located on or within one-half mile of a known or potential sea turtle nesting beach. 2. The disturbance zone is located in part or in whole within zones 1, 2, 3, 4, 5, 10, 11, 12, or 14 on the Coastal Avian Protection Zones (CAPZ) map. 	
<p>B. Historic Resources</p> <p>The department shall find that significant adverse impacts to historic resources are likely whenever the historic resources analyses prescribed by 9VAC15-60-40 B indicate that the proposed project is likely to diminish significantly any aspect of a historic resource's integrity.</p>	<p><i>Significant adverse impacts are such that the project will alter, directly or indirectly, any of the characteristics of an historic resource in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Definitions of these aspects of integrity can be found at 17 VAC 5-30-50.</i></p>
<p>60. Mitigation plan.</p> <p>A. Adverse Impact</p> <p>If the department determines that significant adverse impacts to wildlife or historic resources or both are likely, then the applicant shall prepare a mitigation plan.</p>	

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<p>B. Wildlife</p> <p>Mitigation measures for significant adverse impacts to wildlife shall include:</p> <ol style="list-style-type: none"> 1. For state-listed T&E wildlife, the applicant shall take all reasonable measures to avoid significant adverse impacts or shall demonstrate in the mitigation plan what significant adverse impacts cannot practicably be avoided and why additional proposed actions are reasonable. These additional proposed actions may include best practices to avoid, minimize, or offset adverse impacts to resources analyzed pursuant to 9VAC15-60-40 A or C. 	<p><i>This regulation does not mandate a mitigation plan for impacts to SGCN or to natural heritage resources. The applicant is required, however, to perform pre-construction surveys and analyses for both (see 9VAC15-60-40 A & C). This provision makes clear that the applicant may voluntarily opt to propose best practices to mitigate for Tier 1 & 2 SGCN, natural heritage resources, or any other resource analyzed pursuant to 9VAC15-60-40 A or C, when he cannot fully avoid impacts to T&E species <u>per se</u>.</i></p>
<ol style="list-style-type: none"> 2. For proposed projects where the disturbance zone is located on or within one-half mile of a known or potential sea turtle nesting beach, the applicant shall take all reasonable measures to avoid significant adverse impacts or shall demonstrate in the mitigation plan what significant adverse impacts cannot practicably be avoided, and why additional proposed mitigation actions are reasonable. Mitigation measures shall include the following: <ol style="list-style-type: none"> a. Avoiding construction within likely sea turtle crawl or nesting habitats during the turtle nesting and hatching season (May 20 through October 31). If avoiding construction during this period is not possible, then conducting daily crawl surveys of the disturbance zone (May 20 through August 31) and one mile beyond the northern and 	

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<p>southern reaches of the disturbance zone (hereinafter "sea turtle nest survey zone") between sunrise and 9 a.m. by qualified individuals who have the ability to distinguish accurately between nesting and nonnesting emergences.</p> <p>b. If construction is scheduled during the nesting season, then including measures to protect nests and hatchlings found within the sea turtle nest survey zone.</p> <p>c. Minimizing nighttime construction during the nesting season and designing project lighting during the construction and operational phases to minimize impacts on nesting sea turtles and hatchlings.</p>	
<p>3. For projects located in part or in whole within zones 1, 2, 3, 4, 5, 10, 11, 12, or 14 on the Coastal Avian Protection Zones (CAPZ) map, contribute \$1,000.00 per megawatt of rated capacity, or partial megawatt thereof, to a fund designated by the department in support of scientific research investigating the impacts of projects in CAPZ on avian resources.</p>	<p><i>CAPZ Avian Mitigation Measures</i></p> <p><i>See Section III – CAPZ Narrative – of this Guidance document for details.</i></p> <p><i>Payment of contributions toward research should be addressed as follows:</i></p> <p><i>Department of Environmental Quality</i></p> <p><i>Receipts Control</i></p> <p><i>P. O. Box 1104</i></p> <p><i>Richmond, Virginia 23218</i></p>
<p>C. Historic Resources</p>	

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<p>Mitigation measures for significant adverse impacts to historic resources shall include:</p> <ol style="list-style-type: none"> 1. Significant adverse impacts to VLR-eligible or VLR-listed architectural resources shall be minimized, to the extent practicable, through design of the solar energy project or the installation of vegetative or other screening. 	<p><i>If the owner of the affected historic property agrees to screening, a landscape plan should be prepared and submitted to DEQ. This plan should include a graphic representation of the effectiveness of the screening. The applicant should implement the approved landscape plan and accept responsibility for the survival of any plantings for two years after planting. Documentation of the completion and assessment of the efficacy of the screening should be submitted to DEQ. The two-year responsibility window will begin from the date of receipt of documentation.</i></p>
<ol style="list-style-type: none"> 2. If significant adverse impacts to VLR-eligible or VLR-listed architectural resources cannot be avoided or minimized such that impacts are no longer significantly adverse, then the applicant shall develop a reasonable and proportionate mitigation plan that offsets the significantly adverse impacts and has a demonstrable public benefit and benefit for the affected or similar resource. 	<p><i>A schedule for mitigation implementation should be included in the application.</i></p>
<ol style="list-style-type: none"> 3. If any identified VLR-eligible or VLR-listed archaeological site cannot be avoided or minimized to such a degree as to avoid a significant adverse impact, significant adverse impacts of the project will be mitigated through archaeological data recovery. 	<p><i>Any necessary data recovery plan should include: (a) the property, properties, or portions of properties where site specific data recovery plans will be carried out; (b) the portion(s) of the site to be preserved in place, if any, as well as the measures to be taken to ensure continued preservation; (c) research questions to be addressed through data recovery with an explanation of their relevance and importance; (d) methods to be used with an explanation of their relevance to the</i></p>

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	<p><i>research questions; (e) methods to be used in analysis, data management, and dissemination of data, including a schedule; (f) proposed disposition of recovered materials and records; (g) proposed methods of disseminating the results of the work to the interested public; and (h) a schedule for the submission of progress reports to DEQ.</i></p>
<p>70. Site Plan and Context Map.</p>	<p><i>Site Plan: It is recommended that the site plan include the following:</i></p> <ol style="list-style-type: none"> <i>1. Property lines and setback lines.</i> <i>2. Existing and proposed buildings and structures, including preliminary location(s) of the proposed solar equipment.</i> <i>3. Existing and proposed access roads, drives, turnout locations, and parking.</i> <i>4. Location of substations, electrical cabling from the solar systems to the substations, ancillary equipment, buildings, and structures (including those within any applicable setbacks), if applicable.</i> <p><i>Applicants are required to submit an as-built map post-construction.</i></p>
<p>80. Design Standards. 90. Public participation.</p>	
<p>100. Change of Ownership, Modifications, Termination.</p>	<p><i>Applicants should note the notification requirements under 9VA15-100 if <u>control of a project</u> is sold or transferred to an entity different than the original applicant, <u>even if the name of the project does not change</u>. Enforcement actions, if required, could be brought against the owner/operator listed in PBR as well as the new entity for operating without a permit.</i></p>

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<p>110. Fees.</p>	<p><i>See regulatory text for details regarding fees. At this time projects over 100MW but less than or equal to 150MW will pay the same fee as project greater than 75MW and less than or equal to 100 MW.</i></p> <p><i>Note Regarding Fees: The correct address to which payments should be addressed is</i></p> <p><i>Department of Environmental Quality</i></p> <p><i>Receipts Control</i></p> <p><i>P. O. Box 1104</i></p> <p><i>Richmond, Virginia 23218</i></p> <p><i>Applicants should check with DEQ Renewable Energy staff regarding the appropriate project/fund coding that should be entered on their check to ensure proper crediting of payments.</i></p>
<p>120. Internet Resources.</p> <p>1. Coastal GEMS application, 2010, Virginia Department of Environmental Quality. Available at the following Internet address:</p> <p>http://www.deq.virginia.gov/coastal/coastalgems.html.</p> <p>NOTE: This website is maintained by the department. Assistance and information may be obtained by contacting Virginia Coastal Zone Management Program, Virginia Department of Environmental Quality, 629 E. Main Street, Richmond, Virginia 23219, (804) 698-4000.</p>	<p><i>The Coastal GEMS website has been changed. Please click the following to access: Coastal GEMS Website.</i></p>

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<p>130. Smaller Projects.</p> <p>Small solar energy projects less than or equal to five megawatts or less than or equal to 10 acres or meeting certain categorical criteria.</p> <p>A. Less than 500 kW</p> <p>The owner or operator of a small solar energy project is not required to submit any notification or certification to the department if he meets at least one of the following criteria:</p> <ol style="list-style-type: none"> 1. The small solar energy project has either a rated capacity equal to or less than 500 kilowatts or a disturbance zone equal to or less than two acres; or 2. The small solar project falls within at least one of the following categories, without regard to the rated capacity or the disturbance zone of the project: <ol style="list-style-type: none"> a. The small solar energy project is mounted on a single-family or duplex private residence. b. The small solar energy project is mounted on one or more buildings less than 50 years old or, if 50 years of age or older, have been evaluated and determined by DHR within the preceding seven (7) years to be not VLR-eligible. c. The small solar energy project is mounted over one or more existing parking lots, existing roads, or other previously disturbed areas and 	<p><i>Projects that qualify under Section 130 are sometimes referred to as “de minimis” projects, because they generally have little impact on natural resources. They are deemed to be covered by the Solar PBR, but the regulatory requirements are significantly less than those for projects that are greater than 5 MW which are covered by Section 30 et seq.</i></p> <p><i><u>No</u> notice to DEQ and <u>no</u> local government certification of compliance with land use ordinances are required for projects described in subsection A (1 and 2). Although these projects are deemed to be covered by the Solar PBR, they are exempt from notification and from substantive requirements. Projects in this subsection include those having a rated capacity less than or equal to 500 kW, having a disturbance zone less than or equal to 2 acres, or meeting at least one of the specified categorical exemptions in A. 2. (e.g., mounted on a residence, over an existing parking lot).</i></p>

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<p>any impacts to undisturbed areas do not exceed an additional two (2) acres.</p> <p>d. The small solar energy project utilizes integrated PV only, provided that the building or structure on which the integrated PV materials are used is less than 50 years old or, if 50 years of age or older, has been evaluated and determined by DHR within the preceding seven (7) years to be not VLR-eligible.</p>	
<p>B. Between 500kW and 5MW</p> <p>The owner or operator of a small solar energy project with either a rated capacity greater than 500 kilowatts and less than or equal to five megawatts or a disturbance zone greater than two acres and less than or equal to 10 acres shall notify the department and shall submit a certification by the governing body of the locality or localities wherein the project will be located that the project complies with all applicable land use ordinances.</p>	<p><i>Both notice to DEQ and submission to DEQ of local government certification of compliance with land use ordinances are required for projects either greater than 500 kW up to or equal to 5 MW in rated capacity <u>or</u> disturbance zone greater than 2 acres to less than or equal to 10 acres.</i></p> <p><i>For notice to DEQ, please refer to the attached Sample Notice of Intent (Section 130 Projects). The agency's preference is that this notification be provided by electronic mail to mary.major@deq.virginia.gov.</i></p> <p><i>For local government certification, please use the attached Local Government Certification form, which may also be submitted by electronic mail to mary.major@deq.virginia.gov.</i></p> <p><i>Applicants are urged to confer with DGIF staff, especially with regard to compliance with the Virginia Endangered Species Act, if T&E species are found to occur within the disturbance zone or the disturbance zone is located on or within ½ mile of a known or potential sea turtle nesting beach.</i></p>

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<p>140. Enforcement.</p>	<p><i>Applicants need to supply the as-built post construction map of the project as required under 9VAC15-60-70. Applicants should supply any other mitigation documentation post construction if required including documentation for landscape screening plans.</i></p> <p><i>NOTE: All commitments submitted within the application documents become enforceable actions.</i></p>

(Notice of Intent for Solar Energy Project—“de minimis” Section 130 projects)

COMPANY LETTERHEAD

[Date]

Ms. Mary E. Major
Renewable Energy Program
Department of Environmental Quality
P. O. Box 1105
Richmond, VA 23218
mary.major@deq.virginia.gov

Dear Ms. Major:

On behalf of **[company/applicant]**, I am hereby providing notice to the Department of Environmental Quality of our intention to construct a small renewable energy project (solar) in **[city/county]**, Virginia, pursuant to Virginia Regulation 9VAC15-60-130.B. This project will be subject to provision 9VAC15-60-130.B because the rated capacity of the project will be **[a number equaling 5 megawatts or less]**.

[Applicant should provide a brief description of the proposed project and its location, including the approximate dimensions of the site, approximate number of solar panels, and other key characteristics.]

Attached to this letter, please find a certification by **[governing body of the locality or localities wherein the project will be located]** that the project complies with all applicable land use ordinances.

If the Department has questions regarding this project, please contact **[name]** at **[email address and telephone number]**.

Sincerely yours,

[name]
[title]

[Note: Brackets indicate where applicant should provide project-specific information.]

(Notice of Intent for Solar Energy Project – full PBR projects)

COMPANY LETTERHEAD

[Date]

Ms. Mary E. Major
Renewable Energy Program
Department of Environmental Quality
P. O. Box 1105
629 East Main Street
Richmond, VA 23218
mary.major@deq.virginia.gov

Dear Ms. Major:

On behalf of **[company/applicant]**, I am hereby providing notice to the Department of Environmental Quality of our intention to submit the necessary documentation for a permit by rule for a small renewable energy project (solar) in **[city/county]**, Virginia, pursuant to Virginia Regulation 9VAC15-60.

[Applicant should provide a brief description of the proposed project and its location, including the location coordinates, approximate dimensions of the site including total acreage, approximate number of solar panels, and other key characteristics. Include approximate rated capacity in AC. Projects in this category should have rated capacity greater than 5 MW and not exceeding 150 MW.]

If the Department has questions regarding this project, please contact **[name]** at **[email address and telephone]**.

Sincerely yours,

[name]
[title]

[Note: Brackets indicate where applicant should provide project-specific information.]

**Virginia Department of Environmental Quality
Small Renewable Energy Projects (Solar)
Local Governing Body Certification Form**

Facility Name and Location:

Applicant's Name:

Applicant's Mailing Address:

Telephone Number and Email Address:

The applicant or his representative is submitting an application for a small renewable energy permit by rule from the Virginia Department of Environmental Quality. In accordance with § 10.1 - 1197.6 B 2 of the Code of Virginia, before such permit application can be considered complete, the applicant must obtain a certification from the governing body of the locality or localities in which the small renewable energy project will be located that the project complies with all applicable land use ordinances.

The undersigned requests that a responsible official of the local governing body sign the certification statement below. In addition, by signing below, the applicant affirms that he has also submitted this form to other localities, if any, in which the proposed project will be located.

Applicant's signature:

Date:

The undersigned local government representative certifies that the proposed small renewable energy project complies with all applicable land use ordinances, as follows:

(Check one block)

The proposed facility **complies with** all applicable land use ordinances.

The proposed facility **does not comply** with all applicable land use ordinances.

Signature of authorized local government representative:

Date:

Type or print name:

Title:

County, City or Town:

**Virginia Department of Environmental Quality
Small Renewable Energy Projects (Solar)
Environmental Permit Certification Form**

Facility Name and Location:

Applicant's Name & Title:

Applicant's Mailing Address:

Telephone Number and Email Address:

The applicant is submitting an application for a small renewable energy permit by rule from the Virginia DEQ. In accordance with § 10.1-1197.6 B 12 of the Code of Virginia, before such permit application can be considered complete, the applicant must certify that the small renewable energy project has applied for or obtained all necessary environmental permits.

List all state and local environmental permits that are necessary for the small renewable energy project listed above. Indicate for each whether the permit has been applied for and/or obtained. If the permit has been obtained, attach either a copy of the permit or a letter from the appropriate agency staff member on agency stationery stating that the permit has been issued and the date of issuance. If a permit has not yet been obtained but has been applied for, provide the name of the permit, name and address of the receiving agency, name of the staff person at the receiving agency to whom the application was addressed (if available), and the date on which the application was submitted. If no permits are necessary, write the word "none" in the first column.

Permit	Permitting Agency / Authority, Address, Contact Person	Applied for (Date)	Obtained (Date)

I hereby certify that the information provided above (and any attached information) is correct and fulfills the requirements of § 10.1-1197.6 B 12 of the Code of Virginia and 9 VAC 15-40-30 A 12.

Applicant's Signature

Date:

**Virginia Department of Environmental Quality
Small Renewable Energy Projects (Solar)
Non-Utility Certification Form**

Facility Name and Location:

Applicant's Name:

Applicant's Mailing Address:

Telephone Number and Email Address:

The applicant or his authorized representative an application for a small renewable energy permit by rule from the Virginia Department of Environmental Quality. In accordance with § 10.1 -1197.6 H of the Code of Virginia, before such permit application can be considered complete, the applicant must certify the project is proposed, developed, constructed or purchase by a person that is NOT a utility regulated pursuant to Title 56 of the Code of Virginia.

The undersigned is a responsible official for the proposed project and certifies that the project is proposed, developed, constructed or purchased by a person that is NOT a utility regulated pursuant to Title 56 of the Code of Virginia.

Applicant's signature:

Date:

**Virginia Department of Environmental Quality
Small Renewable Energy Projects (Solar)
Utility Certification Form**

Facility Name and Location:

Applicant's Name:

Applicant's Mailing Address:

Telephone Number and Email Address:

The applicant or his authorized representative is submitting an application for a small renewable energy permit by rule from the Virginia Department of Environmental Quality. In accordance with § 10.1 -1197.6 I 1 and 2 of the Code of Virginia, before such permit application can be considered complete, the applicant must certify that the project is proposed, developed, constructed or purchased by either a public utility which meets specific criteria or a utility aggregation cooperative.

The undersigned is a responsible official for the proposed project and certifies that the project is proposed, developed, constructed or purchased by:

(Check one block)

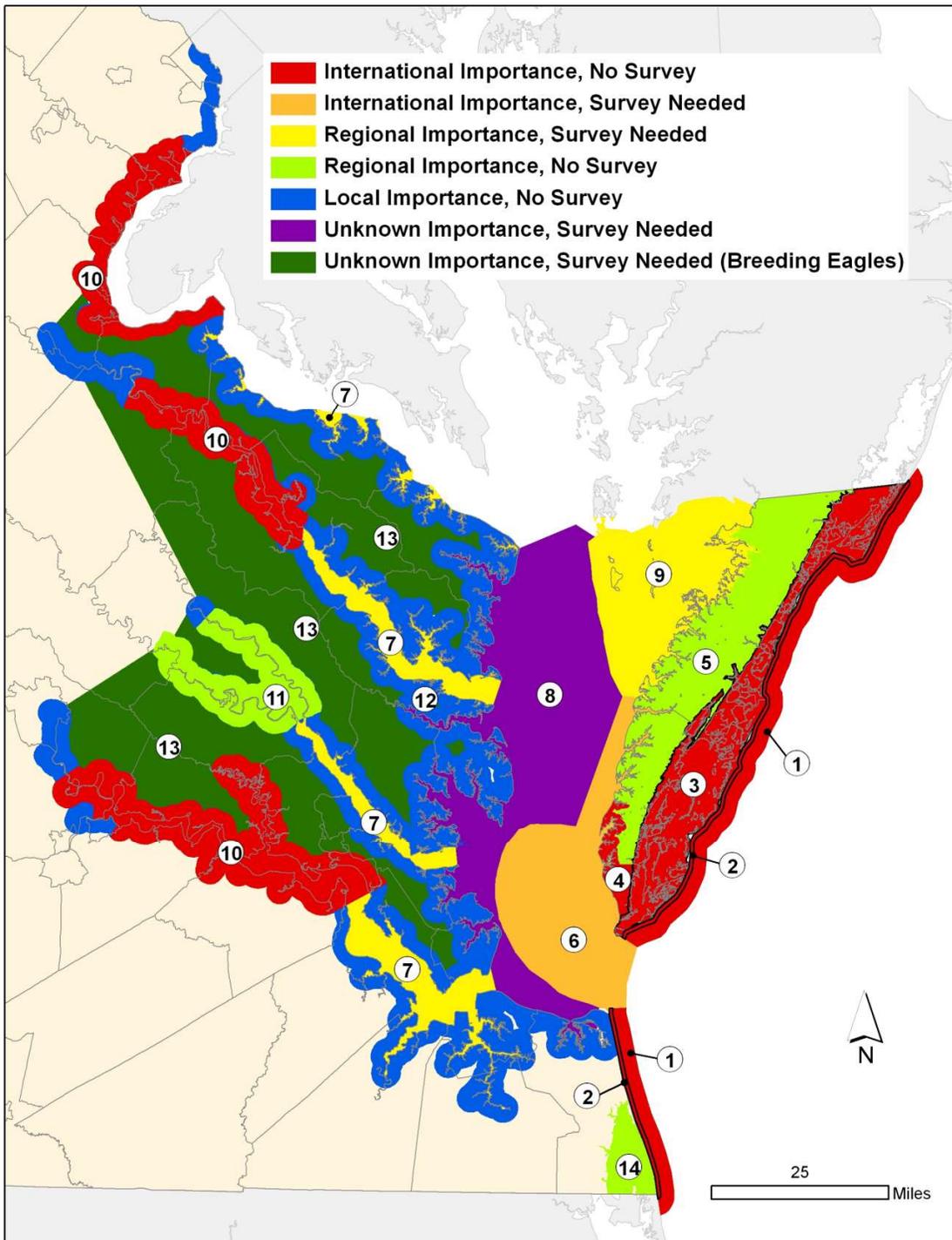
A public utility; the project's costs are not recovered from Virginia jurisdictional customers under base rates, a fuel factor charge under § 56-249.6, or a rate adjustment clause under subdivision A 6 of § 56-585.1.

A utility aggregation cooperative formed under Article 2 (§ 56-231.38 et seq.) of Chapter 9.1 of Title 56.

Applicant's Signature:

Date:

Coastal Avian Protection Zones (CAPZ) Map (PDF Version – 9/2/2011)



6b.
Draft of 2020
Planning Commission
Meeting Schedule

**PLANNING COMMISSION OF
KING WILLIAM COUNTY, VIRGINIA
MONTHLY MEETING SCHEDULE FOR 2020**

January 7th
February 4th
March 3rd
April 7th
May 5th
June 2nd
July 7th
August 4th
September 1st
October 6th
November 3rd
December 1st

Regular meetings of the Commission shall be held on the first Tuesday of each month at 7:00PM. When a meeting date falls on a legal holiday, the meeting shall be held the following week unless otherwise designated by the Commission.

The Planning Commission meets at 7:00 PM, in the Board Meeting Room located in the King William County Administration Building, 180 Horse Landing Road (State Route 619), King William, VA 23086.

All requests to place a matter on a regular monthly meeting agenda should be submitted by the first day of the month prior to the scheduled meeting (example, items to be placed on May agenda should be submitted by April 1st).

* Meeting dates changed due to holiday and election dates.

Adopted by

7a. (IV)
ByLaw Changes for
Discussion
&
Adoption of 2020
ByLaws

King William County
Planning Commission
2020 Bylaws

Changes to be Discussed:

Mr. John Breeden:

Add the following to 5-3-4 or add as new for 5-3-9

5-3-9 Retain audio-visual recordings of the meetings until after the Minutes have been approved and three months after the end of the calendar year, whichever is longer. Document destruction in accordance with the Virginia Public Records Act.

**KING WILLIAM COUNTY, VIRGINIA
PLANNING COMMISSION**

2019 BYLAWS

ARTICLE 1 - AUTHORIZATION

- 1-1. This Planning Commission is established in conformance with the resolution adopted by the Board of Supervisors of King William County (hereinafter referred to as the "Board") in 1968, and in accord with the provisions of §15.2-2210 & §15.2-2212, of the Code of Virginia (1950) as amended.
- 1-2. The official title of this Commission shall be the "King William County Planning Commission."

ARTICLE 2 - PURPOSE

- 2-1. The purpose of the King William County Planning Commission (the "Commission") is to promote the orderly development of King William County in accord with 15.2-2210. In accomplishing the objectives of 15.2-2200 the Commission is to serve in an advisory capacity to the Board by preparing plans, ordinances and other documents to the Board and to carry out all activities as designated by the Board. The Commission also approves, amends and approves, or disapproves the Comprehensive Plan in accord with the provisions of 15.2-2225.

ARTICLE 3 - MEMBERSHIP

- 3.1. The Commission shall be composed of members in the number and for the term of office as designated by the Board. The Board shall appoint successors, and the Board shall fill all vacancies.
- 3-2. Members of the Commission shall be appointed for terms as established by the Board.
- 3-3. Vacancies shall be filled by appointment made by the Board and shall be for an unexpired term only.
- 3-4. Members of the Commission shall be eligible for reappointment.
- 3-5. Members of the Commission may be removed by the Board for malfeasance in office, or poor attendance. A Commissioner may be dismissed without limitation in the event that the Commission member is absent from any three consecutive meetings of the Commission, or is absent from any four meetings of the Commission within any twelve-month period.

- 3-6. The Board may provide for the payment of expenses incurred by Commission Members in the performance of their official duties and for compensation for services.

ARTICLE 4 - OFFICERS AND THEIR SELECTION

- 4-1. The officers of the Commission shall consist of a Chair, a Vice-Chair, and a Secretary. The Chair and Vice-Chair shall be elected by the membership. The Secretary shall serve at the request of the Commission and may be a member of the Commission, an employee of King William County, or a citizen volunteer.
- 4-2. Nomination of officers shall be made from the floor at the organizational meeting each year. For this purpose, the organizational meeting shall be considered to be the first regularly scheduled meeting held each year, normally in January. A candidate for the offices receiving a majority vote of the entire membership of the Commission shall be declared elected.
- 4-3. Should the Chair and Vice-Chair be absent at any meeting, the Commission shall elect a temporary Chair to serve at the meeting.
- 4-4. Terms of office shall be for one year or until a successor takes office. The Chair and Vice-Chair can succeed themselves, however, only two successive yearly terms are allowed. Officers shall take office at the next regularly scheduled or special called meeting immediately following the organizational meeting.
- 4-5. Vacancies of the offices of Chair, Vice-Chair and/or Secretary shall be filled by a majority vote of the Commission.

ARTICLE 5 - DUTIES OF OFFICERS

- 5-1. The Chair shall:
- 5-1-1. Be a member of the Commission.
- 5-1-2. Preside at all meetings.
- 5-1-3. Appoint committees, special and/or standing.
- 5-1-4. Rule on all procedural questions (subject to a reversal by a two-thirds (2/3) majority vote by the members present).
- 5-1-5. Be informed immediately of any official communication and report same at the next regular meeting.
- 5-1-6. Carry out other duties as assigned by the Commission.

5-2. The Vice Chair shall:

5-2-1. Be a member of the Commission.

5-2-2 Assume the full powers of the Chair in the absence or inability of the Chair.

5-3. The Secretary shall:

5-3-1. Record attendance at all meetings.

5-3-2 Keep a set of minutes of the Commission meetings, which, after approval by the Commission, shall be retained in the Office of the Director of Community Development.

5-3-3 Notify all members of all meetings.

5-3-4 Maintain a file of all Commission records and reports.

5-3-5 Certify all maps, records and reports of the Commission.

5-3-6 Give notice and be responsible for publishing public notices of all Commission public hearings and public meetings.

5-3-7 Attend to the correspondence of the Commission.

5-3-8 Make recommendations and an annual report to the Board of Supervisors concerning the operation of the commission and the status of planning within King William County.

ARTICLE 6 - STANDING AND SPECIAL COMMITTEES

6-1. Committees may be appointed by the Chair to serve as needed.

6-2. The Chair shall be an ex officio member of every committee.

ARTICLE 7 - MEETINGS

7-1. Regular meetings of the Commission shall be held on the first Tuesday of each month at 7:00P.M. When a meeting date falls on a legal holiday, the meeting shall be held the following week unless otherwise designated by the Commission. If the Chair, or the Vice Chair if the Chair is unable to act, finds and declares that weather or other conditions are such that it is hazardous for commission members to attend a regularly scheduled meeting, the meeting shall be continued to the following Tuesday at 7:00P.M. in the Board Room of the County Administration Building. Such finding shall be communicated to the members of the Commission and the press and posted on the County's website as promptly as possible. All hearing and other matters

previously advertised shall be conducted at the continued meeting, and no further advertisement is required. Any regular meeting may be dispensed if there is no new business; this shall be at the discretion of the Chair. The Secretary shall notify the members of the Commission of the canceled meeting. At no time, however, shall more than two consecutive meetings be canceled.

- 7-2. Special meetings shall be called at the request of the Chairman or at the request of a quorum of the membership.
- 7-3. All regular meetings, work sessions, hearings, records, and accounts shall be open to the public except those meetings subject to the rules of executive session as set forth in the Code of Virginia. There shall be a Public Comment Period at each of the regular Planning Commission meetings. The Public Comment Period will allow a member of the Public three (3) minutes to speak or five (5) minutes if representing a group, about any planning matter, except agenda items scheduled for a Public Hearing.
- 7-4. A majority of the members shall constitute a quorum and no action of the Commission shall be valid unless authorized by a majority vote of those present and voting in accord with 15.2-2215.

ARTICLE 8- ORDER OF BUSINESS

- 8-1. The order of business for a regular meeting shall be:
 - 8-1-1. Call to order by Chair.
 - 8-1-2. Roll call.
 - 8-1-3. Consideration of minutes.
 - 8-1-4. Public Comment Period.
 - 8-1-5. Public Hearings.
 - 8-1-6. Other Unfinished Business.
 - 8-1-7. New Business.
 - 8-1-8. Special Reports from Staff or Special Committees.
 - 8-1-9. Adjournment.
- 8-2. Parliamentary procedure in Commission meetings shall be governed by a modified version of Robert's Rules of Order (Revised). Any Commission member may, at

any time, table a matter that has not been tabled previously without a second to the motion. A motion to table a matter upon a single member's motion may be overruled by a motion of another member, which is properly seconded and passed by a majority vote of the Commission.

- 8-3. The Planning Commission shall keep a set of minutes of all meetings, and these minutes shall become a public record.
- 8-3-1. The secretary shall sign all minutes, and at the end of the year shall certify that the minutes of the preceding year are true and correct.

ARTICLE 9 - HEARINGS

- 9-1. In addition to those required by law, the Commission, at its discretion, may hold public hearings when it deems that a hearing is in the public interest.
- 9-2. Notice of a hearing shall be published in a newspaper having general circulation in the area once a week for two (2) successive weeks specifying the time and place of hearing at which persons affected may appear and present their views, not less than five (5) days nor more than twenty-one (21) days after final publication, or as otherwise set forth in the Code of Virginia. Non legal matters, or informational meetings not covered by the Code of Virginia, but called by the Commission, may be advertised once in a/any paper deemed appropriate by the Commission for the meeting purpose
- 9-3. The case before the Commission shall be summarized by the Chair or by the Secretary or other members delegated by the Chair. Interested parties shall have the privilege of the floor. The Chair, prior to the public hearing, may set time limits as to the length of time that the applicant, individuals and persons representing groups may speak. Records or statements shall be recorded or sworn to, as evidence for any court of law, only after notice is given to the interested parties.
- 9-4. A record shall be kept of those speaking before the hearing.

ARTICLE 10 - CORRESPONDENCE AND APPLICATION INFORMATION

- 10-1. It shall be the duty of the Secretary to draft and sign all correspondence necessary for the execution of the duties and function of the Planning Commission.
- 10-2. It shall be the duty of the Secretary to communicate by telephone or other means when necessary to make communications that cannot be carried out as rapidly as required through direct correspondence.

- 10-3. All information from the applicant for a given activity, whether it is for consideration of a rezoning, subdivision or site plan, shall be submitted to the Secretary by the first business day of the month preceding the meeting. The Commission may rule that if information is received after the aforementioned date the information shall not be utilized and the application may be denied or tabled as appropriate.
- 10-4. All official papers and plans involving the authority of the Commission shall bear the signature of the Secretary.

ARTICLE 11 - AMENDMENTS

- 11-1. These bylaws may be changed by a recorded two-thirds (2/3) vote of the entire membership after thirty (30) days prior notice to membership. Such notice shall include the proposed language for the amendment.

8a.
Potential Commercial Projects
(No Inserts)

8b.

**Building Permit Log
December**

**To be distributed
at the meeting**

8c.

Zoning Permits

DATE	NAME OF APPLICANT	ADDRESS	TAX MAP NUMBER	SUBDIVISION NAME	TYPE OF PERMIT (Z/E&S/BLDG)	AREA OF DISTURBANCE	DATE TO ZONING/E & S	DATE APPROVED ZONING/ E & S	DATE TO BLDG PLAN REVIEW	DATE APPROVED BY BLDG	NOTES/COMMENTS
12/2/2019	Frances Conner	22194 King William Road West Point, VA	38-100	n/a	Z	n/a	12/2/2019	12/3/2019	n/a	n/a	HOME OCCUPATION - HANDYMAN SERVICE
12/4/2019	Darrell Kellum, Inc	662 Sharon Road King William, VA	29-8-D	Indian Woods	Z/E&S/BLDG	2,500	12/4/2019		12/4/2019		NEW DWELLING
12/5/2019	Jason Duff	351 Nottoway Lane King William, VA	28B-3-A-34	Marle Hill	Z	n/a	12/5/2019	12/5/2019	n/a	n/a	HOME OCCUPATION - LAWN CARE
12/5/2019	George Pennington	55 E. St. Johns Church Rd. West Point, VA	55-4	Mount Airy	Z	n/a	12/5/2019	12/5/2019	n/a	n/a	HOME OCCUPATION - CRANE INSPECTION
12/4/2019	Darrell Kellum, Inc	662 Sharon Road King William, VA	6-46A	n/a	Z/E&S/BLDG	2,500	12/4/2019		12/4/2019		NEW DWELLING
12/5/2019	ABM Building Services	18444 King William Road, King William, VA 230686	37-25A		BLDG				12/5/2019		RE ROOF PROJECT
12/6/2019	S & C Building	P. O. Box 35 Aylett, VA 23009	29-21	n/a	Z/E&S/BLDG	42,988	12/6/2019		12/6/2019		NEW DWELLING
12/9/2019	Darrell Kellum, Inc	662 Sharon Road King William, VA	7-16	Creeks Edge Division	Z/E&S/BLDG	2500	12/10/2019		12/10/2019		NEW DWELLING
12/11/2019	Liberty Homes	8249 Crown Colony Pkwy Mechanicsville, VA	28B-4-29	Marle Hill	Z/E&S/BLDG	25,000	12/13/2019		12/13/2019	12/17/2019	NEW DWELLING
12/11/2019	East Coast Builders	8830 Trevillian Rd. N. Chesterfield, VA	26-25A	n/a	Z/E&S/BLDG	800	12/13/2019		12/13/2019	12/20/2019	DEMO OLD HOME, BUILD NEW DWELLING
12/13/2019	Darrell Kellum, Inc	662 Sharon Road King William, VA	35-4-2	n/a	E&S	30,000			n/a	n/a	LAND DISTURBANCE
12/13/2019	Darrell Kellum, Inc	662 Sharon Road King William, VA	10-10	N/A	E&S	30,000			N/A	N/A	LAND DISTURBANCE
12/13/2019	Indian View Baptist Church	13349 King William Rd. King William, VA	29-48	n/a	Z/BLDG	n/a	12/18/2019		12/18/2019	12/19/2019	INSTALL DOUBLE FACED MONUMENT SIGN
12/17/2019	Allen Miller Investments	109 Boathouse Cove, Kilmarnock, VA 22482	22-201	n/a	E&S/BLDG	3.31 AC	12/16/2019	12/17/2019	12/17/2019	John is Reviewing	nd Disturbance Onlyissued(Still Need Zoning) - Future Aylett Mini Storage
12/17/2019	J Sanders Construction	3240 King William Ave West point, VA	34-21	n/a	Z/E&S/BLDG	12,000	12/20/2019		12/20/2019		INSTALL NEW CONCRETE PAD FOR DEWATERING TRAILER
12/18/2019	Liberty Homes	8249 Crown Colony Pkwy Mechanicsville, VA	21-11-3-37	McCauley Park III	Z/E&S/BLDG	25,000	12/19/2019		12/19/2019		NEW DWELLING
12/18/2019	Liberty Homes	8249 Crown Colony Pkwy Mechanicsville, VA	21-11-3-62	McCauley Park III	Z/E&S/BLDG	25,000	12/19/2019		12/19/2019		NEW DWELLING
12/19/2019	Dayna Omary	101 Sweet Air Lane King William, VA	44-1-3C	n/a	Z	n/a	12/19/2019	12/20/2019	n/a	n/a	HOME OCCUPATION - PRIVATE PROCESS SERVICE
12/20/2019	Cedar Creek Homes	1801 Westwood Farms Ct. Mechanicsville, VA	4-2-5	Pine Run	Z/BLDG	n/a	12/20/2019		12/20/2019		NEW DWELLING
12/20/2019	Coastal Farm Service	PO Box 534 Mechanicsville, VA	26-48	n/a	Z	n/a	12/20/2019	12/20/2019	n/a	n/a	80 X 80 FARM BLDG
12/20/2019	Balducci Builders, LLC	10173 Chamberlayne Rd. Mechanicsville, VA	27-3-B-4	Cedar Crest	E&S	10,000	12/20/2019		n/a	n/a	NEW DWELLING
12/23/2019	S & C Building	P. O. Box 38 Aylett, VA 23009	14-7-1	Woodruff	Z/E&S/BLDG	3,200	12/23/2019		12/23/2019		DETACHED WORK SHOP

8d.
Land Disturbance Report
To be distributed at the
Meeting

**8e.
2019
Annual
Planning Commission Report**

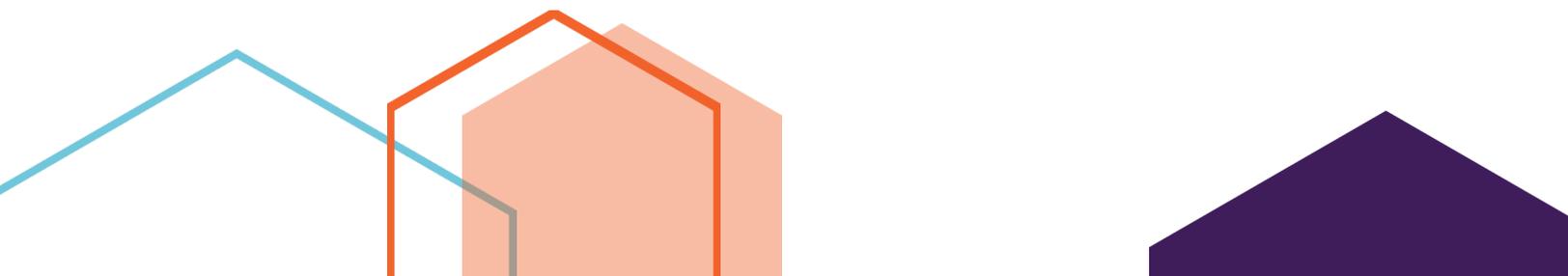


2019 Annual Planning Commission Report King William County

Message from Staff

It is our pleasure to present the 2019 Annual Report of the King William County Planning Commission. This report contains a summary of our accomplishments towards our goals for 2019, a list of our official actions taken, meetings held and our goals for 2020.

-King William Planning & Zoning Staff





2019 Planning Commission Dates

01-08-2019
 02-05-2019
 03-05-2019
 04-02-2019
 05-07-2019
 06-04-2019
 07-02-2019
 08-06-2019
 09-03-2019
 10-01-2019
 12-03-2019

Regular Meetings

02-13-2019
 09-24-2019
 10-11-2019
 10-28-2019
 10-29-2019
 11-06-2019
 11-12-2019
 11-19-2019
 12-12-2019

Work Sessions

Z-01-19
 Z-02-19
 CUP-01-19
 Z-03-19
 CUP-02-19
 CUP-03-19

Public Hearings

King William County Annual Population Growth

2018
 16,939 1.40%

2017
 16,705 1.81%

2016
 16,408 0.76%

Planning Commission Activity

Conditional Use Permits – 3
 Rezoning Applications – 3
 Text Amendments – 0

Planning Department Activity (Rough Estimates)

Zoning Permits – 249
 Land Disturbance Permits - 127

Subdivision Plat Reviews

Family Subdivisions – 3
 Exempt Subdivisions – 0
 Single Lot Subdivisions – 8
 Minor Subdivisions – 11

Va Population. (2019-05-12).
 Retrieved 2019-12-30, from
<http://worldpopulationreview.com/virginia-counties/va/>



Duties of the Planning Commission

1. Exercise general supervision of, and make regulations for, the administration of its affairs;
2. Prescribe rules pertaining to its investigations and hearings;
3. Keep a complete record of its proceedings; and be responsible for the custody and preservation of its papers and documents;
4. Make recommendations and an annual report to the governing body concerning the operation of the commission and the status of planning within its jurisdiction;
5. Review the zoning regulations and the zoning district map to correct deficiencies, encourage improved building practices and bring in accordance with the objectives of the comprehensive plan;
6. Prepare, publish and distribute reports, ordinances and other material relation to its activities;
7. If deemed advisable, establish an advisory committee or committees;

Goals and Accomplishments of 2019

One of the primary goals for 2019 was to energize and integrate the community's involvement into a strategic vision of the County. Part of this action was the need to update and revise the zoning ordinances. Community involvement and ordinance updates were and will continue to be the first steps in developing strategic plans such as the Master Utility Plan and the Comprehensive Plan.

In September of 2019 the Planning & Zoning Staff and the members of the Planning Commission began implementing an aggressive schedule to complete the zoning ordinance revisions. Staff and commission members were able to meet numerous times over the course of a three-month period to review the County ordinance Chapter 86. Zoning and discuss the necessary changes. There are still work sessions planned for early 2020 to finalize the DRAFT ordinance before presenting to the Public and Board of Supervisors.

Site Plan Reviews

Throughout the year 2019, we have had numerous Commercial Site Plans submitted to our office, including the following:

- SP-01-19 Triangle Site Design – Tractor Supply 28-59B
- SP-02-19 AES Consulting – 7-Eleven Grinder Pump 28-56D1
- SP-03-19 Aylett Mini Storage – 22-20I
- SP-04-19 West Rock Maintenance Pipeline
- SP-05-19 Store More, Inc. Expansion – 22-19
- SP-06-19 Hamilton Holmes Solar – 37-57A
- SP-07-19 Kennington Warehouse – 22-20J

2019 Planning Commission Members

Chairman, John Breeden

Vice-Chairman, Don Wagner

Bonnie Hite

Stephen Greenwood

Janie Rhoads

Planning & Zoning Staff

Director of Community Development

Ron Etter

Zoning Administrator

Sherry Graham

Zoning Officer

Kristi Gibson

Planning Secretary

Krista Cole



Moving Forward

The King William County Planning & Zoning Staff and members of the Planning Commission will finalize the County Chapter 86. Zoning Ordinance in early Spring. There will be public hearings and Board of Supervisor input prior to the finalization of the document. The finalization of the Ordinance will set the stage for the County's Comprehensive Plan update scheduled for Summer and Fall of 2020.

Staffing within the Planning & Zoning Department have remained constant over the past year. The department is comprised of four full-time staff and a shared GIS Technician with the Building Department. With the potential for solar facility development within the County an additional position may be requires to monitor and ensure inspections are completed timely and adequately. If an additional position is needed then the fees collected from the energy company will provide the financial support for the salary and benefits.

The Planning & Zoning Department is committed to community involvement and providing a standardized and consistent approach to zoning impacting the development of the County.