

*County of Sussex, Virginia*

# *Planning Commission Meeting*

***Monday, August 1, 2016***  
***6 p.m.***

***Planning Commission Members***

***Steve White, Chairman***

***J. Lafayette Edmond, Vice Chairman.***

***Kevin Bracy***

***Brenda Burgess***

***Jeffery Gary***

***Frank Irving***

***Richard L. Johnson***

***Roger King***

***Terry A. Massenburg***

***Dennis Mason***

***Andrew Mayes***

***Robert Young, Jr.***

***General District Courtroom***  
***Sussex County Judicial Center***  
***15098 Courthouse Road***  
***Sussex, Virginia 23884***

# AGENDA

August 1, 2016

**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
André Greene, Director of Community Development  
Phone (434) 246-1043  
Fax (434) 246-2175



**COUNTY OF SUSSEX, VIRGINIA**  
P. O. BOX 1397 ~ 20135 PRINCETON ROAD  
SUSSEX, VIRGINIA 23884-0397  
[www.sussexcountyva.gov](http://www.sussexcountyva.gov)

**Sussex County Planning Commission Meeting**  
**Monday, August 1, 2016- 6:00 p.m.**  
**General District Courtroom- Sussex Judicial Center**

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**AGENDA**

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- 1) Call To Order
- 2) Adoption of Agenda
- 3) Approval of Minutes
- 4) Public Hearing Items
  - A) Conditional Use Permit #2016-03  
Virginia Solar LLC on behalf of Sappony Solar LLC
- 5) Return to Regular Session
- 6) Commission's Action on Public Hearing Items
- 7) Old Business- No old business
- 8) New Business- No new business
- 9) Adjournment

**"Good things are happening in Sussex County... Join Team Sussex!"**



**At a Public Hearing of the  
Sussex County Planning Commission  
Held in the General District Courtroom  
At the Sussex County Judicial Center  
At 6:00 p.m. on Monday, June 6, 2016**

**PLANNING COMMISSONERS PRESENT**

Steve White, Chairman

J. Lafayette Edmond, Vice Chairman

Kevin Bracy

Brenda Burgess

Gurney Cowling

Jeffery Gary

Frank Irving

Roger King

Terry Massenburg

Robert Young, Jr.

**PLANNING COMMISSONERS ABSENT**

Richard L. Johnson

Dennis P. Mason

**STAFF PRESENT**

André M. Greene, Director of Community Development

Lorenzo Turner, Assistant to the Director of Community Development

Monica Whitney, Permits Technician

Vandy Jones, Deputy County Administration

John Paul Woodley, Jr., County Attorney

**CALL TO ORDER**

COMMISSIONER WHITE, CHAIRMAN called the Planning Commission Meeting to order.

**ADOPTION OF AGENDA**

ON MOTION OF COMMISSIONER EDMOND, seconded by COMMISSIONER MASSENBURG and carried: RESOLVED that the agenda of the June 6, 2016 meeting of the Sussex County Planning Commission is hereby adopted as amended with the recommendation from Commissioner

Edmond that the "Appointment and Re-appointment to the Planning Commission" sections, be added after the "Welcoming of the New Staff members section."

Voting aye: Commissioners: Bracy, Burgess, Cowling, Gary, Edmond Irving, King, Massenburg, White and Young

Voting nay: \_\_\_\_\_

Absent: Commissioner Johnson and Mason

### **APPROVAL OF MINUTES**

ON MOTION OF COMMISSIONER EDMOND, seconded by COMMISSIONER MASSENBURG and carried: RESOLVED that the minutes of the May 2, 2016 Planning Commission is hereby adopted.

Voting aye: Commissioners: Bracy, Burgess, Cowling, Gary, Edmond Irving, King, Massenburg, White and Young

Voting nay: \_\_\_\_\_

Absent: Commissioner Johnson and Mason

### **WELCOME AND INTRODUCTION OF NEW STAFF**

Chairman White introduced the new Permits Technician, Ms. Monica Whitney and the new County Attorney, Mr. John Paul Woodley to the Planning Commission.

The other Commissioners welcomed the new staff.

### **APPOINTMENT TO THE PLANNING COMMISSION - Mr. Andrew Mayes (Waverly)**

At its Regular Meeting held on May 19<sup>th</sup>, 2016, the Sussex County Board of Supervisors voted unanimously to appoint Mr. Andrew Mayes to fill the expired term of Horace L. Brittle, from the Waverly District.

### **REAPPOINTMENT TO THE PLANNING COMMISSION**

At its Regular Meeting held on March 17<sup>h</sup>, 2016, the Sussex County Board of Supervisors voted unanimously to reappoint Mr. Steve White, Mr. Robert Young and Ms. Terry Massenburg to continue their service on the Sussex county Planning Commission.

### **ENTER PUBLIC HEARING**

ON MOTION OF COMMISSIONER MASSENBURG, seconded by COMMISSIONER YOUNG and carried: RESOLVED that the Planning Commission will enter Public Hearing to acknowledge

public comment regarding Comprehensive Plan Amendment #2016-01 and Conditional Use Permit Application #2016-02, Christopher A. Harrison, applicant.

Voting aye: Commissioners: Bracy, Burgess, Cowling, Gary, Edmond Irving, King, Massenburg, White and Young

Voting nay: \_\_\_\_\_

Absent: Commissioner Johnson and Mason

## **PUBLIC HEARING ITEMS**

### **A. Conditional Use Permit #2016-02, Christopher A. Harrison, applicant**

**STAFF REPORT:** Conditional Use Permit Application #2016-02  
Christopher A. Harrison, applicant

#### **REQUEST**

Pursuant to Section 16-22, subsection 38 of the Zoning Ordinance, the applicant, Christopher A. Harrison, seeks a conditional use permit to operate a commercial kennel (dog boarding facility) on tax map number 138-A- 17 consisting of 1.90 acres. The parcel in question is zoned A-1, General Agricultural District which allows the proposed use with a conditional use permit.

#### **LOCATION**

The property in question is located at 12337 Bell Road and is situated on the north line of Route 644 approximately 580 feet east of the intersection of Route 644 (Bell Road) and Route 645 (Owen Road) in the Henry Election District.

#### **FINDINGS**

The applicant currently has a kennel license from Sussex County for 20 dogs (see attachment) and desires to convert an existing kennel facility into a commercial boarding operation. The facility would be used to house dogs whose owners may go on vacation or have to be out of town. The applicant has indicated that no more than 20 dogs will be kept at the facility at any one time. The facility to board the dogs will be equipped with indoor plumbing, electricity, a heating unit, and air conditioning.

The general area is rural in nature. There is an existing single-family dwelling located on the subject property. Surrounding land uses includes woodlands, farmland and scattered rural residential development.

#### **ISSUES/CONCERNS**

Potential nuisances associated with dog kennels include noise from barking dogs and foul odor if the pens are not kept clean and sanitary.

#### **STAFF RECOMMENDATION -APPROVAL**

There are several criteria by which an application for a conditional use permit may be evaluated. The criteria state that a proposed conditional use should be:

- In accordance with adopted plans and policies;
- Compatible with the neighborhood;
- Compatible with existing land uses; and
- Compatible with development by right in the area.

Staff finds Conditional Use Permit Application #2016-02 to be consistent with the four (4) criteria stated above. The proposed use should not be a nuisance to surrounding community as the site for the proposed commercial dog boarding is located in a rural location, the area is sparsely populated (with the nearest neighbor being approximately 800 yards away), and there is a natural buffer of trees surrounding the facility that should mitigate any noise or foul odors associated with the operation. Furthermore, the applicant has kept a personal kennel at this location since 1997 and the County has not received any complaints over the years. Therefore, staff is recommending approval of Conditional Use Permit Application #2016-02 subject to the following conditions:

1. The applicant shall secure and maintain a kennel license from the County each year the facility is in operation.
2. The conditional use permit shall not be transferable or assignable.
3. All outstanding issues noted by the animal control office must be completed prior to operation.

**B. Comprehensive Plan Amendment #2016-01, Chapters 9 & 10**

**Mr. Edmond thanked staff for the excellent job they did with the updating of Chapters 9 and 10 of the Comprehensive plan.**

**RETURN TO REGULAR SESSION**

ON THE MOTION OF COMMISSIONER BRACY, seconded by COMMISSIONER COWLING and carried: RESOLVED that the Sussex County Planning Commission returns to regular session.

Voting aye: Commissioners: Bracy, Burgess, Cowling, Gary, Edmond Irving, King, Massenburg, White and Young

Voting nay: \_\_\_\_\_

Absent: Commissioner Johnson and Mason

**COMMISSION'S ACTION ON PUBLIC HEARING ITEM**

ON THE MOTION OF COMMISSIONER EDMOND, seconded by COMMISSIONER GARY and carried: RESOLVED that the Planning Commission forward Conditional Use Permit Application #2016-02, Christopher A. Harrison, applicant to the Board of Supervisors for approval.

Voting aye: Commissioners: Bracy, Burgess, Cowling, Gary, Edmond Irving, King, Massenburg, White and Young



Voting nay: \_\_\_\_\_

Absent: Commissioner Johnson and Mason

ON THE MOTION OF COMMISSIONER EDMOND, seconded by COMMISSIONER KING and carried: RESOLVED that the Planning Comprehensive Plan Amendment #2016-01, to the Board of Supervisors for approval.

Voting aye: Commissioners: Burgess, Cowling, Edmond, Gary, Irving, Johnson, King, Massenburg, Mason, White, and Young

Voting aye: Commissioners: Bracy, Burgess, Cowling, Gary, Edmond Irving, King, Massenburg, White and Young

Voting nay: \_\_\_\_\_

Absent: Commissioner Johnson and Mason

**OLD BUSINESS-** No old business

**NEW BUSINESS-** No new business

During a recent budget work session with the Board of Supervisors an item of discussion came up about whether the Sussex County Planning Commission had too many members serving. At the end of the Planning Commission's June 6<sup>th</sup> regular meeting, the question was posed to the Commission by Mr. Greene to gather their thoughts on the issue. The majority of the Planning Commission members did not have a problem with the size of the Commission. Commissioner Massenburg stated that, "the Board of Supervisors decided to enlarge the Commission and not them." Commission Bracy stated that, "he felt that the Commission was too large and he would be willing to resign."

**ADJOURMENT**

ON MOTION OF COMMISSIONER MASSENBURG, seconded by COMMISSIONER EDMOND and carried: RESOLVED that the Sussex County Planning Commission is hereby adjourned.

Voting aye: Commissioners: Bracy, Burgess, Cowling, Gary, Edmond Irving, King, Massenburg, White and Young

Voting nay: \_\_\_\_\_

Absent: Commissioner Johnson and Mason



CONDITIONAL USE PERMIT #2016-03

## **STAFF REPORT - Conditional Use Permit Application #2016-03**

This staff report is prepared by the Sussex County Planning Department to provide information to the Planning Commission and the Board of Supervisors to assist both bodies in making a recommendation on this application. It may also be useful to the members of the general public interested in this application.

### **SUMMARY FACTS**

APPLICANT:	Virginia Solar LLC (on behalf of Sappony LLC)
OWNER:	Bain Properties LLC
REQUEST:	Pursuant to Section 16-22 (17.2) of the Zoning Ordinance – Conditional Use Permit to operate a 20 MW solar energy facility
PROPERTY LOCATION:	South of Route 40 (Sussex Drive) between the two intersections with Booth Road (Route 658). The site continues south across Booth Road to Palestine Road (Route 657).
PROPERTY IDENTIFICATION:	66-A-14, 66 –A-16, 66-A-26, and 66-A-29
ELECTION DISTRICT:	Stony Creek
PARCEL SIZE:	371.38 acres
PARCEL CHARACTERISTICS:	The topography of the site is generally flat to gently rolling. The site is predominately farmland and contains some woodlands.
SURROUNDING LAND USES:	Surrounding land uses include farmland, woodlands, and rural residential development.
EXISTING ZONING:	A-1, General Agricultural
DESIGNATED COMP PLAN AREA:	Stony Creek/I-95/U.S. Route 301/VA Route 40
2007 COMP PLAN FUTURE LAND USE DESIGNATION:	Residential & Agricultural

## **SUMMATION**

The applicant, Virginia Solar LLC, is requesting issuance of a Conditional Use Permit to construct and operate a 20 megawatt (MW) solar energy facility on 250 acres of the 371.38 acre site in question. The affected property is zoned A-1, General Agricultural. Pursuant to Section 16-22 (17.2) of the Zoning Ordinance, private utility generation facilities and their associated accessory uses are allowed with a conditional use permit.

The applicant conducted a public meeting at the Hampton Inn (Stony Creek) on June 21, 2016 from 6:30 P.M. to 8:00 P.M. to discuss the project with interested citizens. The Board representative for the Stony Creek District, a Planning Commissioner and staff attended the meeting. Questions were asked by the few citizens in attendance.

The applicant's detailed application and supporting documentation were sent the Planning Commission members on July 13, 2016.

## **EVALUATION:**

There are several criteria by which an application for a conditional use permit may be evaluated. The criteria state that a proposed conditional use should be:

- In accordance with adopted plans and policies;
- Compatible with the neighborhood;
- Compatible with existing land uses; and
- Compatible with development by right in the area.

The applicant and staff believe that the proposed solar facility complies with the four (4) criteria stated above given the following:

- 1) The proposed solar energy facility is passive in nature. As such, the proposed use will be designed and sited in a manner as not to cause no more adverse impact on the adjacent property and/or neighborhood than might be caused by other uses permitted by right in the district.
- 2) The proposed use will not cause a nuisance to adjacent properties or the surrounding community. The solar facility will emit no emissions to the air, will not cause any glare, will not produce any odor, and will not generate any loud noise. Any significant impacts (traffic and noise) associated with facility will be minor and temporary during construction of the facility.
- 3) The proposed use is consistent with the County's adopted Comprehensive Plan.  
Chapter X – Plan for the Future - Growth Management  
Goal – Promote environmentally friendly development that is sustainable, aesthetically pleasing and consistent with the County's rural image and character.

## **RECOMMENDATION**

Staff recommends that the Planning Commission recommend approval of Conditional Use Permit #2016-03 as proposed, as it complies with the requirements of the Zoning Ordinance and is consistent with the Comprehensive Plan, subject to the following conditions.

### **Conditions**

1. Sappony Solar LLC or any successors, assignees, current or future lessee, sub-lessee, or owner of the Solar energy facility (the "Applicant") shall consent to annual administrative inspections by the Community Development Department staff for compliance with the requirements of this CUP.
2. The Applicant shall sign the list of the adopted conditions for this CUP signifying acceptance and intent to comply with these conditions.
3. All federal, state and local laws, regulations, permit requirements and ordinances will be adhered to including but not limited to:
  - a. All active solar systems shall meet the requirements of the National Electrical Code (NEC), National Electrical Safety Code (NESC), American Society of Civil Engineers (ASCE), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Underwriters Laboratories (UL), or International Electrotechnical Commission (IEC) as applicable and state building code and shall be inspected by either a county building inspector or a third-party inspector through the building permit process.
  - b. An Erosion and Sediment Control Plan must be submitted and approved prior to any land disturbance.
  - c. The site shall fully comply with all applicable provisions of the Sussex County Zoning Ordinance, to the extent not modified herein, throughout the life of this CUP.
4. A building permit must be obtained within 3 years of obtaining the Conditional Use Permit and the generation of solar electricity shall begin within one year after the building permit is obtained or this CUP shall be null and void.
5. This conditional use permit (CUP) shall be binding on Sappony LLC or any successors, assignees, current or future lessee, sub-lessee, or the owner of the solar energy facility.
6. The solar energy facility shall consist of one integrated power generation facility and shall be limited to no more than 250 acres of the 250 acres of the 371 acre property identified as "Sappony-Virginia Solar," as shown on the Maximum Extents Plan prepared by Timmons Group date May 27<sup>th</sup> 2016.
7. All site activity required for the construction and operation of the solar energy facility shall be limited to the following:
  - a. All piling driving shall be limited to the hours from the earlier of sunrise or 8 a.m. to the later of 6 p.m. or sunset, Monday through Saturday. The applicant may request permission from the County Administrator to conduct piling driving activity on Sunday, but such permission will granted or denied at the sole discretion of the County Administrator; and
  - b. All other construction activity on-site shall be permitted Monday through Sunday in accordance with the provisions of the County's Noise Ordinance.

8. A minimum one hundred and fifty (150) foot setback shall be maintained from solar equipment to any adjacent residential dwellings that exist at the time of the approval of the Board of Supervisors, unless it is across a public right-of-way from the solar equipment. This requirement may be reduced or waived if agreed to, in writing, by the owner of the residence. The security fence and project roads may be located within the setbacks. During construction the setback may be used for staging of materials and parking.
9. A minimum 50' foot setback from the solar equipment to the property line shall be provided around the perimeter of the project where it is adjacent to property not owned by the same property owner as covered in the CUP at the time of approval by the Board of Supervisors. Within the buffer, in areas where there is either less than 15 feet of native timber remaining on the project parcel or the solar equipment is less than 150' from the adjacent property line, a single row of evergreens will be planted within the 50 foot setback or adjacent to the project fence, where there is an adjacent property with an existing residence. Such evergreens shall be planted on 15 foot centers and shall be a Meyers Spruce, Eastern Red Cedar, Norway Spruce, or other similar tree (which alternate tree shall be subject to the prior written approval of the Community Development Department), and the evergreen installed shall have an anticipated five year height of six (6) feet to eight (8) feet after planting and an anticipated mature height of thirty (30) to forty (40) feet or low growing evergreen vegetation with an anticipated five year height of three (3) to five (5) feet after planting and a mature height of no more than seven (7) to ten (10) feet shall be planted. This requirement may be reduced or waived if agreed to, in writing, by the owner of the residence. The security fence and project roads may be located within the setbacks. During construction the setback may be used for the staging of materials or parking.
10. A minimum 50 foot setback from any solar structure to any public right-of-way shall be provided where the project is adjacent to the public right-of-way. Along public right-of-ways where there is either less than 15 feet of native timber remaining on the project parcel or the solar equipment is less than 150' from the public right-of-way, low growing evergreen vegetation with an anticipated five year height of three (3) to five (5) feet after planting and mature height of no more than seven (7) to ten (10) feet shall be planted, and/or in combination with a single row of Meyers Spruce, Eastern Red Cedar, Norway Spruce, or other similar tree planted on fifteen (15) foot centers (which alternative tree shall be subject to the prior written approval of the Community Development Department), with anticipated five year height of six (6) to eight (8) feet after planting and an anticipated mature height of thirty (30) to forty (40) feet, and/or in combination with a berm of sufficient height to block the view of the solar equipment, when standing at the edge of the public right-of-way at a height of 5'. This requirement may be reduced or waived if agreed to, in writing, by the Department of Community Development. The security fence and project roads may be located within the setbacks. During construction the setback may be used for the staging of materials and parking.
11. The Applicant shall install a security fence around the solar energy facility that is a minimum of seven (7) feet in height.
12. Construction lighting shall be minimized and shall be directed downward. Post-construction lighting shall be limited to security lighting only.
13. A decommissioning plan shall be developed by the Applicant and forwarded to the Community Development Department prior to approval of any building permits for the facility. If the solar energy facility is inactive (completely or substantially discontinuing

the delivery of electricity to an electrical grid) for a continuous twenty-four (24) month period, shall be considered abandoned. The Applicant shall provide notice to County staff immediately upon the site becoming inactive and/or shutting down operation. The current owner of the Project ("Project Owner") shall remove the facilities (decommissioning") within six (6) months of receipt of notice from the County ("County Notice"). If the facility is not removed within the specified time after the County Notice, the County may cause the removal of the solar energy facility with costs being borne by the Project Owner. Unless the solar energy facility is owned by a public utility in the Commonwealth of Virginia, the net costs of decommissioning shall be secured by an adequate surety in a form agreed to by the County Attorney, including but not limited to a letter or credit, cash or a guarantee by an investment grade entity, posted within 30 days of the project receiving its occupancy permit or equivalent from the County. If the solar energy facility is sold to an entity that is not a public utility, the CUP shall not transfer the purchaser until such time as the adequate surety is provided. If a surety is required, the cost estimates of the decommissioning shall be updated every five (5) years and provided to the County. At its option the County may require the surety amount be increased based on the net cost of decommissioning.

14. The applicant shall coordinate with the County's emergency services staff to provide to provide materials, education, and/or training to the departments serving the solar facility in regard to how to safely respond to on-site emergencies.
15. Access roads are to be marked by the Applicant with identifying signage.
16. A Construction Traffic Management Plan and mitigation measures shall be developed by the Applicant and submitted to the Virginia Department of Transportation and the County of Sussex for review. The Plan shall address traffic control measures, pre-and post-construction road evaluation and any necessary repairs to the public road that are requires as a result of damage from the Project. If traffic issues arise during the construction of the Project, the Applicant will develop with input from the County and VDOT appropriate measures to mitigate the issues.
17. All panels will use anti-reflective coatings.
18. No aspect of the solar facility shall exceed 25 feet in height, as measured from grade at the base of the structure to its highest point. Such height restriction shall not apply to the electrical distribution or transmission lines.
19. DELETED

### **SUGGESTED MOTIONS**

#### **To recommend approval:**

Mr. Chair, I move the Planning Commission recommend the Board of Supervisors approve Conditional Use Permit #2016-03 as proposed, as it complies with the requirements of the Zoning Ordinance and is consistent with the Comprehensive Plan.

#### **To recommend approval (with changes):**

Mr. Chair, I move the Planning Commission recommend the Board of Supervisors approve Conditional Use Permit #2016-03 with the following changes: \_\_\_\_\_ as it complies with the requirements of the Zoning Ordinance and is consistent with the Comprehensive Plan.



**To recommend denial:**

Mr. Chair, I move the Planning Commission recommend the Board of Supervisors deny Conditional Use Permit #2016-03 for the following reason (s): \_\_\_\_\_

This is to certify that letters notifying adjacent property owners of a public hearing of the Sussex County Planning Commission on Monday, August 1, 2016 for **Conditional Use Permit #2016-03, Virginia Solar LLC.**, applicant, were mailed on July 12, 2016 to the persons listed below:

**66-A-15**

BAIN PROPERTIES LLC.  
14512 SLEEPY HOLLOW RD.  
DISPUTANTA, VA 23841

**66-A-11,12 &13**

PHILLIGANE HERBERT & NANCY B  
POST OFFICE BOX 4  
CARSON, VA 23830

**66-A-30**

BUTLER LUMBER CO. INC.  
1504 SANTA ROSA RD. STE 100  
RICHMOND, VA 23229

**66-A-30\***

NEW FORESTRY LLC.  
15 PEDMONT CTR. STE 1250  
ATLANTA, GA 30305

**66-A-31**

MASON MURIEL V. & PRESTON E.  
216 N. PAXON STREET  
PHILIDELPHIA, PA 19139

**66-A-36**

DOROTHY C. DILLARD  
12019 PALESTINE ROAD  
STONY CREEK, VA 23882

**66-A-37**

CHARLIE E. JR & MAGGIE E LIFE EST  
C A CAPLE & BRENDA C BARBOUR ½ INT EA  
12038 PALESTINE ROAD  
STONY CREEK, VA 23882

**66-A-35**

DANIEL M. & TAMMY BOONE  
12027 PALESTINE ROAD  
STONY CREEK, VA 23882

**66-A-32**

BURGE ESSEX EST.  
C/O EVELYN BURGE-GREEN  
23914 MCKENNEY HIGHWAY  
STONY CREEK, VA 23802

**66-A-33**

JOE BURGE EST.  
C/O EVELYN U. BURGE-GREEN  
23917 MCKENNEY HIGHWAY  
STONY CREEK, VA 23882

**66-A-34**

GEORGE SMITH EST  
C/O CHARLIE CAPLE  
12038 PALESTINE ROAD  
STONY CREEK, VA 23882

**66-A-25**

JOHN & PAT RICHARDSON  
C/O WILLIAM J RICHARDSON  
1035 KING AVENUE  
PETERSBURG, VA 23805

**66-A-27**

JUDY W. HOUCHINS  
12085 BOOTH ROAD  
STONY CREEK, VA 23882

**66-A-27A & 28**

JUDY WARF HOUCHINS  
12101 BOOTH ROAD  
STONY CREEK, VA 23882

**66-A-17**

WAVERLY BURROW  
11451 SUSSEX DRIVE  
STONY CREEK, VA 23882

**66-A-19**

LEWIS F JR. ½ INT & REBECCA S  
LEWIS & SUSAN L WHITEFIELD ½ INT  
18502 DOVE LANE  
STONY CREEK, VA 23882

**66-A-21**

MOLLY PRINCE JOHNSON  
4503 COVENTRY ROAD  
RICHMOND, VA 23221

**66-A-9**

GALILEE BAPTIST CHURCH  
TRUSTEES OF %H H WRIGHT  
10096 BLUE STAR HI

**85-A-6**

ALBERT & VANESSA YOUNG  
4423 CLARKSON RD.  
RICHMOND, VA 23224

**85-A-5**

ERASTUS PARHAM EST.  
C/O PRESTON MASON  
216 N. PAXON ST.  
PHILIDELPHIA, PA 19139

**66-A-10A**

GOLDIE M. UPTON  
9415 AYNHOE LANE  
MECHANICSVILLE, VA 23116

**85-A-1**

REBECCA BOWEN P ANNIE D PEEBLES &  
%HARDING & CARBONE  
3903 BELLAIRE BLVD.  
HOUSTON, TX 77025

**85-A-7 & 14**

JARRATT KATHERINE EPPES 1/2INT&FRED  
R1/2 INT%HELEN S JARRATT AGEE  
5800 MAPLE GREEN CIRCLE  
RICHMOND, VA 23226

**85-A-8 & 9**

OTHA WYCHE  
11565 PALESTINE RD.  
STONY CREEK, VA 23882

**85-A-10**

GLENN MCGILVERY  
C/O DELBORA R. DILLARD  
12019 PALESTINE ROAD  
STONY CREEK, VA 23882

**85-A-13**

MOLLIE RICHARDSON  
C/O CHARLIE CAPLE  
12038 PALESTINE RD.  
STONY CREEK, VA 23882

**85-A-2, 3 & 4**

MURIEL MASON & PRESTON E.  
216 N. PAXON STREET  
PHILIDELPHIA, PA 29239

**66-A-18**

WAVERLY & DAISY BURROW  
11451 SUSSEX DR.  
STONY CREEK, VA 23882

*Andre M. Zeevaert*

Signature

Director of Community Development

Title

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**YAHOO! MAIL**  [Search Mail](#) [Search Web](#) [Home](#) [Andre](#)

Compose Archive Move Delete Spam More Collapse All

- Inbox (9999+)**
- Drafts (19)
- Sent
- Archive
- Spam (739)**
- Trash
- Smart Views
  - Important
  - Unread
  - Starred
  - People
  - Social
  - Shopping
  - Travel
  - Finance
- Folders (11)
  - Notes
  - Synced Mess... (11)**
- Recent

### Solar Energy Farms (3)

People

**From:** Pat Goddard [mailto:[goddard920@gmail.com](mailto:goddard920@gmail.com)]  
**Sent:** Thursday, June 16, 2016 9:56 AM  
**To:** Andre Greene <[amgreene@sussexcountyva.gov](mailto:amgreene@sussexcountyva.gov)>; Lorenzo Turner <[lturner@sussexcountyva.gov](mailto:lturner@sussexcountyva.gov)>  
**Cc:** FRED PEARSON <[pearsonfw@msn.com](mailto:pearsonfw@msn.com)>; Ellen Boone <[e.boone@sussexcountyva.gov](mailto:e.boone@sussexcountyva.gov)>  
**Subject:** Solar Energy Farms

Mr. Greene,

We have read the appraisal report and contacted two North Carolina counties mentioned in the appraisal concerning the impact of Solar Energy Farms (SEFs) on adjoining or nearby properties.

The report makes a convincing case. In his appraisal, Mr. Kirkland uses matched pairs for both before and after the installation of the solar farm panels to illustrate how or if the market reacts to the presence of the SEF. He used examples in Wayne and Person Counties and we spoke with the assessors at both counties for their opinion.

Alan Lumpkin is the assessor in Wayne County, NC and that county has over 15 solar farms. Alan also mentioned the county's adopted ordinance was on the county web site and it is attached for Sussex County's review. In Wayne County which has a large amount of agricultural land, the Solar farms are clean, quiet neighbors and the county appraisers have seen no adverse effect to the value of land or residences nearby. Their ordinance requires buffers of hedges and/or fencing and the ordinance specifies what happens if the use is discontinued.

In Person County, we spoke with Russell Jones and he stated that he had no indication of adverse effects on value in his county. He stated all are visible from the road but most are near active farm land. He also stated that sheep are farmed in some of the SEF enclosures with runoff from the panels used to water the sheep. It is an ingenious setup.

In most North Carolina Piedmont and Coastal counties, hog, chicken, and turkey farming are allowed and they are good employers but also they have odors, increased traffic, and water or lagoon challenges. Both assessors noted the lack of odor, lack of traffic, and lack of need for natural resources other than, of course, the need for sunlight for passive collection.

In summary, the two NC counties listed in the appraisal have no indication of negative impact of market value for residential lots or nearby agricultural land after a Solar Energy Farm was built.

I hope this is helpful in your consideration of solar energy farms in Sussex County and If you have questions or would like more information, just let me know.

Fred Pearson  
Pearson's Appraisal Service, Inc.

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**Andre Greene** <[amgreene@sussexcountyva.gov](mailto:amgreene@sussexcountyva.gov)>

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**Andre Greene** <amgreene@sussexcountyva.gov>

**From:** Pat Goddard [mailto:goddard920@gmail.com]

**Sent:** Thursday, June 16, 2016 11:41 AM

**To:** Andre Greene <amgreene@sussexcountyva.gov>

**Cc:** Lorenzo Turner <lturner@sussexcountyva.gov>; Ellen Boone <e.boone@sussexcountyva.gov>; pearsonfw@msn.com; Pat Goddard <goddard920@gmail.com>

**Subject:** Re: Solar Energy Farms

Mr. Greene,

I spoke with Bob Pearson who is very familiar with your land pricing and he said the "footprint" of the actual solar panels would increase in value but not the buffer areas.

Does that answer your question?

Best regards,

Pat Goddard

On Thu, Jun 16, 2016 at 10:27 AM, Andre Greene <amgreene@sussexcountyva.gov> wrote:

Mr. Pearson, I appreciate your quick response to the County's request. Another question that you may be able to assist in answering is whether or not the assessment of a property (currently assessed as agricultural land) would change to either commercial or industrial upon the location of a solar farm. The zoning of the property would remain agricultural but the use of the property would change from farmland to a solar facility.

My office is also trying to see ascertain the fiscal impact of a solar farm on the County. The proposed facility would only generate 20 MW of electricity which exempts the project from machinery and tools taxes.

Therefore, the question is whether or not the value of the land would increase?

Thanks for your assistance in this matter. If you require any additional information, please let me know.

Sincerely,

Andre M. Greene  
 Director of Community Development  
 Sussex County Administration Office  
 Post Office Box 1397  
 20135 Princeton Road  
 Sussex, Virginia 23884  
 Phone: [434-246-1043](tel:434-246-1043)  
 Fax: [434-246-2175](tel:434-246-2175)  
[amgreene@sussexcountyva.com](mailto:amgreene@sussexcountyva.com)

"Promoting orderly growth and redevelopment through strategic planning"

**From:** Pat Goddard [mailto:goddard920@gmail.com]

**Sent:** Thursday, June 16, 2016 9:56 AM

**To:** Andre Greene <amgreene@sussexcountyva.gov>; Lorenzo Turner <lturner@sussexcountyva.gov>

**Cc:** FRED PEARSON <pearsonfw@msn.com>; Ellen Boone <e.boone@sussexcountyva.gov>

**Subject:** Solar Energy Farms

Mr. Greene,

We have read the appraisal report and contacted two North Carolina counties mentioned in the appraisal concerning the impact of Solar Energy Farms (SEFs) on adjoining or nearby properties.



## COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION  
1700 North Main Street  
SUFFOLK, VIRGINIA 23434

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

June 13, 2016

Mr. Andre Greene  
Director of Community Development  
P.O. Box 1397  
Sussex, VA 23884

**RE: Sappony – Virginia Solar  
Sussex Drive (Route 40)  
Sussex County**

The Residency has completed its review of the subject conditional use permit preliminary site plan dated 5/27/16 and received by the VDOT Land Development Office on 6/9/16. We offer the following comments:

- 1) A moderate volume commercial entrance is required for this proposal for all access points onto the public right of way.
- 2) Sight distance for the entrances needs to be provided and evaluated for compliance in accordance with Appendix F of the VDOT Road Design Manual.

### ADVISORY

- a) Upon final plan approval, a Land Use Permit will be required prior to construction of any work within State maintained right of way limits or easements, including the installation and modification of driveways.

If you have any questions, please contact me at 757-346-3078 or [tommy.catlett@vdot.virginia.gov](mailto:tommy.catlett@vdot.virginia.gov).

Sincerely,

Tommy Catlett, P.E.  
Area Land Use Engineer  
Virginia Department of Transportation  
Franklin Residency