



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: November 6, 2017
Item No.: 3
Department: Planning and Community Development
Staff Contact: Rob Fowler
Issue: Special Use Permit-Turning Point Energy

Summary:

The County has received a special use permit application to permit the operation of a Solar Electrical Generation Facility located on Good Hope Road on Tax Map Parcels 044-A-83 owned by Linda Chaplain and Tax Map Parcel 043-A-36 owned by Frances Mary Reeve.

The properties total approximately 236.98 acres, The proposed facility will utilize approximately 137.29 acres and be buffered by a 20'undisturbed perimeter buffer.

The applicant stated that the proposed facility will be a passive development that will not be seen nor heard and will not impact adjacent properties. The facility will not generate noise, light, dust, odor, fumes, or vibrations. Water quality will be addressed according to Virginia Stormwater Management Permit requirements and be accessed via a single driveway on Good Hope Road and not generate a significant amount of traffic.

The property is presently zoned A1, Agricultural Conservation, and this zoning classification permits a Major Utility by Special Use Permit.

Attachments:

- 1. Public Hearing Notice**
- 2. Original Special Use Permit Application**
- 3. List of Adjoining owners notified of Special Use Permit Application**
- 4. Sample Letter Sent to Adjoining Owners**

Recommendations:

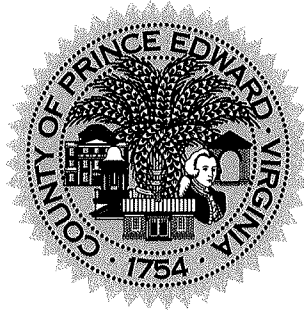
The Planning Commission will wish to hold a public hearing and render a decision concerning the Special Use Permit.

Motion _____
Second _____
Prengaman _____

Mason _____
Townsend _____
Jenkins _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Peery _____



Notice of Public Hearings

The Prince Edward County Planning Commission will hold a public hearing on Tuesday, November 21, 2017 at 7:00 p.m. in the Board of Supervisors Room, Prince Edward County Courthouse, 111 South Street, 3rd Floor, Farmville, Virginia, to receive citizen input prior to the Planning Commission making recommendations to the Board of Supervisors on the following:

1. Amend the Zoning Ordinance to allow Custom Manufacturing Facilities in the A1, Agricultural Conservation District, by Special Use Permit.
2. Request by Abner King for a Special Use Permit to operate a Custom Manufacturing Facility located at 653 Plum Creek Road on property identified as Tax Map Parcel 008-A-200. This is an A1, Agricultural Conservation District.
3. Request by Turning Point Energy for a Special Use Permit to allow the construction of a Solar Electrical Generation Facility located on Good Hope Road on property identified as Tax Map Parcels 044-A-83 and 043-A-36. This is an A1, Agricultural Residential District.

A complete copy of the proposed amendments to the Zoning Ordinance and the Special Use Permit applications are available for public review in the office of the Prince Edward County Administrator, 111 South Street, 3rd Floor, Farmville, VA, or on the county website at www.co.prince-edward.va.us. It is the County's intent to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact W. W. Bartlett, County Administrator at 434-392-8837.

COMMENTS: _____

PERMIT/APPLICATION NO _____
ZONING DISTRICT _____
MAGISTERIAL DISTRICT _____
DATE SUBMITTED _____

County of Prince Edward

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY APPLICATION
FOR SPECIAL USE PERMIT**

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION SPECIAL EXCEPTION REQUESTED:
VIA: ZONING ADMINISTRATOR

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: Turning Point Energy
Applicant's Address: 999 18th St., Suite 300, Denver, CO 80202
Applicant's Telephone Number: (970) 379 - 3937

Present Land Use: Vacant

Legal Description of Property with Deed Book and Page No. or Instrument No. _____
Deed Book 325, Page 15 and Deed Book 335, Page 157

Tax Map # 043 A 36 and 044 A 83 Acreage : 237 acres

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) Please see the attached narrative statement.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) Please see the attached statement of general compatibility.

Height of Principal Building (s): Feet Approx. 8 feet Stories N/A

APPLICANT'S STATEMENT: (if not owner(s) of property):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.

Adam M. Bl October 24, 2017
Signature of Applicant (if not property owner) Date

PROPERTY OWNER(S) STATEMENT:

I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.

Linda S. Chapman October 20 2017
Signature of Property Owner(s) Date

Signature of Property Owner(s) Date

Prince Edward County

Special Use Permit

Applicant: Turing Point Energy
999 18th Street, Suite 300
Denver, CO 80202

Date: November 7, 2017

Schedule B

List of property owners and mailing addresses adjoining the parcel proposed for Special Use.

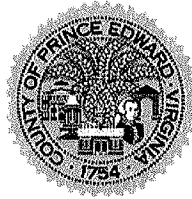
Parcel ID	Owner	Address	Note
044-A-80B	George & Penny Welch	115 Merriman Shop Road Pamplin, VA 23958	
044-A-81	Virginia Welch	681 Good Hope Road Pamplin, VA 23958	
058-A-1	Judith Shelton c/o David Franklin	9332 Highway 212 Marshall, NC 28753	
043-A-34	Robert & Laura McClenny	4638 Forest Chapel Road Pamplin, VA 23958	
058-A-2	Harry Wells	655 Heights School Road Pamplin, VA 23958	
044-A-84	Stephen & Robbin Bennett	1378 Nursery Road Pamplin, VA 239585	

BOARD OF SUPERVISORS

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COUNTY ADMINISTRATOR
W.W. BARTLETT

POST OFFICE BOX 382
FARMVILLE, VA 23901

(434) 392-8837 VOICE
(434) 392-6683 FAX

WBARTLETT@CO.PRINCE-EDWARD.VA.US

COUNTY OF PRINCE EDWARD, VIRGINIA

November 6, 2017

RE: Special Use Permit Application on Good Hope Road

To Whom It May Concern:

The Prince Edward County Planning Commission has scheduled a Public Hearing on Tuesday, November 21, 2017 at 7:00 p.m. to consider a Special Use Permit Application by Turning Point Energy. The Planning Commission meeting will be held in the Board Room on the Third Floor of the Prince Edward County Courthouse. A public hearing gives the Planning Commission the opportunity to gather citizen input prior to considering the special use request.

The request by Turning Point Energy is to allow the construction of a Solar Electrical Generation Facility, consisting of approximately 137.29 acres on Tax Map Parcels 044-A-83 owned by Linda Chaplain and Tax Map Parcel 043-A-36 owned by Frances Mary Reeve. The property is presently zoned A1, Agricultural Conservation District, and this zoning classification permits a Major Utility after issuance of a Special Use Permit.

You are receiving this notice because you own land adjacent to this parcel. The Special Use Permit application is available for review in the Prince Edward County Department of Planning and Community Development and on the county web page at www.co.prince-edward.va.us. If you have any questions about this meeting or the permit application, I encourage you to contact me by calling 434-392-8837 or electronically at rfowler@co.prince-edward.va.us

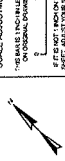
Sincerely,

Robert S. Fowler
Director
Planning and Community Development

REV	DESCRIPTION	DATE	BY
1	ADDRESS CHANGE IN COUNTY COMMENTS	1/17/2017	FLM

ORIGINAL PLAN SIZE: 24" X 36"

SCALE: 1" = 200 FEET



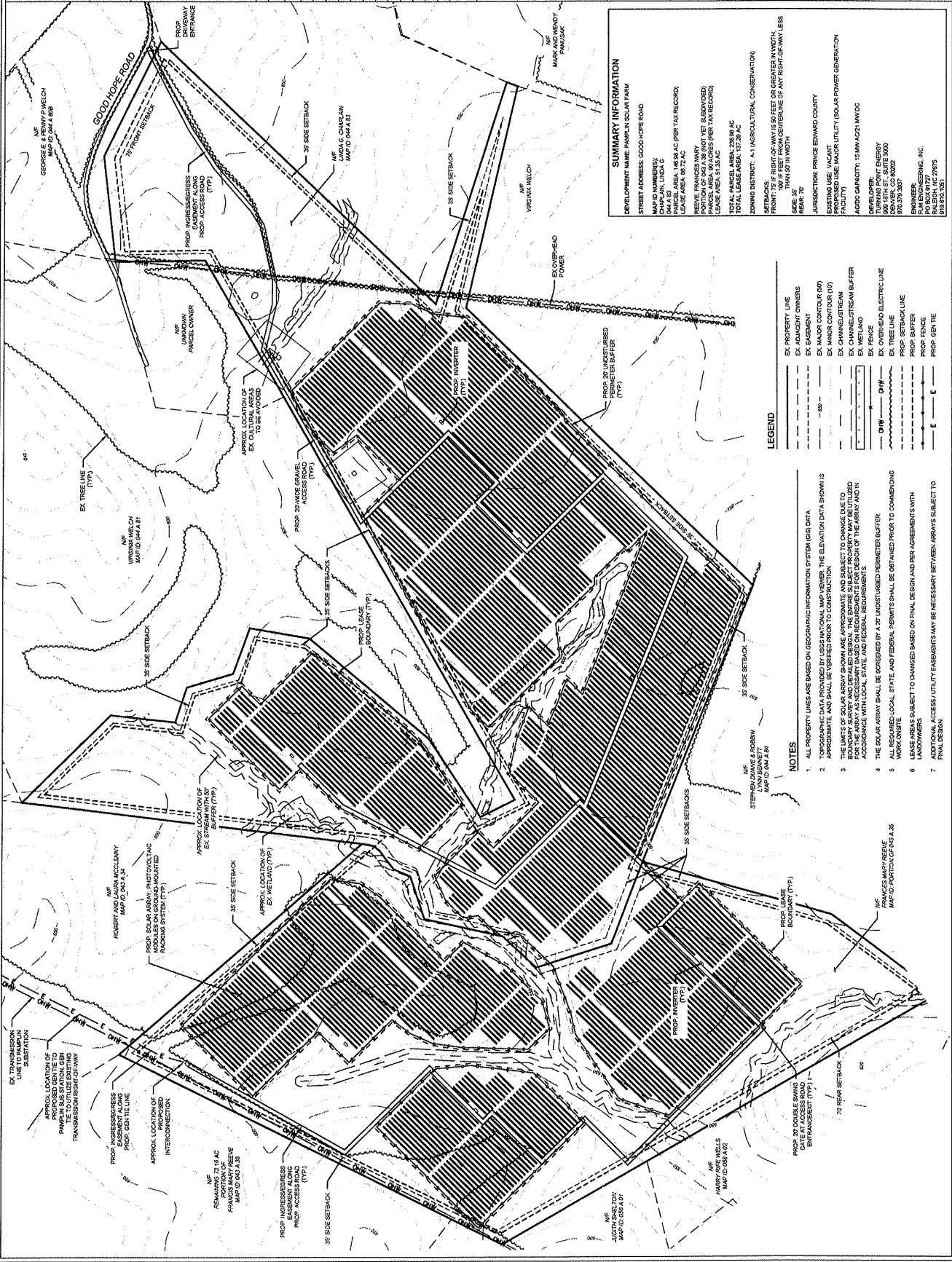
PAUPLIN SOLAR FARM
 GOOD HOPE ROAD
 PAUPLIN, VA 23855



DATE:	10-25-2017
SCALE:	AS SHOWN
DESIGNED BY:	DL
APPROVED BY:	FLM
PROJECT NO.:	1063

SPECIAL USE PERMIT
 TOPOGRAPHIC SITE PLAN

C-2
 SHEET 2 OF 2



SUMMARY INFORMATION

DEVELOPMENT NAME: PAUPLIN SOLAR FARM
 STREET ADDRESS: GOOD HOPE ROAD
 MAP ID NUMBER: 041A.89
 MAP ID: 041A.89
 LEASE AREA: 19.72 AC
 EXISTING USE: VACANT
 PORTION OF 041A.89 (NOT YET SUBDIVIDED)
 LEASE AREA: 19.72 AC
 TOTAL LEASE AREA: 20.98 AC
 ZONING DISTRICT: A-1 (AGRICULTURAL CONSERVATION)
 SETBACKS:
 FRONT: 75' IF RIGHT-OF-WAY IS 50 FEET OR GREATER IN WIDTH,
 100 FEET IF RIGHT-OF-WAY IS LESS THAN 50 FEET IN WIDTH
 SIDE: 35'

UNJURISDICTION: PRICE EDWARDS COUNTY
 ESTIMATED USE: VACANT
 ESTIMATED VALUE: \$0.00 (PER TAX RECORD)
 FACILITY: SOLAR POWER GENERATION
 ADDD CAPACITY: 15 MW AC/21 MW DC
 DEVELOPER: TURNING POINT ENERGY
 ADDRESS: 3000
 DENVER, CO 80202
 970.979.3807
 ENGINEER: TURNING POINT ENERGY, INC.
 ADDRESS: 1000
 RALEIGH, NC 27617
 919.979.3807

LEGEND

- EX PROPERTY LINE
- EX ADJACENT OWNERS
- EX EASEMENT
- EX MAJOR CONTOUR (5')
- EX MINOR CONTOUR (10')
- EX CHANNEL/STREAM
- EX CHANNEL/STREAM BUFFER
- EX FENCE
- EX OVERHEAD ELECTRIC LINE
- EX TREE LINE
- PROP SETBACK LINE
- PROP BUFFER
- PROP FENCE
- PROP GEN TIE

NOTES

1. ALL PROPERTY LINES ARE BASED ON GEOGRAPHIC INFORMATION SYSTEM (GIS) DATA.
2. TOPOGRAPHIC DATA PROVIDED BY USGS NATIONAL MAP VIEWER. THE ELEVATION DATA SHOWN IS APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
3. THE LIMITS OF SOLAR ARRAY SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE DUE TO FIELD CONDITIONS. THE SOLAR ARRAY SHALL BE SCREENED BY A 20' UNDISTURBED PERIMETER BUFFER FOR THE ARRAY AS NECESSARY BASED ON REQUIREMENTS FOR DESIGN OF THE ARRAY AND IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
4. THE SOLAR ARRAY SHALL BE SCREENED BY A 20' UNDISTURBED PERIMETER BUFFER.
5. ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS SHALL BE OBTAINED PRIOR TO COMMENCING WORK ON SITE.
6. LEASE AREAS SUBJECT TO CHANGES BASED ON FINAL DESIGN AND PER AGREEMENTS WITH LANDOWNERS.
7. FINAL DESIGN ACCESS/UTILITY EASEMENTS MAY BE NECESSARY BETWEEN ARRAYS SUBJECT TO FINAL DESIGN.

© 2017 THE OWNERS SHALL NOT BE RESPONSIBLE FOR ANY OF THE INFORMATION CONTAINED ON THIS SHEET UNLESS IT IS SPECIFICALLY IDENTIFIED AS SUCH.