

Lunenburg County Planning Commission Agenda for October 6th, 2022, at 7:00 p.m.

If anyone desires to speak during Citizen Time or a Public Hearing, please approach the lectern prior to the start of the meeting to provide your name and your address. Please place it under the appropriate section (Citizen Time or corresponding Public Hearing).

Please be advised this meeting is being recorded.

1. Call to Order
2. Roll Call of Members
3. Requests for Additions or Modifications to the Agenda*
4. Declaration of Conflict-Of-Interest Statements
5. Approval of Minutes
6. Planning and Economic Development Update
 - a. Director of Planning and Economic Development Monthly Report
7. Citizen Time*(Public Speaking Guidelines are to be followed*)
8. Recommendation for the following, as advertised* (Public Speaking Guidelines are to be followed*):
 - a. **Lunenburg Event Venue Ordinance**
 - b. **Amendment to the Lunenburg Event Permit Ordinance**
 - c. **CUP 3-22: Conditional Use Permit** for Robert McQuillan, III—Funky Fungi Foods—to operate a Retail Store and Shop/Personal Service Business (Restaurant) on tax parcel 002-0A-0-5, 848 Free State Road, Meherrin, VA 23954, consisting of 3.12 acres in an A-1 Agricultural Zone.
9. Other Business
 - a. Article of Interest
10. Announcement of the Next Meeting Date
 - a. **November 3rd, 2022, at 7:00 p.m.**
11. Adjournment

3* *To the extent necessary to consider items requiring Commission action, the order of the agenda for a regular Commission meeting shall be as followed, unless by majority vote and the Commission shall confine discussions to matters contained on the agenda. The Chairman may allow any agenda items to be called out of sequence.*

7* *Any member(s) of the public may speak on any item not on the current agenda under the Public speaking guidelines found in item 6**. At the beginning of the comments by a citizen, additional time may be requested by the speaker. The Chairman shall decide on the amount of time to be provided.*

8* *Any member(s) of the public addressing the Planning Commission shall approach the lectern, give his or her name and address in an audible tone of voice for the record, and address the Commission as a body rather than speak to any member. Unless further time is granted by the Commission, any member of the public shall address the Commission for a maximum of five (5) minutes, regardless of the number of issues he or she desires to discuss. The proponent of any application, petition, or plan that is the subject of the public hearing shall be allowed to address the Commission for a maximum of fifteen (15) minutes.*

Approval of Minutes

MINUTES OF THE LUNENBURG COUNTY PLANNING COMMISSION

July 7th, 2022, AT 7:00 PM

The Lunenburg County Planning Commission held its meeting on July 7th, 2022, at 7:00 p.m. in the 2nd floor courtroom, Lunenburg Courts Bldg., Lunenburg, VA. Commissioners Jennings, Pennington, Tharpe, Thompson, and Trent were present. Also, in attendance was Clerk of the Planning Commission, Taylor N. Newton, and Assistant County Attorney, Drew DiStanislao. Commissioner Drummond was absent due to work.

The meeting was called to order at 7:00 p.m.. Ms. Newton conducted a roll call of Commissioners, which all but Commissioner Drummond and Shell were present.

Chairman Tharpe called for any additions or modifications to the agenda. Ms. Newton requested Citizen Letter be added as Item 9B and Legislative Update be added as item 9C.

Chairman Tharpe called for declarations of conflict of interest to be disclosed. None were brought forth by any member.

Chairman Tharpe called for action on the minutes of the June 2nd, 2022, meeting. There being no additions or corrections to the minutes; a motion was made by Commissioner Trent and seconded by Commissioner Pennington that they be approved as presented. Unanimously approved.

The Director of Planning and Economic Development monthly report was provided. It was advised that it was in their packet. No questions arose from the Commission.

No citizens came forward during citizen time.

Chairman Tharpe called for a recommendation on “**CUP-4-21 Conditional Use Permit** for Dogwood Lane Solar, to construct and operate a 4 MW, medium-scale solar array located on tax parcel 035-03-0-2C, West on Main Street (Rte 40) from Kenbridge, VA, then North on Dogwood Lane; the access to the property is approximately 522 feet on the left (the nearest addresses to the project parcel include 20 Epps Lane, Kenbridge, VA 23944 and 116 Dogwood Lane, Kenbridge, VA 23944). The parcel consists of 32.48 acres in an A-1 (Agricultural) zone.”

Chairman Tharpe noted that the public hearing was held the previous month and there was not a letter from the Town of Kenbridge at that time. Ms. Newton provided the letter from the Town of Kenbridge pertaining to their decision as to whether the facility would impact the future expansion or critical infrastructure needs of the Town. It has been deemed by the Town of Kenbridge Planning Commission and Town Council that the project would not impact their future expansion or critical infrastructure needs. Chairman Tharpe advised that the decision was deferred until a recommendation was received from the Town of Kenbridge. Chairman Tharpe asked the will of the Commission.

A roll call vote was conducted of the Commissioners:

- Commissioner Jennings—Yah—it is in Kenbridge, and they don’t have an issue—doesn’t really impact the Town of Victoria
- Commissioner Pennington—Yah—Good for the County—Glad it went through the Town of Kenbridge and then came back to the County

- Commissioner Tharpe—Nay—Through months of working with them he could not, himself do business with them and could not subject the citizens to do business with them
- Commissioner Thompson—Yah—Reiterated what Commissioner Trent stated—It is good for the County and time we move forward
- Commissioner Trent—Yah—Small facility—Good thing—Town of Kenbridge is okay with it—Appears to comply with the Joint Comprehensive Plan—Good for the County
- Commissioner Drummond—Absent
- Commissioner Shell—Absent

The vote is 4-1 for recommendation to the Board of Supervisors for approval of the Conditional Use Permit application with the conditions listed in the staff report.

Chairman Tharpe called for New Business—Mr. DiStanislao advised that a meeting was held on this date and some changes were recommended but will hopefully be able to proceed for public hearing next month with the ordinance.

Ms. Newton advised that the Planning Commissioners have a letter received from a citizen. This would be for their review but would be presented for the record when the Conditional Use Permit application came before the Planning Commission. Commissioner Trent advised that the gentlemen called him, but he did not answer—wants them to be aware that they should not be calling because they cannot discuss it one-on-one with them.

Additionally, Ms. Newton provided the legislative updates that went into effect on July 1st, 2022, pertaining to solar facilities.

- 5MW or less projects will be required to participate in revenue share
- Advised the Town of Kenbridge approved \$25,000 per MW motion

No questions were brought forth.

The announcement of the next Planning Commission meeting on August 4th, 2022, at 7:00 p.m. was made—if a meeting would not occur, the Commissioners would be notified. On a motion by Commissioner Thompson and seconded by Commissioner Pennington, the meeting was adjourned at 7:11 p.m.

James Tharpe, Chairman
Lunenburg County Planning Commission

Taylor N. Newton, Clerk
Lunenburg County Planning Commission

**Director
of
Planning
and
Economic
Development
Monthly
Update**

Planning Commission Meeting—October 6th, 2022

Director of Planning and Economic Development's Monthly Report

Events in July:

June 4th—*Office Closed in Observance of Independence Day*
July 5th—*Meeting with a Local Non-Profit to Discuss Funding Possibilities*
July 7th—*VGA Board Mtg at Southside PDC*
July 7th—*Event Venue Committee Mtg*
July 7th—*Planning Commission Mtg*
July 8th—*PTO*
July 11th—*Community Needs Transportation Workgroup*
July 11th—*ImpactED*
July 11th—*Virtual Mtg w/CRC about VEDP Applications*
July 12th—*VBRSP Guideline & Application Webinar*
July 12th—*Laurel Branch Solar 2nd Community Mtg at Kenbridge Town Hall*
July 14th—*Solar Pre-Application Virtual Mtg*
July 14th—*Board of Supervisors' Mtg*
July 15th—*WFH/PTO*
July 18th-July 20th—*2022 American Planning Association Virginia Chapter Annual Conference in Richmond, VA*
July 22nd—*Virtual Mtg w/Dominion to discuss Laurel Branch Solar*
July 26th—*Virginia Stakeholder IIJA Implementation Webinar w/ White House Infrastructure Team*
July 27th—*Site Visit w/ Virginia State Police to Joe's Towing to Follow-up on CUP and Complaints Received*
July 27th—*Event Venue Committee Virtual Mtg*
July 28th—*VGA Marketing Committee Virtual Mtg*
July 28th—*MAPC: Planning for Agriculture, Wind and Solar*
July 29th—*Rural Solar Development Coalition Virtual Mtg*
July 29th—*Rehoboth Road Cell Tower Virtual Mtg*
July 29th—*Site Visit to a Family Cemetery that is Non-Compliant w/County Code of Ordinances*
July 29th—*Mtg w/Liz Hamlett at the COR Office*
July 29th—*Virtual Mtg w/CRC, Town of Kenbridge, and Local Property Owner to Discuss Funding Options*

Planning Commission

- July 7th—Planning Commission voted 4-1 to recommend approval of the facility to the Board of Supervisors
 - o The Public Hearing had been conducted the previous month, so it was not required at this meeting, only a recommendation would be made
- Event Venue Ordinance was discussed, and several amendments still need to be made prior to it being provided to the Planning Commission for consideration
- Advised of a Citizen letter received that would be provided to the Planning Commission once they review the Laurel Branch Solar Application
- Provided legislative updates pertaining to solar, which were effective on July 1st, 2022
- Advised that the Town of Kenbridge passed the motion of \$25,000 per megawatt required to be paid by solar developers in addition to revenue share

Broadband

- 911 Fiber Buildout
 - All overhead and underground fiber installation completed
 - The final phase will be run the fiber in the Courthouse Complex, DataCare, and Victoria Fire and Rescue Station 2
 - Anticipated to be completed by the middle of August
- Kinex Last Mile Broadband Project—Tobacco Commission Grant
 - Working on completing the client installs, so the grant can be closed out on or before September 6th, 2022
- VATI/RDOF
 - Contract between DHCD, Kinex, and CRC was signed on June 29th, 2022
 - Kinex began seeking sub-contractors to be placed under contract for the project
 - Responded to citizen questions
 - July Update
 - The sub-contractor will be moving crews into Prince Edward within a day or so of the signing of the contract with Kinex
 - More crews will be moved to the area following their completion of North State and Segra projects
 - Will be receiving monthly updates
 - Monthly project management meetings

Solar

- Worked with The Berkley Group to determine if the current building and electrical permit are acceptable for solar facilities or if new ones specifically for solar will need to be created
 - It has been determined that new permits will need to be created and then reviewed by The Berkley Group
- Attended the Rural Solar Development Coalition call
 - Topics discussed:
 - How localities will be taxing the facilities
 - Potential problems that will arise with facilities in the process as well as approved
 - Local compensation from the developers in the form of substantial payments
 - Provided the motion and amended motion by W. Hoover
 - Provided the Red Brick Siting Agreement and Conditions for review and to go into a database to assist with a regional database
- Solar Facilities Committee
 - Discussed
 - Solar Ordinance amendments
 - Purchase of a drone to assist with site inspections by T. Newton and J. Tuck
 - Addressed citizen concerns and questions
- Dogwood Lane Solar
 - Letter from the Town of Kenbridge was read regarding the impact the facility would have on possible future expansion or critical infrastructure needs
 - The project was deemed that it would not affect the future expansion or critical infrastructure needs of the Town
 - July 7th—Planning Commission voted 4-1 to recommend approval of the facility to the Board of Supervisors

- Planning Commission Action Report completed and signed by Planning Commission Chairman, Assistant County Attorney, and Planning Commission Clerk
- July 21st—notice sent to adjoining property owners and public hearing for the CUP and Siting Agreement advertised in the KV Dispatch and Southside Messenger
- Laurel Branch Solar/Switchyard
 - Provided the revisions that were noted in the 2nd Non-Compliant/Deficient Letter
 - Will be submitting the Laurel Branch Switchyard application
 - Once the Switchyard application is submitted, then both applications will run concurrently, but will stand alone
 - Switchyard Community Meeting is scheduled for Monday, August 22nd, 2022, from 6:30 p.m. to 8:30 p.m. at the Kenbridge Town Office, Downstairs Conference Room (see flyer and letter attached)
- Red Brick Solar
 - Will be providing the Department of Environmental Quality's (DEQ) Permit By Rule (PBR) application for public review
 - It will be available for review in the Lunenburg County Administration Office, Victoria Town Office, and Kenbridge Town Office
 - It will be available online at: https://www.redbricksolar.com/pbr_application_materials
 - A public meeting will be held on September 7th, 2022, from 5:00 p.m. to 7:00 p.m. at the People's Community Center—1021 Tidewater Avenue, Victoria, VA 23974
 - The 30-day comment period on the application will commence August 18th, 2022, through September 17th, 2022
 - First substantial payment of \$500,000 has been received

Other Activities

- Provided a letter pertaining to a non-compliant family cemetery (see attached)
- Conducted a site visit to Joe's Towing with Virginia State Police following the receipt of complaints
 - Violation letter provided to Joseph Kellum, owner of Joe's Towing (see attached)
- Assisted with an inquiry on a Fireworks Permit
- Inquired on which cell tower consultants neighboring localities utilize for:
 - Review of Conditional Use Permits/Cell Tower Recertification
 - Update and amend the current Cell Tower Ordinance
- Submitted a Virginia Brownfields Planning Grant Application for a property in the Town of Victoria with the assistance of the CRC
 - Awaiting response as to whether it has been awarded
- Continued to work on securing funding for the installation of new airport hangars
- Pre-Application meeting with a solar developer
- Received the CUP Application/Recertification for the cell tower at Longview Dr/Dix Dr
- Reviewed CUP Application for a new business in Meherrin
 - Staff report will be completed following the site visit with J. Tuck
- Received guidance from Virginia Tourism Corporation (VTC) that event venues that are categorized by agribusiness/agritourism are required to follow a locality's zoning ordinance
- Assisted the Town of Kenbridge with:
 - Closeout of a grant application
 - Application for an Industrial Revitalization Fund Grant

- Application for Virginia Brownfields Program Planning Grant
- Hazard Mitigation Plan
- Revised the current County website to provide links to:
 - Planning Commission
 - Conditional Use Permits
 - Applications
 - General Information
 - The application process
 - Approved Conditional Use Permit Applications for 2022
- Provided possible locations for an Economic Development prospect; however, Lunenburg was not selected for site visits
- VGA Marketing Committee
 - Regional GO VA R3 and TRRC application for site readiness (up-tiering industrial parks)
 - Characterization of industrial sites that have not been characterized
 - Events occurring in each locality
 - Primary needs of each locality
- Submitted the Annual Enterprise Zone report
- Continuing to pursue the additional three (3) acres needed to meet the one hundred (100) acre threshold for VEDP
- No Commonwealth Regional Council Meeting for the month of July 2022
- Assisted in the creation of a transportation survey, which will be distributed to the counties involved in the Commonwealth Regional Council, once approved

UPCOMING dates of interest:

August 2nd: *National Night Out*

August 11th: *BOS Mtg*

August 15th: *First Day of School for Lunenburg*

August 17th: *Commonwealth Regional Council Meeting in Farmville*

August 22nd: *Laurel Branch Solar Switchyard Community Meeting*

August 25th: *Controlled Environment Agriculture in Southern Virginia Mtg in Danville*

September 5th: *Office Closed in Observance of Labor Day*

September 14th: *Certified Zoning Administrator Exams in Roanoke, VA*

September 16th: *CRC FOIA Training in Farmville*

“Do not be embarrassed by your failures, learn from them and start again.”

-Richard Branson

August Update

Planning Commission Meeting—October 6th, 2022

Director of Planning and Economic Development's Monthly Report

Events in August:

August 1st: *New Website Training—pt. 1*
August 2nd: *Walkthrough at Old SPCA w/ J. Tuck*
August 3rd: *Contact Team Meeting at Moe's w/ R. Newton, T. Gee, and T. Matthews*
August 4th: *VA 811/Miss Utility Training virtually*
August 5th: *VA 811/Miss Utility Account Going Live Training Virtually*
August 8th: *Community Needs—Transportation Workgroup*
August 8th: *New Website Training Virtually—pt. 2*
August 11th: *Board of Supervisors' Meeting*
August 12th: *VATI Grant Management Virtual Team Meeting*
August 12th: *Town of Kenbridge Economic Development Project—IRF Grant Virtual Meeting*
August 17th: *CRC Meeting—Farmville, VA*
August 18th: *Work Ready Communities Quarterly Alumni Team Virtual Team Meeting*
August 22nd: *Work from Home—no childcare*
August 22nd: *Community Needs—Transportation Workgroup*
August 22nd: *Community Meeting for Laurel Branch Switchyard—Kenbridge, VA*
August 24th: *Southern Virginia Community Leaders Discussion w/ Senator Warner—Keysville, VA*
August 25th: *Controlled Environment Agriculture in Southern Virginia—Danville, VA*
August 29th: *Community Needs—Transportation Workgroup*
August 31st: *New Website Launch Meeting—In Office w/ T. Gee and N. Clark*

Planning Commission

- There was not a Planning Commission meeting for the month of August due to applications being incomplete and not ready to proceed.
- Currently, there is not a Planning Commission meeting for September due to applications still not being complete, so they are not ready to proceed.

Broadband

- 911 Fiber Buildout
 - o BCS completed work on August 29th, 2022
 - o The invoice for rock boring and conduit, which was not initially anticipated will be sent
 - o Email will be received to confirm project completion
- Kinex Last Mile Broadband Project—Tobacco Commission Grant
 - o Working on completing the client installs, so the grant can be closed out on or before September 6th, 2022
- VATI/RDOF
 - o Kinex has executed the contracts with the sub-contractors.
 - o Attended monthly project management meeting
 - o August monthly report from Kinex (see attached)

Solar

- Working with Berkley Group to get the amendments completed for the Lunenburg Solar Facilities Ordinance.
 - o Working with Mecklenburg Assistant County Administrator to review how they processed their amendments.
- Dogwood Lane Solar

- Board of Supervisors approved the CUP and Siting Agreement on August 8th, 2022.
- 1st Substantial Payment is due by September 12th, 2022
- Reimbursement invoice sent for costs incurred during the application process.
- Responded to citizens' questions pertaining to the project.
- Laurel Branch Solar
 - Reimbursement invoice sent for costs incurred during the application process.
 - Received notice from the developer that the project will be adding additional land, so they will be revising the application and resubmitting.
 - Once the application has been resubmitted, it will be sent to the Berkley Group for third-party review
 - Responded to citizens' questions pertaining to the project.
- Red Brick Solar
 - Will be providing the Department of Environmental Quality's (DEQ) Permit By Rule (PBR) application for public review
 - It will be available for review in the Lunenburg County Administration Office, Victoria Town Office, and Kenbridge Town Office
 - It will be available online at: https://www.redbricksolar.com/pbr_application_materials
 - A public meeting will be held on September 7th, 2022, from 5:00 p.m. to 7:00 p.m. at the People's Community Center—1021 Tidewater Avenue, Victoria, VA 23974
 - The 30-day comment period on the application will commence August 18th, 2022, through September 17th, 2022
 - Responded to citizens' questions pertaining to the project.
- Laurel Branch Switchyard
 - Community meeting held on August 22nd, 2022
 - Received Conditional Use Permit Application and fee
 - Application referred to the Berkley Group for third-party review to determine completeness
 - Responded to citizens' questions pertaining to the project.

Other Activities

- Aided the Town of Victoria to locate funding sources for an economic development venture
- Attended National Night Out at Victoria Railroad Park to provide information and answer questions pertaining to local government
- Coordinated Victoria Fire and Rescue standby for the firework display at Waverly Estate on Saturday, August 27th, 2022
 - Additionally, all law enforcement, EMS, fire, and Dispatch in the County were notified.
- Attended the fireworks display to receive the donation for the support provided by Victoria Fire and Rescue and provide the fireworks permit
- VGA Marketing Committee
 - Worked collectively to obtain the materials needed for the site characterization and up-tiering regional application
- Assisted in the creation of a transportation survey, which will be distributed to the counties involved in the Commonwealth Regional Council
 - Transportation survey will run September 1st, 2022, through October 3rd, 2022
 - The survey will be available electronically and in hard copies.

- Received the PER bid for environmental work to be conducted at the airport prior to the installation of new t-hangars
 - o Working with David Denny to locate funding for the preliminary work

UPCOMING dates of interest:

September 5th: *Labor Day—Office Closed*
September 7th: *Red Brick Solar-Permit By Rule Community Meeting*
September 8th: *BOS Meeting*
September 14th: *Zoning Administrator Certification Exams—Roanoke, VA*
September 15th: *VGA Board Meeting—South Hill, VA*
September 16th: *CRC FOIA Training—Farmville, VA*
September 16th: *Music in the Park at 6:00 p.m.—Victoria Railroad Park*
September 17th: *100th Birthday Celebration at Kenbridge School (Kenbridge Town Hall)*
September 17th: *Kenbridge Harvest Festival*
September 21st: *CRC Meeting—Farmville, VA*
September 24th: *Mark Wallace & Carolina Connection at 7:00 p.m.—Kenbridge HS Auditorium*
October 4th through 6th: *2022 Maryland-Virginia Agriculture Development Conference—Goochland and Powhatan, VA*
October 7th: *Music in the Park at 6:00 p.m.—Victoria Railroad Park*
October 8th: *Car Show, Autumn Day, and Truck Pull—Victoria Railroad Park*

“There are no secrets to success, it is the result of preparation, hard work, and learning from failure.”

- *Colin Powell*

Planning Commission Meeting—October 6th, 2022

Director of Planning and Economic Development's Monthly Report

Events in September:

September 2nd: *PTO*
September 5th: *Office Closed in Observance of Labor Day*
September 7th: *Red Brick PBR Community Meeting*
September 8th: *Event Venue Committee Meeting*
September 8th: *Board of Supervisors Meeting*
September 9th: *Virginia's Crossroads Meeting—South Hill, VA*
September 9th: *VATI Grant Project Management Team Meeting*
September 12th: *Community Needs—Transportation Workgroup*
September 14th: *Certified Zoning Administrator Exams—Roanoke, VA*
September 15th: *VGA Board Meeting—Virtual*
September 16th: *CRC FOIA Training—Farmville, VA*
September 19th: *Rural Solar Development Coalition—Virtual*
September 19th: *Chamber of Commerce Board Meeting*
September 21st: *CRC Meeting—Farmville, VA*
September 21st: *Local Economic Developers Meeting—Lynchburg, VA*
September 28th: *Virtual Meeting with VEDP*
September 29th: *Chamber of Commerce Membership Meeting*

Planning Commission

- There was not a Planning Commission meeting for the month of September due to applications being incomplete and not ready to proceed.
- There is a Planning Commission meeting for the month of October

Broadband

- 911 Fiber Buildout
 - o There was damage to the fiber from boring conducted by Kinex
 - BCS has repaired the fiber and tested with all working properly
 - Kinex was advised of the damage they caused and are aware that they will be receiving the invoice for BCS repairing the fiber
- Kinex Last Mile Broadband Project—Tobacco Commission Grant
 - o Project completed
 - o Final reimbursement request submitted to the Tobacco Commission
- VATI/RDOF
 - o Attended monthly project management meeting
 - o September monthly report from Kinex (see attached)

Solar

- Working with Berkley Group to get the amendments completed for the Lunenburg Solar Facilities Ordinance.
 - o Working with Mecklenburg Assistant County Administrator to review how they processed their amendments.
- Dogwood Lane Solar
 - o Fully executed Siting Agreement, Approved Conditional Use Permit Conditions, and Resolutions mailed
 - o Substantial payment invoice #1 sent
- Laurel Branch Solar
 - o Reimbursement invoice sent for costs incurred during the application process.
 - o Received amendment to the application. Provided to the Berkley Group for review.

- Responded to citizens' questions pertaining to the project.
- Red Brick Solar
 - Attended the community meeting for the Permit By Rule (PBR) application
 - Responded to citizens' questions pertaining to the project.
- Laurel Branch Switchyard
 - Application referred to the Berkley Group for third-party review to determine completeness
 - Responded to citizens' questions pertaining to the project.
 - Received completeness report and provided to legal counsel for review.
- Wheelhouse Solar
 - Received electronic application, CUP application form, and fee.
 - Waiting on the receipt of the hard copies of the application
 - Submitted to the Berkley Group for review

Other Activities

- Aided the local business owner to locate funding sources for an economic development venture
- Attended VGA Board Meeting
- Administering/Leading the Transportation Workgroup to increase the number of responses received for the survey
 - Transportation survey will run September 1st, 2022, through October 3rd, 2022
 - The survey will be available electronically and in hard copies.
 - Once the survey ends, the data will be compiled to determine what types of funding can be pursued to address the issues.
- Received the PER bid for environmental work to be conducted at the airport prior to the installation of new t-hangars
 - Working with David Denny to locate funding for the preliminary work
 - Larry Way spoke with the Department of Aviation, and they will not aid in funding the PER work because it is considered an expansion project.
- Met with Mr. Patel pertaining the completeness of his CUP application
- Met with Radford University and Karen McGrath, LCPS, to discuss training in cyber, GIS, and data science.
- Met with VEDP to discuss Lunenburg County Trade
- Worked on spending plan for VTC ARPA funds—waiting on meeting with VTC to review prior to submission
- Virtually met with a cell tower company to discuss recertification
- Met with T. Gee and N. Clark to discuss the updates and information input for the new website

UPCOMING dates of interest:

October 3rd: *Transportation Survey Due*

October 4th: *Tobacco Commission Fall Reception—South Boston, VA*

October 4th through 6th: *2022 Maryland-Virginia Agriculture Development Conference—Goochland and Powhatan, VA*

October 7th: *Music in the Park at 6:00 p.m.—Victoria Railroad Park*

October 8th: *Car Show, Autumn Day, and Truck Pull—Victoria Railroad Park*

October 10th: *Office Closed in Observance of Columbus Day*

October 12th through 13th: *Governor's Summit on Rural Prosperity—Smithfield, VA*

October 19th through 21st: *Virginia Rural Planning Caucus—Pembroke, VA*

October 26th: *Secretary of Commerce and Trade Regional Tour*

“Every job is a self-portrait of the person who does it. Autograph your work with excellence.”

- *Author Unknown*

Citizen Time

Citizen Time

Any member(s) of the public may speak on any item(s) not on the current agenda under the Public Speaking Guidelines read previously. At the beginning of the comments by a citizen, additional time may be requested by the speaker. The Chairman shall decide on the amount of time to be provided.

Public Hearing

Statement on Public Speaking for Planning Commission Meetings

Any member of the public addressing the Planning Commission shall approach the lectern, give his or her name and address in an audible tone of voice for the record, and address the Commission as a body rather than speak to any member. Unless further time is granted by the Commission, any member of the public shall address the Commission for a maximum of five (5) minutes, regardless of the number of issues he or she desires to discuss. The proponent of any application, petition, or plan that is the subject of a public hearing shall be allowed to address the Commission for a maximum of fifteen (15) minutes.

Citizen time

Any member of the public may speak on any item not on the current agenda under the above guidelines

Request for additional time to speak

At the beginning of the comments by a citizen additional time may be requested by the speaker. The Chairman shall decide on the amount of time to be provided.

Written comments

Written comments are most helpful in reviewing issues under consideration. Citizen input is valuable and appreciated. The Commission encourages citizens to submit their comments in writing or any information pertaining to the issues at hand. There is not a limit on written comments; clarity and succinctness is encouraged.

LUNENBURG COUNTY -PUBLIC NOTICE

The Lunenburg County Planning Commission will hold a public hearing on Thursday, **October 6th, 2022**, beginning at **7:00 PM** in the 2nd floor Courtroom; Lunenburg Courts Building, Lunenburg, VA 23952 for public input on the following:

- 1. Lunenburg Event Venue Ordinance**
- 2. Amendment to the Lunenburg Event Permit Ordinance**

A copy of the full text of both ordinances are available to review in the County Administration Office, 11413 Courthouse Road, Lunenburg, VA 23952, and on the Lunenburg County website at www.lunenburgva.org pursuant to Virginia Code §15.2-1427.

- 3. CUP 3-22 Conditional Use Permit** for Robert McQuillan, III—Funky Fungi Foods to operate a Retail Store and Shop/Personal Service Business (Restaurant) on tax parcel 002-0A-0-5, 848 Free State Road, Meherrin, VA 23954, consisting of 3.12 acres in an A-1 Agricultural Zone.

It is the intention of the Lunenburg County Planning Commission to comply with the Americans with Disabilities Act. Should you need special Accommodations, please contact the County Administration office at 434.696.2142 prior to the meeting date.

Written comments will be appreciated, in lieu of oral presentation. Please send comments to taylor@lunenburgva.gov or Lunenburg County Administration Office, Office of Planning and Economic Development, 11413 Courthouse Road, Lunenburg, VA 23952.

Sec. – Definitions.

The following words, terms, and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context indicates a different meaning:

Event Venue means real property and the use of real property, typically in a rural setting, with or without permanent structures for the purpose of conducting private social events. Except as otherwise provided herein, such events are not for general admission attendees and are hosted by an individual entity on a contractual basis between the individual entity and the group using the venue. Such events shall include, but not be limited to, social gatherings, weddings, wedding rehearsals, wedding parties, corporate outings, and educational and cultural events, with or without live entertainment, where food and drink may be consumed on site. Such events shall not exceed the capacity of the venue. An Event Venue shall only be permitted to operate with a Conditional Use Permit as required pursuant to Article 8 of the County's Ordinance.

Sec. – Event Management Plan.

Owner/Operator of an Event Venue, shall maintain an event management plan to be filed with the Zoning Administrator that includes but is not limited to all applicable conditions of approval, a plot plan delineating the structure or facility located at the Event Venue, a parking plan, a plan for sanitary facilities, proof of insurance, trash disposal plan, description of all uses, an estimated number of events to be held at the Event Venue per annum, an exhibit map showing the location and distances from the Event Venue to all surrounding residences, road ways, and adjoining properties, evidence that the facility's use as an Event Venue will not be incompatible with surrounding land uses, a fire safety plan, written permission by all adjoining neighbors to the Event Venue expressing consent of the Owner/Operator's use of the Property as an Event Venue, and shall comply with the Event Venue Standards as required by this Section. The Event Management Plan shall be submitted to the Planning Commission for review prior to the issuance of a Conditional Use Permit.

If the Owner/Operator has already submitted the above mentioned Event Management plan, and has received a Conditional Use Permit prior to the enactment of this Section for a use consistent with an Event Venue, the applicant will not be required to obtain a new Conditional Use Permit. However, the applicant will be required to comply with the remaining provisions of this Section, including paying the License Fee and supplementing any information not previously submitted yet required under this section.

Sec. – Event Venue License

- (1) Upon receipt of a Conditional Use Permit to operate an Event Venue, an application must be submitted to the County Administration Office and payment of \$1,500.00 for an annual license. The County shall issue an annual license to all permitted Event Venues upon the receipt of the annual payment, and upon the approval of the Event Venue application, so long as the Event Venue is in conformance with all conditions set forth in the venue's Conditional Use Permit and with the requirements set forth in this Section.
- (2) All Event Venue license applications for annual licenses shall be made to the County Administration Office on or before December 1st of each calendar year. All payments for annual Event Venue licenses shall be made to the County Administration Office on or before December 31st of each calendar year, and the County shall appropriate said payments to the County's General Fund. An applicant's failure to make an Event Venue license payment prior to December 31st of each year shall be subject the applicant to a \$150 late payment fee.
- (3) An annual license shall allow Event Venues to hold events from the date of issuance until December 31st of that calendar year. A singular Event Permit may be obtained pursuant to the County's Event Permit ordinance.
- (4) The County may revoke the annual Event Venue License upon nonconformance with the requirements set forth in the Conditional Use Permit or as set forth in this Section. No events shall be held at the Event Venue without an active license.

Sec. – Noise Control

Except as otherwise provided in this Section, Noise standards shall be regulated in accordance with Section 58-79. Maximum permissible sound levels. The County may conduct field testing to verify noise levels, at the Owner/Operator's expense.

Sec. – Lot size and setbacks

- (1) There is no minimum lot size for an Event Venue to operate. The whole property must be used as an Event Venue. Should any portion of the property be subdivided or sold, the Conditional Use Permit granted for the Event Venue shall be revoked.
- (2) All proposed Event Venues shall be set back from adjoining parcels and roadways by at least one hundred and fifty (150) feet. Upon the showing of good cause to the Board of Supervisors, and the Board's approval, the proposed Event Venue may operate with setbacks of less than one hundred and fifty (150) feet. Applications for a

variance in the setback requirement described herein shall be made in conformance with the process for special exceptions to the Zoning Ordinance of Lunenburg County.

- (3) Regardless of the proposed Event Venue's setback, all adjoining property owners must sign a consent form giving permission to any Event Venue operation, as stated above. All temporary structures, such as tents, stages, and dance floors shall abide by all setbacks, and their use must be identified on the plot plan.

Sec. – Signage

No Event Venue signage shall be animated at any time or have flashing or moving lights. Indirect lighting is permissible for Event Venue signage. On site, directional signs of two (2) square feet are permitted to direct traffic or for guest information and are exempt from this section for the duration of the event. Except as provided in this section, all other signage requirements as set forth in Article 5, Division 6 of the County's Zoning Ordinance, as applicable, shall be required to be followed.

Sec. – Food and Beverage

Event Venues shall be permitted to serve food and beverages to its guests. No commercial kitchens may be located at an Event Venue unless a Conditional Use Permit for that use has already been issued and all required licensure has been obtained. In the absence of a commercial kitchen, a kitchen may be used by a licensed caterer for handling, warming, and distribution of food, but not for cooking of food to be served. Any alcoholic beverages that are served must be done so in compliance with the ordinances of this County and the Laws of the Commonwealth of Virginia, including any required permits for serving alcoholic beverages.

Sec. – Operational Limitations.

The following Operational Limitations apply to all Event Venues:

- (1) No Event Venues shall be allowed to exceed an attendance level as set by the Fire Marshal for maximum occupancy of the venue, or last longer than two (2) days, not including set-up and take down.
- (2) The Event Venues hours of operation shall be from 9:00 A. M. until 10:00 P.M. Monday through Thursday; 9:00 A. M. until 11:00 P.M. on Fridays and Saturdays; and 11:00 A.M. until 10:00 P. M. on Sundays. These time frames shall not include set up or break down of the event being held.

- (3) Upon the showing of good cause to the Board of Supervisors, based on the location of the Event Venue, and the Board's approval, the proposed Event Venue may receive allowance to operate outside of the Operational Limitations set forth in this Section. Applications for a variance in the Operational Limitations described herein shall be made in conformance with the process for special exceptions to the Zoning Ordinance of Lunenburg County.

Sec. – Public Health

Event Venues shall provide a potable domestic water supply and an on-site sewage disposal (i.e. portable toilets) or sewer service connection necessary to accommodate all events to the satisfaction of the Public Health Department.

Sec. – Traffic Control

An annual traffic control plan shall be submitted to the County's Planning Department for approval by the Lunenburg County Sheriff's Department, Fire and Emergency Medical Services, and the Virginia Department of Transportation. Adequate ingress and egress shall be provided for all emergency vehicles to the satisfaction of the above mentioned entities.

Sec. – Reporting to the Commissioner of the Revenue.

Any person that has an Event Venue license shall report all business tangible property to the Commissioner of the Revenue for the County prior to January 31st of each year.

Sec. – Agribusiness/Agritourism

This Section shall apply to any Owner/Operators whose venue falls under the category of Agribusiness or Agritourism, and a new Conditional Use Permit for an Event Venue shall be required as provided in this Section.

Sec. – General Admission Events

An Event Venue License shall allow an Event Venue to host up to twelve (12) general admission events per year, and no event permit application or fee shall be required. For each general admission event held at an Event Venue over the twelve (12) allowed events per year, the Owner shall file an Event Permit Application and pay the Permit Fee in accordance with the County's Event Permit Ordinance.

Sec. – Penalty for violation of section.

- (a) Any person who violates any provision of this article shall be found guilty of a Class I Misdemeanor.

- (b) The Board may bring suits or actions in the Circuit Court of the County to restrain, enjoin, or otherwise prevent violations of this article.
- (c) Any person who shall fail, neglect, or refuse to comply with or shall violate any provision of this section shall be guilty of a misdemeanor and, upon conviction, shall be fined not less than \$300 nor more than \$500 for each offense.
- (d) Any person who shall fail, neglect, or refuse to comply with or shall violate any provision of this section shall be subject to having his or her Event Venue License revoked by the Board or county administrator.
- (e) Each individual violation continuing in excess of twenty-four (24) hours shall constitute a separate offense.

**Amendment
to
Lunenburg
Event
Permit
Ordinance**

EVENT PERMIT

1. An Event Permit will be required for special events that are planned for or which reasonably may be expected to attract more than one-hundred (100) persons at any one time, such as a carnival, circus, concert, festival, fair, dog show, horse show, outdoor retail sales event, fireworks show, tent revival or similar meetings, or overnight camping and shall be issued for not more than fourteen (14) consecutive days, in any six (6) month period.
2. No such activity shall be located closer than five hundred (500) feet to a residential use unless the owner of the resident grants use and files express written permission in a form that can be reviewed and validated by the Zoning Administrator.
3. Adequate provisions must be made for off-street/ off-road parking, safe ingress, and egress, refuse disposal, food and sanitary facilities, emergency services and security as appropriate and approved by the Zoning Administrator.
4. Hours of operation. The Event Permit hours of operation shall be from 9:00 A.M. until 10:00 P.M. Monday through Thursday; 9:00 A.M. until 11:00 P.M. on Fridays and Saturdays; and 11:00 A.M. until 10:00 P.M. on Sundays. These time frames shall not include set up or break down of the event being held.
5. The following special events are exempt from the requirements of this section and may occur without a temporary Event Permit. Exempt special events, however, shall remain subject to all other applicable provisions of this ordinance and the County laws and regulations, including, but not limited to standards governing noise control.
 - a. Special events planned or reasonably expected to attract less than one hundred (100) persons at any one time.
 - b. Special events occurring within, or upon the grounds of, a private residence, where the property owner and or event host receives no compensation for hosting the event and guests/attendees are not charged an admission fee such as weddings or family reunions.
 - c. Any event sponsored in whole or in part by the county or another political subdivision of the Commonwealth of Virginia.
 - d. Any organized special events conducted at sites or facilities typically intended, used, designed and approved for such events. Examples of such exempt activities include, but are not necessarily limited to sporting events conducted on courses or fields intended and used for such activities; commercial stables or horse-riding facilities; historic home museums and adjacent grounds; wedding services conducted at country inns, banquet facilities, reception hall, or similar facilities; beer or wine tastings or dinners at Farm wineries, breweries, or distilleries whose facilities are designed for such events; conferences and similar events in facilities designed for such use; and events planned by recognized educational organizations.
 - e. Any special event, parade or march held on state-maintained highways shall require an approved Land Use Permit issued and reviewed by VDOT.

f. Gatherings or groups or individuals for activities conducted by churches and/or religious organizations recognized as being non-profit when such activities are conducted on church-owned property.

g. Gatherings of persons for the purpose of purchasing or accepting delivery of food items offered for sale by organizations which are recognized as being non-profit, where such activities do not include other entertainment activities as identified in this definition. Such exempt activities shall include bake sales and sales of take-out dinners.

6. Permitting Process: Applications may be submitted up to three-hundred and sixty-five (365) days before the actual event is to take place. The timeline shown below is the **latest** that applications can be made prior to the event.

a. Events planned for one hundred (100) to five hundred (500) attendees-

a. Submit application seventy (70) days before event

b. Review by zoning administration ten (10) working days

c. Submit to the Board of Supervisors at a regularly scheduled meeting

d. Should be returned thirty (30) days prior to event

b. Events planned for over five hundred and one (501) attendees-

a. Submit application one hundred and twenty (120) days before event

b. Review by administration staff twenty (20) working days

c. Submit to the Board of Supervisors at a regularly scheduled meeting

d. Should be returned sixty (60) days prior to event

7. Event Permit Fees:

a. Events- one hundred (100) to five hundred (500) attendees \$300.00 review fee

b. Events- five hundred and one (501) and over attendees \$500.00 review fee

8. Penalties for violation of this policy-

a. Any person, firm or corporation who violates any provision of this article shall be guilty of a Class I misdemeanor.

b. The board may bring suits or actions in the Circuit Court of the County to restrain, enjoin or otherwise prevent violations of this article.

c. The county administrator shall have the right to revoke any permit issued under this article upon noncompliance with any of its provisions or upon noncompliance with the plans submitted and approved.

d. The county administrator or Board may cancel the event and/or bring a suit to recover expenses of County forces needed if the policy has not been adhered to during the event and one (1) hour before and one (1) hour after the scheduled times.

e. Each individual violation continuing in excess of twenty-four (24) hours shall constitute a separate offense.

RECEIVED
MAY 24 2022

Lunenburg Planning Office

Application for Conditional Use Permit

Case Number: CUP 3-22 (Office Use Only)

BY: Nicole - TNNon
vacation

Section 1

Applicant Name: Funky Fungi Foods, LLC
Owner Name: Robert Vincent McQuillan, III
Owner Signature: _____
Contact Name for Application: Tessie B. Bacon, Esquire
Physical and Mailing Address: Owner: 865 Buckingham Cove Rd., Severna Park, MD 21146
Attorney: P. O. Drawer G, Kenbridge, VA 23944
Phone Number: Owner: 443-994-5165 Attorney: 434-676-2405
Email Address: Owner: rmcquillan@pharmavite.com Attorney: tessiebbacon@gmail.com
Fax Number (if applicable): Attorney: 434-676-2405
Power of Attorney Name: N/A
Power of Attorney Signature: N/A

As owner or authorized agent of this property, I certify that this application is complete and accurate to the best of my knowledge, and I authorize the Lunenburg County representative(s) entry on the property for purposes of reviewing this application.

Section 2
Property Information

Parcel Number(s): 002-0A-0-5

Area (ac./sq. ft.): 3.12 Acres
Magisterial District: Pleasant Grove
Address: 848 Free State Road
Meherrin, VA
Existing Zoning: Agriculture
Requested Use: Agriculture Use, Restaurant and Store

Does this property have a historical designation? If yes, describe: None

Parcel number(s), acreage, magisterial district and existing zoning can be located at:
<https://lunenburggis.timmons.com/#/mwl>. The address can be typed into the "By Parcel Address" search bar followed by selecting search. This will pull up the information pertaining to the parcel.

The application deadline is the 1st of the month proceeding the month in which the public hearing by the Planning Commission is to be held. The Planning Commission meeting is held on the 1st Thursday of the month at 7:00 p.m. Applications must be submitted in completed form prior to scheduling for public hearing by the Planning Commission. Notice of incomplete applications will be sent to the applicant at the listed address in Section 1.

The site plan must be submitted as described in the site plan requirements at the time of the application.

Application fee is \$400.00, which must be paid at the time of application submission.

****Incomplete applications will be returned to the applicant and not docketed for a public hearing****

Section 3

Certification of Adjoining Property Owners, Board of Supervisors, and Planning Commissioners

Applicants Certification:

I certify that I have notified all adjacent property owners, to the property which is the subject of this application request, that this application is being filed. Notifications were sent via first class mail.

Adjacent property includes all property touching the project parcel, across roadways, watercourses, railroads, and/or municipal boundaries.

I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Lunenburg County.

Applicant's Signature: *Robert Vincent McQuillan III*

State of: Virginia

County of: Lunenburg

Before me, Melinda B. Bagley, on this 20th day of

Name of Notary Public

May, 2022, Robert Vincent McQuillan III, personally appeared, and

Applicant(s) Name

provided verification to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20th day of May, 2022.

Melinda B. Bagley
Notary Public's Signature

Virginia
Location of Commission

Registration #: 151836

Commission Expiration: 09/30/2023

Verification of Identity

☒ Driver's License or Govt./State Identification Card:

State: Maryland

Number: M-245-745-847-141

☐ U. S. Passport:

Number: _____

☐ U. S. Military ID Card

☐ Social Security Card

☐ Birth Certificate

☐ Other: _____

(Seal)

MELINDA B. BAGLEY
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 154836

Notification of Application Submittal to Adjacent Property Owners

To: Adjacent Property Owner of Parcel(s) 002-0A-0-5

From: Robert Vincent McQuillan, III

Date: May 20, 2022

The following application will be submitted for review to the Lunenburg County Planning Office:

- ☐ Rezoning
- ☒ Conditional Use Permit
- ☐ Special Exception

Requested Use or Exception:

Agricultural, Restaurant and Retail Store

The application will be available for viewing at the Lunenburg County Planning Office. The Planning Office shall notify all adjacent property owner(s) of the time, day, and location of the public hearing(s) to be held on this application. Should you have questions and/or comments, please contact the Planning Office at 434.696.2142 or taylor@lunenburgva.net.

[illegible]

*If there are additional adjacent property owners, please include them on a separate sheet. Also, the letter that follows can be completed and mailed to adjacent property owners.

Section 4
Applicant's Report
Section 8.3(b) of Lunenburg Zoning Ordinance

Every application for a Conditional Use Permit shall be accompanied by a report from the applicant describing the proposed Conditional Use and explaining the manner which it complies with the requirements and standards of this article.

The following question address the basic issues. The Planning Commission and/or Board of Supervisors may request additional information.

- 1.) What type of use is being requested?
Agricultural, Restaurant and Retail Store

- 2.) Describe how you plan to develop the property for the proposed use and any associated uses.
There is a plan to grow food on the property and harvest and prepare to serve at a restaurant. Local foods will also be procured from local farmers to be served at the restaurant. All of these foods and associated goods will be sold at the store. The store will sell local foods. There will be a Virginia's Finest certification.

- 3.) Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity?
The use is desirable because of the location's proximity to Route 360. The property doesn't have any residences taht are close buy. No negative impacts from the project are anticipated. All parking will be on the property.

Also, address the following:

- a. Details of Operations: Local food will be prepared, served and sold; The main cooking will be in a food trailer.
 - b. Hours of Operation: Subject to owner's discretion.
 - c. Traffic: Only traffic coming; will have parking on site.
 - d. Noise: Low
 - e. Dust/Smoke: None
 - f. Runoff: None
 - g. Intensity of Use: Low
 - h. Hazardous Materials: None
 - i. Outside Storage: Three existing; possibly an additional building.
- 4.) Is the use location on a floodplain, wetland area, or dam break inundation zone? No
 - 5.) Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. No

-
- This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Requirements for telecom site plans can be found in Section 22 Article III, items 22-81 thru 22-112 of the Lunenburg County Code.

Funky Fungi Foods LLC

BUSINESS PLAN

January 2022



Robert McQuillan
Co-owner

Funky Fungi Foods
848 Free State Road
Meherrin, Va. 23954
Tel: 443-994-5165
Fax: 410-544-5595
Email: rmcquillan@pharmavite.com

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I. Executive Summary

Business Overview

We are a Regenerative Farm growing produce with a focus on Gourmet Mushroom production in Southside Virginia opening a local Farm to Table concept food stand/store offering food choices for better nutrition and sustainable environment.

Success Factors

Funky Fungi Foods LLC is uniquely qualified to succeed due to the following reasons:

- **Products and/or Services:** Our Products and/or services are superior to our competitors because we are focused on local and Virginia grown
- **Human Resources:** Our management team has unique experience in the industry including farming, food preparation and Health and Nutrition
- **Location:** Our location allows us to better serve customers because it is conveniently located on HW 360
- **Operational Systems:** We have developed systems that enable us to provide high quality products/services at a lower cost. These systems include gourmet Mushroom production.
- **Customers:** We are already serving key customers which our competitors are not. These customers include restaurants and Farmer markets
- **Marketing:** We have unique ingredients that enable us to attract new customers at a low cost. These ingredients include Lions Mane and Blue Oyster mushrooms
- **Successes achieved to date:** We have already accomplished the following which positions us for future success. Regenerative farming successes and Gourmet Mushroom production in excess of 2000 pounds a month.
- **Will build relationship with local Farmers** through purchasing local crops

Financial Plan

Below is an overview of our expected financial performance over the next five years:

Figure 1: Annual Financial Summary

Summary					
	FY 1	FY 2	FY 3	FY 4	FY 5
Revenues	\$263,620	\$296,850	\$334,260	\$376,400	\$423,850
Direct Expenses	\$140,590	\$158,330	\$178,270	\$200,750	\$226,050
Gross Profit	\$123,030	\$138,520	\$155,990	\$175,650	\$197,800
Gross Profit (%)	46.7%	46.7%	46.7%	46.7%	46.7%
Other Expenses	\$139,200	\$142,620	\$149,189	\$153,143	\$157,279
EBITDA	(\$16,170)	(\$4,100)	\$6,801	\$22,507	\$40,521
Depreciation	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Amortization	\$0	\$0	\$0	\$0	\$0
Preliminary Exp Written off	\$0	\$0	\$0	\$0	\$0
Interest Expense	\$0	\$0	\$0	\$0	\$0
Income Tax Expense	\$0	\$0	\$0	\$0	\$0
Net Income	(\$56,170)	(\$44,100)	(\$33,199)	(\$17,493)	\$521

I. Company Overview

Below is a snapshot of Funky Fungi Foods LLC since its inception:

- Date of formation: April 2021
- Legal structure: LLC
- Office location(s): Farm 2200 Cedar Grove Road, South Hill, Virginia,
Retail Farm, 848 Free State Road, Meherrin Virginia, 218 Egg Drive, Kenbridge,
Virginia
- Business stage: Startup
- Products and services were launched: Regenerative Farm 2018
- Other key events: Formed Funky Fungi Foods LLC April 2021

- Other key events: Purchased Meherrin Virginia retail location December 2021
- Other key events: July 2022 Target date to open Concession stand/Market Store with Local Farm to table theme and Virginia Finest/Virginia Grown value added products

III. Industry Analysis

Market Overview

The market in which Funky Fungi Foods LLC is operating can be characterized by the following:

- Industry Sales (\$): 580 billion
- Industry Sales (units): 1.6 billion a day
- Other Key Statistics: 73 % of adults say they try to eat Healthier each day
- Farm to table is up and coming trend
- Consumers are making more food choices based on sustainability and replenishing the environment
- Food trends are rapidly growing in plant based meat alternatives

Relevant Market Size

Our relevant market size is the annual revenue that our company could attain if we owned 100% market share.

Our relevant market size is calculated as follows:

1. Number of customers who might be interested in purchasing our products and/or services each year? 7,000
2. Amount these customers might be willing to spend, on an annual basis, on our products and/or services? \$150
3. Our relevant market size: 1MM

As the analysis shows, our relevant market is large enough for our company to enjoy considerable success.

IV. Customer Analysis

Below is a description of who our target customers are, and their core needs.

Target Customers

Below is a profile of our target customers

- Age: 18 to 54
- Income: 30 K+
- Gender: Men and Women
- Location: 30 mile radius from Meherrin location
- Education: High school and above
- Values/Beliefs: Healthy Food choices and good nutrition

Below is a snapshot of the size of our target customer market:

Customer Needs

Below is a profile of the needs that our target customers have:

- Speed: Quick stop concession Food
- Store with produce and Virginia Finest value added products
- Quality: Good local Farm fresh food options when available
- Location: Convenient HW 360 from both sides of HW
- Comfort: Shaded outdoor seating
- Price: \$15 average meal cost
- Value: slight premium to National average of 12.50 for Fast food.
- Other: Plant based Food options
- Other: Farm to Table with priority on local farm goods
- Commercial Kitchen available for rent to help community with food waste and ability to reduce loss.

V. Competitive Analysis

The following is an overview of Funky Fungi Foods LLC's competitors.

Direct Competitors

The following companies are our direct competitors.

- **Direct Competitor #1: Fast food**
 - Products/services offered: 5 competitors within 25 miles
 - Price points: \$12.50 average
- **Direct Competitor #2: Produce store**
 - Products/services offered: 3 within 15 Miles
 - Price points: Average produce pricing
 - Location(s): Highway locations
 - Customer segments/geographies served: Local
- **Direct Competitor #3: Commercial Kitchen**
 - Products/services offered: None

Indirect Competitors

The following companies are our indirect competitors.

- **Indirect Competitor #1: Restaurants**
 - Products/services offered: Sit down dining
 - Price points: \$15 to \$30
 - Competitor's key strengths: Sit down dining with Alcohol

Competitive Advantages

Funky Fungi Foods LLC is positioned to outperform competitors for the following reasons:

- Products and/or Services: Our Products and/or Services are superior to our competitors because they are unique and sourced from Virginia farms whenever possible
- Our Farm produces plants, produce and gourmet Mushrooms with capacity of over 100 acres of Farmland
- Human Resources: Our management team has unique experience in the industry including Regenerative Farming and Mushroom cultivation
- Location: Our location allows us to better serve customers because its size and layout
- Marketing: We have unique marketing skill sets that enable us to attract new customers at a low cost due to community involvement by partnering with local farmers and giving them additional avenues to sell their goods
- Commercial Kitchen rentals are scarce in geographic location
- Food waste can be limited with Commercial kitchen on site for Dried fruits, vegetables and Mushrooms.

- Will work with local civic organizations and schools educating about good quality sustainable locally grown foods for better nutrition while reducing carbon footprint

VI. Marketing Plan

Our marketing plan, included below, details our products and/or services, pricing and promotions plans.

Products, Services & Pricing

- **Product/Service #1 Name: Farm to Table Food concession**
 - Product/Service description/features: Healthy Food choices
 - Product/Service benefits: Minimal competition
 - Product/Service price: \$10 to \$15 sale
 - Product/Service expected purchase frequency/quantity: weekly
 - Product/Service strengths: Locally grown Quality food at reasonable price
 - Product/Service weaknesses: No indoor dining
- **Product/Service #2 Name: Market store**
 - Product/Service description/features: Virginia Finest value added Food/plants
 - Product/Service benefits: Virginia and local focus Foods and plants
 - Product/Service price: \$1 to \$25
 - Product/Service expected purchase frequency/quantity: Monthly
 - Product/Service strengths: Treasure hunt
 - Product/Service weaknesses: Competitive pricing

Promotions Plan

Funky Fungi Foods LLC will use the following tactics to attract new customers:

- Blimps, Banners, and/or Billboards _____
- Blogs, Podcasts, etc. _____
- Coupons _____
- Direct Mail _____
- Email Marketing _____
- Event Marketing _____
- Flyers _____
- Gift Certificates _____
- Networking _____
- Newspaper/Magazine/Journal ads _____
- Online Marketing _____
- Partnerships/Joint Ventures _____
- Press Releases/PR _____
- Radio Ads/TV Ads/Infomercials
- Word of Mouth / Viral Marketing

Distribution Plan

Customers can buy from us via the following methods:

- Retail location: 848 Free State Road, Meherrin Virginia
- Company website: Funkyfungifarm.com

VII. Operations Plan

Our Operations Plan details:

- 1) The key day-to-day processes that our business performs to serve our customers
- 2) The key business milestones that our company expects to accomplish as we grow

Key Operational Processes

The key day-to-day processes that our business performs to serve our customers are as follows:

- Product Development: _____
- Sales: _____
- Marketing: _____
- Finance: _____
- Customer Service: _____
- Manufacturing: _____
- Administration: _____
- Accounting/Payroll: _____
- Human Resources: _____
- Legal: _____
- Purchasing: _____

Milestones

The key business milestones that our company expects to accomplish as we grow include the following:

I. To Be Completed By: 5/1/22

Accomplishments:

- Accomplishment #1: Zoning approval
- Accomplishment #2: Commercial Kitchen completed
- Accomplishment #3: Concession stand in place
- Store building in place

II. To Be Completed By: 6/1/22

Accomplishments:

- Accomplishment #1: Concession stand and store operational
- Accomplishment #2: July Grand opening

III. To Be Completed By: 9/1/22

Accomplishments:

- Accomplishment #1: Commercial kitchen revenue stream fully planned

IV. To Be Completed By: 7/1/22

Accomplishments:

- Accomplishment #1: Farm Community Farmers market opened

V. To Be Completed By: 1/1/23

Accomplishments:

- Accomplishment #1: Lunenburg County civic associations and school program development

VIII. Management Team

Our management team has the experience and expertise to successfully execute on our business plan.

Management Team Members

- **Name: Robert V McQuillan III**
 - Title: Owner
 - Key Functional Areas Covered: Sales, Marketing and Finance
 - Past positions, successes and/or unique qualities: DVP Sales NatureMade Vitamins
 - Educational background: BS In Health Science and Policy
- **Name: Karen A McQuillan MS,RN,CNS-BC,CCRN,CNRN,TCRN,FAAN**
 - Title: Co-Owner
 - Key Functional Areas Covered: Quality control and civic program coordination
 - Past positions, successes and/or unique qualities: Clinical Nurse Specialist University of MD Shock Trauma Center and former President of the American Association of Critical Care Nurses. (AACN) University of MD Adjunct Faculty Member.
 - Educational background: BSN, MS in Trauma Critical Care Nursing
- **Name: Rob McQuillan**
 - Title: Farm Manager
 - Key Functional Areas Covered: all Farm operations
 - Past positions, successes and/or unique qualities: Regenerative Farmer
 - Educational background: Associates Degree
- **Name: Dakota Simpson**
 - Title: Kitchen/Store Manager
 - Key Functional Areas Covered: Kitchen operations and store
 - Past positions, successes and/or unique qualities: Restaurant Management

IX. Financial Plan

Revenue Model

Funky Fungi Foods LLC generates revenues via the following:

- Sales of products/services
- Rental fees for Commercial Kitchen space rental

Financial Highlights

Below please find an overview of our financial projections. See the Appendix for our full projected Income Statements, Balance Sheets and Cash Flow Statements.

Figure 2: Financial Highlights

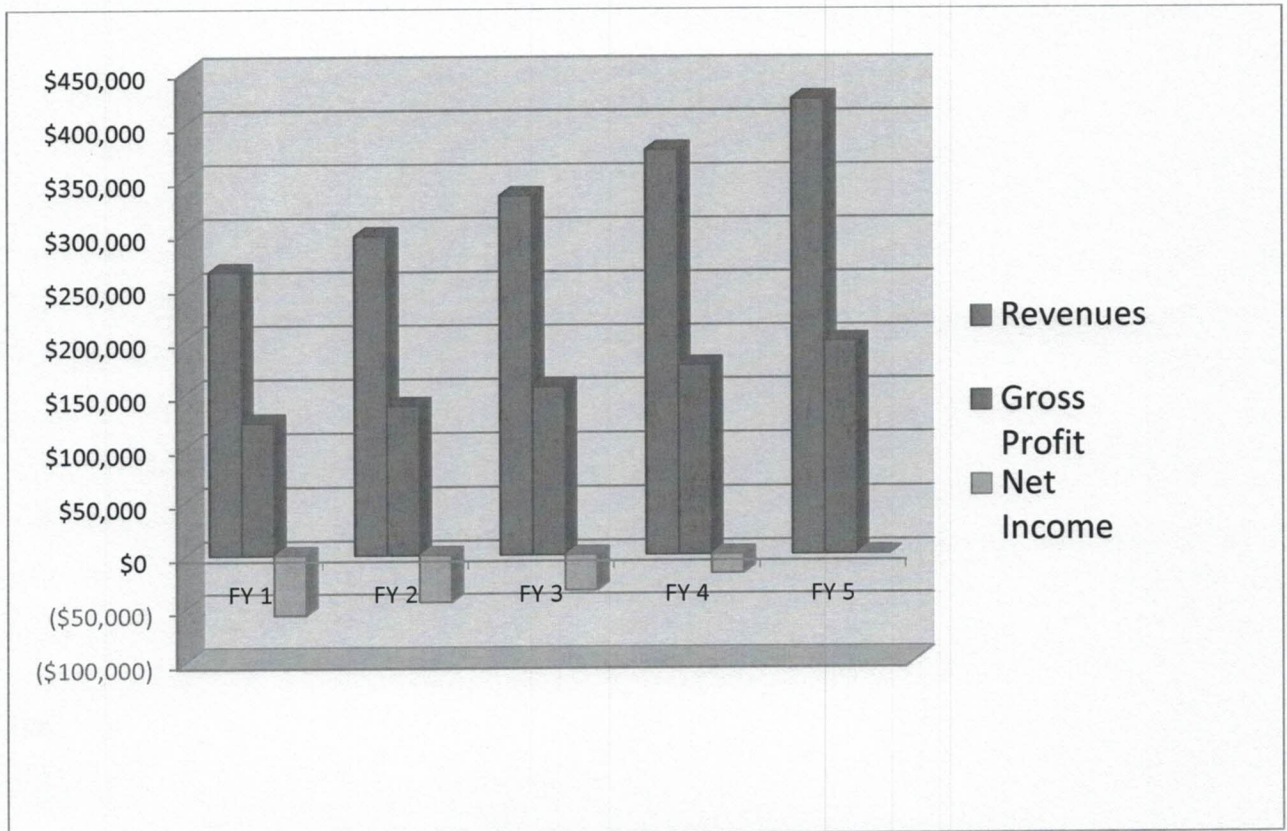
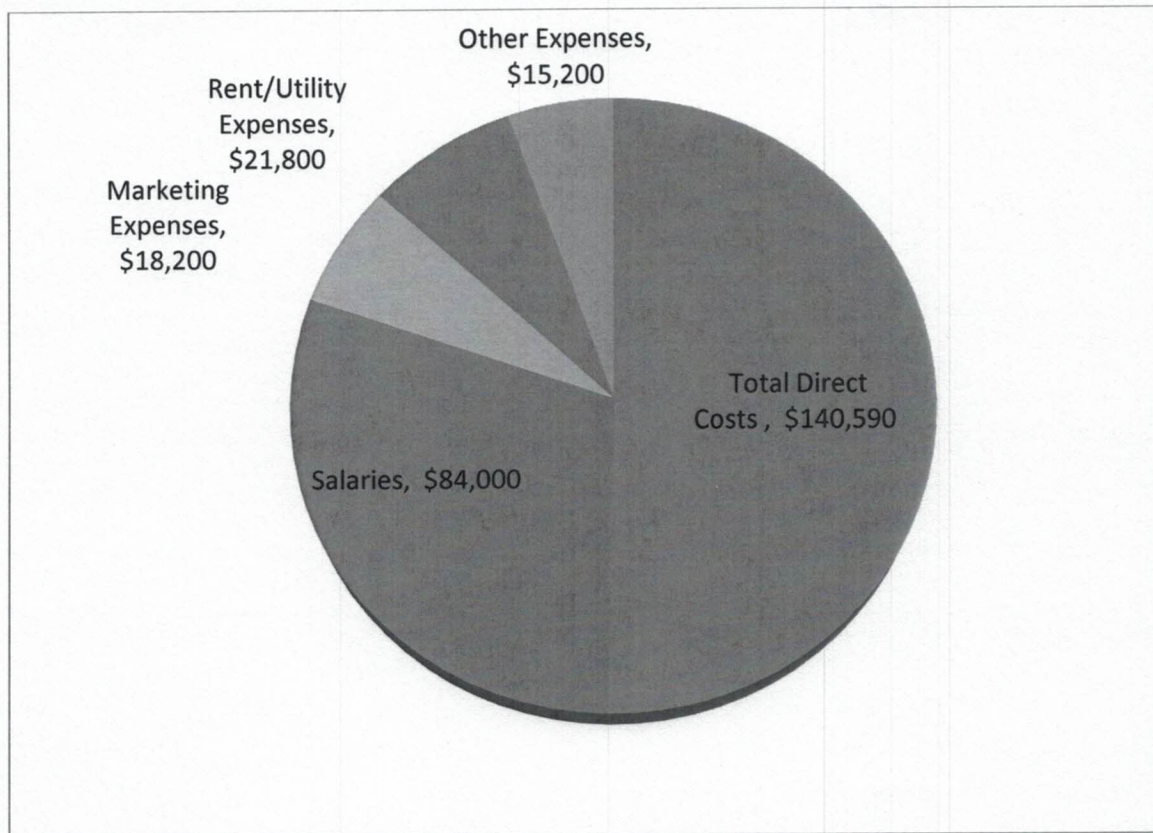


Figure 3: Projected Year 1 Expenses



X. Appendix

The following items are included in this Appendix:

1. Projected Income Statements
2. Projected Balance Sheet
3. Projected Cash Flow Statements

Figure 4: 5 Year Annual Income Statement

Figure 5: 5 Year Annual Balance Sheet

Figure 6: 5 Year Annual Cash Flow Statement



Southside Society
for the Prevention of...

Restrooms
5 x 10

Store
24 x 24

GARAGE
DOOR

GARAGE
DOOR

Kitchen
8 x 16

Pavilion 50 x 50

PARKING

R+360

Free State Rd.

BOARD OF SUPERVISORS

Charles R. Slayton, CHAIRMAN
Election District 4

Frank W. Bacon, VICE-CHAIRMAN
Election District 3

T. Wayne Hoover
Election District 1

Mike Hankins
Election District 2

Edward Pennington
Election District 5

Alvester L. Edmonds
Election District 6

Robert G. Zava
Election District 7



Lunenburg County Administration
11413 Courthouse Road
Lunenburg, VA 23952

Tracy M. Gee
County Administrator

Telephone: (434) 696-2142
Facsimile: (434) 696-1798

June 10th, 2022

Funky Fungi Foods, LLC
Atten: Tessie S. Bacon, Esquire
P. O. Drawer G
Kenbridge, VA 23944

Dear Ms. Bacon,

A review of your application, CUP 3-22: Funky Fungi Foods, LLC. (Retail Store or Shop per Lunenburg County Code) has been conducted internally. The review has concluded that the application has been deemed incomplete. The following provides the list of deficiencies and/or questions that are required to be remedied prior to proceeding with the Conditional Use Permit public hearing at the Planning Commission level:

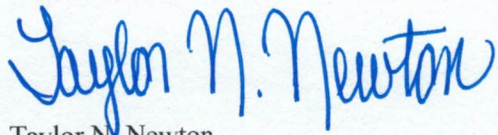
1. Section 1
 - a. The owner's signature will need to be on the application as Ms. Bacon is listed as the contact and the LLC is noted as the applicant.
2. Section 4
 - a. What will be the specific days of the week and anticipated hours of operation?
 - i. It currently notes at the owner's discretion; however, it needs to be more specific for the staff report and for the Planning Commission/Board of Supervisors to better understand the intention of the applicant.
 - b. Provide an anticipated number of vehicles entering and exiting the property per day, week, and/or month.
 - c. Will a contractor be hired to handle any of the additions, modifications, and/or requirements to bring the existing property up to code?
 - i. If a contractor is hired, he/she will be required to follow all environmental requirements to avoid erosion and sediment runoff and potential stormwater management.
 - d. Question #6 was left blank
 - i. A current survey of the property needs to be completed, which depicts the property boundaries, adjoining property owners, existing structures, etc. Additionally, once the survey has been completed, please sketch with pencil the location of any additional buildings that will be added, designated parking areas, food truck location, entrance and exit, and any additional exterior element.
3. General Questions/Concerns/Clarifications
 - a. Clarification in the discrepancy where the application notes that food will be prepared in the food truck, but the business plan notes that it will be prepared in the commercial kitchen.

- b. The milestones may need to be revised in the business plan
 - i. Zoning approval would not be achieved until a minimum of September 2022, which would have the application being heard at the August Planning Commission meeting and the September Board of Supervisors' meeting.
- c. Any work that requires a building permit cannot be completed until a building permit is obtained from the Lunenburg County Administration Office.
 - i. It is up to the applicant to obtain the permit and complete some/all the work prior to the approval of the application; however, if the applicant would prefer to wait until the application is approved to complete any work. Waiting would ensure that the application is approved before the expenses are expended for the required modifications/additions.
- d. Would the applicant be willing to allow Taylor N. Newton, Director of Planning and Economic Development, and Jamie Tuck, Building Inspector, to conduct a walkthrough prior to any construction/additions/modifications to determine the type of work which will need to be done, so an estimate timeframe can be noted in the staff report for the Conditional Use Permit.
- e. Has the applicant reviewed the requirements of the Virginia Department of Health for the operation and inspection of a Retail Store or Shop/Restaurant?
 - i. If so, what is the timeline on that application/process?
 - ii. If not, when does the applicant anticipate proceeding with their requirements? (Documentation will be required to be provided with the steps/requirements.)
- f. Just clarifying that the applicant will not be able to open and operate the facility until the final inspection/certificate of occupancy is obtained from the County, which will not occur until the Board of Supervisors determines whether to approve or deny the application. Also, the applicant will be required to pass an inspection from the Virginia Department of Health.
 - i. Final inspection by the Virginia Department of Health will be required to be provided to the Lunenburg Planning Department. Would this be an issue?
- g. Aside from the growth, harvest, and preparation of food for the restaurant, procured food from local farmers to be sold at the restaurant, and the sale of foods and associated goods will be sold at the store, will there be:
 - i. Events which involve an increased number of vehicles entering and exiting, the playing of music, or any other factors that could impact the neighbors?
 - ii. Catering?
 - iii. Additional plans aside from those listed above?
- 4. Business Plan
 - a. In Figure 3 (pg. 14), it notes Rent/Utility Expenses, what rent is to be expected?
 - b. Figure 4 (pg. 15) though Figure 6 (pg. 17) were not included in the Business Plan. Is there a reason as to why they were not?
- 5. Virginia's Finest Certification
 - a. The County can aid with this process, so the applicant is able to utilize the County as a resource to achieve this certification.
 - b.

To proceed with the Conditional Use Permit process, the noted deficiencies will be remedied and provided to the Lunenburg Department of Planning a minimum of 30 days prior to the next Planning Commission meeting. The Planning Commission meetings are scheduled for the 1st Thursday of each month, so to be placed on the August agenda, the revisions would be required to be submitted no later than **noon on Friday, July 1st, 2022**. If you anticipate being placed on the agenda for the September Planning Commission meeting, the revisions and/or concerns need to be provided no later than **noon on Monday, August 1st, 2022**.

If you have any questions or concerns, please do not hesitate to contact. Email is the preferred means of contact as I often am in and out of the office for meetings.

Respectfully,



Taylor N. Newton
Director of Planning and Economic Development
County of Lunenburg
11413 Courthouse Road
Lunenburg, VA 23952
434.696.2142 (phone)
434.696.1798 (fax)
taylor@lunenburgva.net

cc: Robert Vincent McQuillan, III, 865 Buckingham Cove Road, Severna Park, MD 21146
Harris, Matthews, & Crowder, P.C., P. O. Drawer G, Kenbridge, VA 23944

LAW OFFICES OF
HARRIS, MATTHEWS & CROWDER, P.C.

South Hill Office
E. Warren Matthews
Charles H. Crowder, III
Harry S. Montgomery, III
115 W. Danville Street
P. O. Box 369
South Hill, Virginia 23970
Telephone: (434) 447-3128
Fax: (434) 447-2755



† Frank D. Harris (1924-2005)

Kenbridge Office
Tessie Barnes Bacon
111 East Fifth Avenue
P. O. Drawer G
Kenbridge, Virginia 23944
Telephone: (434) 676-2405
(434) 292-1486
Fax: (434) 676-2192

July 7, 2022

Taylor N. Newton
Director of Planning and Economic Development
11413 Courthouse Road
Lunenburg, Virginia 23952

Re: Fungi Foods, LLC

Dear Ms. Newton:

Thank you for your letter of June 10, 2022. I enclose herewith additional information from Mr. McQuillan along with specific responses to your questions. My client offers to meet with you in the next few weeks to personally review his plan and do a walk through.

1a. Signed page 1 of application is enclosed to be attached to his original Application for Conditional Use Permit in your file.

2a. The anticipated hours of operation will be from 11:00 a.m. until 9:00 p.m., Tuesday through Sunday (half day). Initially, the operation would be closed on Monday. Depending on the foot traffic, it is possible that it may be closed an additional day.

2b. The plan estimates 40 customers per day, with no more than 25 vehicles at peak hours of business.

2c. Contractors will be hired and all environmental requirements will be met.

2d. The most recent survey of the real property is attached. The survey work for this project has been contracted.

3a. All health department requirements will be met in conjunction with all other needed requirements before opening. The existing building will act as the base kitchen, backup kitchen, storage kitchen and prep kitchen and will meet all health department requirements. The food will be served from the food truck.

3b. Revised.

3c. All permits and approvals will be secured prior to opening.

Taylor N. Newton
July 7, 2022
Page 2

3d. Yes. Mr. McQuillan would be like to meet with both Ms. Newton and Mr. Tuck to review all plans and hear recommendations.

3e. Health department approvals will be met before opening. Health department approval is contingent on the construction and acquisition of the food trailer, which is contingent upon approval of this application.

3f. Mr. McQuillan understands that in addition to the County approval, he will need final health department inspections prior to opening and operating the facility.

3g. Any event held on the property will focus on community groups and civic associations.

- i. There are no plans for any special music events. There will be light store mood music.
- ii. There is no plan for catering on the premises.
- iii. The plan is for food concession and open market store during the 11:00 a.m. to 9:00 p.m. timeframe only. The business will have promotions based on seasonal events which hopefully would draw more customers.

4a. No rent. The figure shown is attributed to the utilities due to the financial software used. The property is owned by Mr. McQuillan.

4b. Enclosed are the projected financials. Since the business is 100% funded by the owners, these details are traditionally only requested by banks and investors.

5. Mr. McQuillan is interested in discussing all opportunities to work with the County to achieve a Virginia's Finest Certification.

Provided this information is satisfactory to proceed with the Conditional Use Permit, we request to be placed on the agenda for the earliest Planning Commission meeting.

Sincerely yours,



Tessie B. Bacon

TBB/mbb
Enclosures
cc: Robert V. McQuillan, III

LAW OFFICES OF
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Taylor N. Newton
July 7, 2022
Page 2

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Provided this information is satisfactory to proceed with the Conditional Use Permit, we request to be placed on the agenda for the earliest Planning Commission meeting.

Sincerely yours,



Tessie B. Bacon

TBB/mbb
Enclosures
cc: Robert V. McQuillan, III

Lunenburg Planning Office
Application for Conditional Use Permit

Case Number: _____ (Office Use Only)

Section 1

Applicant Name: Funky Fungi Foods, LLC

Owner Name: Robert Vincent McQuillan, III

Owner Signature: 

Contact Name for Application: Tessie B. Bacon, Esquire

Physical and Mailing Address: Owner: 865 Buckingham Cove Rd., Severna Park, MD 21146

Attorney: P. O. Drawer G, Kenbridge, VA 23944

Phone Number: Owner: 443-994-5165 Attorney: 434-676-2405

Email Address: Owner: rmcquillan@pharmavite.com Attorney: tessiebbacon@gmail.com

Fax Number (if applicable): Attorney: 434-676-2405

Power of Attorney Name: N/A

Power of Attorney Signature: N/A

As owner or authorized agent of this property, I certify that this application is complete and accurate to the best of my knowledge, and I authorize the Lunenburg County representative(s) entry on the property for purposes of reviewing this application.

Section 2

Property Information

Parcel Number(s): 002-0A-0-5

Area (ac./sq. ft.): 3.12 Acres

Magisterial District: Pleasant Grove

Address: 848 Free State Road
Meherrin, VA

Existing Zoning: Agriculture

Requested Use: Agriculture Use, Restaurant and Store

Does this property have a historical designation? If yes, describe: None

Parcel number(s), acreage, magisterial district and existing zoning can be located at:
<https://lunenburggis.timmons.com/#/mw1>. The address can be typed into the "By Parcel Address" search bar followed by selecting search. This will pull up the information pertaining to the parcel.



Overall Messaging/Vision:

Real Food, Real Good, Real Local is our vision. Fun Guy Market partners alongside local farmers with real ingredients to bring our customers an amazing and educational eating experience. While our customers enjoy a bite to eat, they will also be learning about the local community they are supporting with their purchase. Local farmers within 200 miles of our location will be providing fresh, seasonal and year round food with a story. Additionally, we will partner with local craftsman of artisanal products to enhance our customers market experience.

A more sustainable and regenerative food system is what we seek. It begins with local connections, education and meeting our customer where they are. With our approachable menu, featured sandwiches, sides or sweets, our expert chef will craft a real food experience for plant based and traditional customers. The menu will feature local farmers and their story on a monthly rotation, that will connect our customers with their food. The market grounds will also have an in house plant and garden area to supply our kitchen as well as future growth for customer impulse purchases.

Discovery and Engagement:

Our customers will learn about us through local social media campaigns targeted towards colleges and the local food scene through partnering with other businesses. Weekly posts on Instagram, Facebook and possibly TikTok will highlight various topics such as menu items, a particular ingredient that might be important to the local community and certainly local farmers/businesses. These campaigns will be strategically developed to support the market and restaurant so customers and potential customer are always in the know. Being a local company means a constant dialogue with our community as a whole. Social media will serve as an introduction to Fun Guy Market, but more importantly maintain our connection to the community long term.

A website for the market will be developed with a unique URL that will serve as a landing point from any advertising as well a "take out/pick" up portal for the future. Outside of being informational it will be critical that the website interact with our prospects in such a way that we can ask for their email and/or phone number for additional marketing campaigns. Unique programs to drive referrals and repurchase can then be developed for the email/phone list. Delivery of the programs could be a simple email blast with referral incentive programs, punch cards for repurchase or give away programs to make it a truly Fun Guy experience. Encouraging word of mouth advertising should be a high priority.

Customers that may not see us on social media or any other marketing system will certainly have a chance to see our Market while driving by. It is highly suggested that the exterior fence, grass margin near the highway and entrance be softened visually through plants that bring color and visual appeal to the perimeter. Simple and effective signage will definitely be needed to draw in traffic, more on this later. While in the market and restaurant there will be additional marketing and advertising opportunities. Further suggestions will be provided once the market can be seen/experienced firsthand.

While (mostly) driving past the market, our customers will see clean signs visible from both directions indicating the vision: Real Food, Real Good, Real Local along with an eat in/take out sign and a more

permanent official sign with Fun Guy Market logo and name. Signs should be eye catching, modern, vibrant but clean and in compliance to zoning requirements. As previously mentioned, we will soften the current fence line with plants and other features while not distracting from the signs, or block the view of the site. If security systems are employed they should be discrete while still being legally presented.

When we have the customers attention from the road, clear and concise signage is necessary to point customers to the main entrance for the market/restaurant. The market entrance should be the closest to the parking lot so it's a short walk. The market/barn should have signage indicating what is inside with the logo, name and verbiage indicating what eating options there are, IE. eat in, take out etc. Ideally, the parking lot should have a easy flow of traffic to get customers in and out easily with overflow as an option for busy times/events. Any coding and ADA aspects should be addressed and factored in ahead of time.

The Market Experience:

Once inside the market/barn, there should be a clear path for customers to reach the kitchen/food truck area for ordering food so it doesn't interfere with shopping activities, check out/egress activities or dining/serving activities. At the restaurant, there should be a menu that is concise indicating what is being served, the cost and if there are any feature attachments to it. IE. Love local designation, feature farmer/product etc. All employees should be clearly identified with Fun Guy apparel, highly trained in customer service and conflict management. Things like "make it better" policies, refunds etc. should be already determined and applied if necessary so quick resolution can happen if there are conflicts. Policies should be easily remembered for the employees, particularly if there will not be a high level manager present.

While eating, tabletop advertising will allow customers to have the opportunity to read additional menu options, have easy access to our social media handles, in addition to learning about educational topics, features and programs. All tabletop verbiage should reinforce the vision of Real Food, Real Good, Real Local. This particular time while the customer is eating can be a critical time of building relationships through discussing the food with them, where it comes from, why its special and gaining the customers feedback.

Customers should feel empowered to shop in the indoor outdoor market after eating because they have bought into your vision, want to learn more or just be curious. Any market ware tables, should be clearly labeled with a clean traffic flow. Products again should be clearly marked as Love Local, feature item or other programs like house products, reclaimed, artisanal, regenerative etc. These are additional opportunities to engage with the customer so they understand and support your vision; not just making a purchase. Prices should be clearly marked, simple and cash friendly. Stories about products should be concise to keep customers engaged but still have a good traffic flow

Anyone can get a bite to eat anywhere, but Fun Guy is different and we need to share the message clearly and concisely, so they will want to come back for the experience and not feel like it's just something they need to do because they are hungry.

Funky Fungi Foods LLC

BUSINESS PLAN

January 2022



Robert McQuillan
Co-owner

Funky Fungi Foods
848 Free State Road
Meherrin, Va. 23954
Tel: 443-994-5165
Fax: 410-544-5595
Email: rmcquillan@pharmavite.com

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I. Executive Summary

Business Overview

We are a Regenerative Farm growing produce with a focus on Gourmet Mushroom production in Southside Virginia opening a local Farm to Table concept food stand/store offering food choices for better nutrition and sustainable environment.

Success Factors

Funky Fungi Foods LLC is uniquely qualified to succeed due to the following reasons:

- **Products and/or Services:** Our Products and/or services are superior to our competitors because we are focused on local and Virginia grown
- **Human Resources:** Our management team has unique experience in the industry including farming, food preparation and Health and Nutrition
- **Location:** Our location allows us to better serve customers because it is conveniently located on HW 360
- **Operational Systems:** We have developed systems that enable us to provide high quality products/services at a lower cost. These systems include gourmet Mushroom production.
- **Customers:** We are already serving key customers which our competitors are not. These customers include restaurants and Farmer markets
- **Marketing:** We have unique ingredients that enable us to attract new customers at a low cost. These ingredients include Lions Mane and Blue Oyster mushrooms
- **Successes achieved to date:** We have already accomplished the following which positions us for future success. Regenerative farming successes and Gourmet Mushroom production in excess of 2000 pounds a month.
- **Will build relationship with local Farmers through purchasing local crops**

Financial Plan

Below is an overview of our expected financial performance over the next five years:

Figure 1: Annual Financial Summary

Summary					
	FY 1	FY 2	FY 3	FY 4	FY 5
Revenues	\$263,620	\$296,850	\$334,260	\$376,400	\$423,850
Direct Expenses	\$140,590	\$158,330	\$178,270	\$200,750	\$226,050
Gross Profit	\$123,030	\$138,520	\$155,990	\$175,650	\$197,800
Gross Profit (%)	46.7%	46.7%	46.7%	46.7%	46.7%
Other Expenses	\$139,200	\$142,620	\$149,189	\$153,143	\$157,279
EBITDA	(\$16,170)	(\$4,100)	\$6,801	\$22,507	\$40,521
Depreciation	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Amortization	\$0	\$0	\$0	\$0	\$0
Preliminary Exp Written off	\$0	\$0	\$0	\$0	\$0
Interest Expense	\$0	\$0	\$0	\$0	\$0
Income Tax Expense	\$0	\$0	\$0	\$0	\$0
Net Income	(\$56,170)	(\$44,100)	(\$33,199)	(\$17,493)	\$521

I. Company Overview

Below is a snapshot of Funky Fungi Foods LLC since its inception:

- Date of formation: April 2021
- Legal structure: LLC
- Office location(s): Farm 2200 Cedar Grove Road, South Hill, Virginia,
Retail Farm, 848 Free State Road, Meherrin Virginia, 218 Egg Drive, Kenbridge,
Virginia
- Business stage: Startup
- Products and services were launched: Regenerative Farm 2018
- Other key events: Formed Funky Fungi Foods LLC April 2021

- Other key events: Purchased Meherrin Virginia retail location December 2021
- Other key events: September 2022 Target date to open Concession stand/Market Store with Local Farm to table theme and Virginia Finest/Virginia Grown value added products

III. Industry Analysis

Market Overview

The market in which Funky Fungi Foods LLC is operating can be characterized by the following:

- Industry Sales (\$): 580 billion
- Industry Sales (units): 1.6 billion a day
- Other Key Statistics: 73 % of adults say they try to eat Healthier each day
- Farm to table is up and coming trend
- Consumers are making more food choices based on sustainability and replenishing the environment
- Food trends are rapidly growing in plant based meat alternatives

Relevant Market Size

Our relevant market size is the annual revenue that our company could attain if we owned 100% market share.

Our relevant market size is calculated as follows:

1. Number of customers who might be interested in purchasing our products and/or services each year? 7,000
2. Amount these customers might be willing to spend, on an annual basis, on our products and/or services? \$150
3. Our relevant market size: 1MM

As the analysis shows, our relevant market is large enough for our company to enjoy considerable success.

IV. Customer Analysis

Below is a description of who our target customers are, and their core needs.

Target Customers

Below is a profile of our target customers

- Age: 18 to 54
- Income: 30 K+
- Gender: Men and Women
- Location: 30 mile radius from Meherrin location
- Education: High school and above
- Values/Beliefs: Healthy Food choices and good nutrition

Below is a snapshot of the size of our target customer market:

Customer Needs

Below is a profile of the needs that our target customers have:

- Speed: Quick stop concession Food
- Store with produce and Virginia Finest value added products
- Quality: Good local Farm fresh food options when available
- Location: Convenient HW 360 from both sides of HW
- Comfort: Shaded outdoor seating
- Price: \$15 average meal cost
- Value: slight premium to National average of 12.50 for Fast food.
- Other: Plant based Food options
- Other: Farm to Table with priority on local farm goods

V. Competitive Analysis

The following is an overview of Funky Fungi Foods LLC's competitors.

Direct Competitors

The following companies are our direct competitors.

- **Direct Competitor #1: Fast food**
 - Products/services offered: 5 competitors within 25 miles
 - Price points: \$12.50 average
- **Direct Competitor #2: Produce store**
 - Products/services offered: 3 within 15 Miles
 - Price points: Average produce pricing
 - Location(s): Highway locations
 - Customer segments/geographies served: Local

Indirect Competitors

The following companies are our indirect competitors.

- **Indirect Competitor #1: Restaurants**
 - Products/services offered: Sit down dining
 - Price points: \$15 to \$30
 - Competitor's key strengths: Sit down dining with Alcohol

Competitive Advantages

Funky Fungi Foods LLC is positioned to outperform competitors for the following reasons:

- Products and/or Services: Our Products and/or Services are superior to our competitors because they are unique and sourced from Virginia farms whenever possible
- Our Farm produces plants, produce and gourmet Mushrooms with capacity of over 100 acres of Farmland
- Human Resources: Our management team has unique experience in the industry including Regenerative Farming and Mushroom cultivation
- Location: Our location allows us to better serve customers because its size and layout
- Marketing: We have unique marketing skill sets that enable us to attract new customers at a low cost due to community involvement by partnering with local farmers and giving them additional avenues to sell their goods
- Commercial Kitchen backup to Mobile unit
- Food waste can be limited with Commercial kitchen on site for Dried fruits, vegetables and Mushrooms.

- Will work with local civic organizations and schools educating about good quality sustainable locally grown foods for better nutrition while reducing carbon footprint

VI. Marketing Plan

Our marketing plan, included below, details our products and/or services, pricing and promotions plans.

Products, Services & Pricing

- **Product/Service #1 Name: Farm to Table Food concession**
 - Product/Service description/features: Healthy Food choices
 - Product/Service benefits: Minimal competition
 - Product/Service price: \$10 to \$15 sale
 - Product/Service expected purchase frequency/quantity: weekly
 - Product/Service strengths: Locally grown Quality food at reasonable price
- **Product/Service #2 Name: Market store**
 - Product/Service description/features: Virginia Finest value added Food/plants
 - Product/Service benefits: Virginia and local focus Foods and plants
 - Product/Service price: \$1 to \$25
 - Product/Service expected purchase frequency/quantity: Monthly
 - Product/Service strengths: Treasure hunt
 - Product/Service weaknesses: Competitive pricing

Promotions Plan

Funky Fungi Foods LLC will use the following tactics to attract new customers:

- Banners, and/or Billboards _____
- Blogs, Podcasts, etc. _____
- Coupons _____
- Direct Mail _____
- Email Marketing _____
- Event Marketing _____
- Flyers _____
- Gift Certificates _____
- Networking _____
- Newspaper/Magazine/Journal ads _____
- Online Marketing _____
- Partnerships/Joint Ventures _____
- Press Releases/PR _____
- Radio Ads/TV Ads/Infomercials
- Word of Mouth / Viral Marketing

Distribution Plan

Customers can buy from us via the following methods:

- Retail location: 848 Free State Road, Meherrin Virginia
- Company website: Funkyfungifarm.com

VII. Operations Plan

Our Operations Plan details:

- 1) The key day-to-day processes that our business performs to serve our customers
- 2) The key business milestones that our company expects to accomplish as we grow

Key Operational Processes

The key day-to-day processes that our business performs to serve our customers are as follows:

- Product Development: _____
- Sales: _____
- Marketing: _____
- Finance: _____
- Customer Service: _____
- Manufacturing: _____
- Administration: _____
- Accounting/Payroll: _____
- Human Resources: _____
- Legal: _____
- Purchasing: _____

Milestones

The key business milestones that our company expects to accomplish as we grow include the following: All is contingent on zoning approval.

I. To Be Completed By: 9/1/22 to 10/1/22

Accomplishments:

- Accomplishment #1: Zoning approval
- Accomplishment #2: Commercial Kitchen backup completed
- Accomplishment #3: Concession stand in place
- All health department approvals secured

II. To Be Completed By: 10/1/22

Accomplishments:

- Accomplishment #1: Concession stand operational
- Accomplishment #2: October Grand opening for Food concession

III. To Be Completed By: 12/1/22

Accomplishments:

- Store building built to all Lunenburg building codes
- Accomplishment #1: website update

IV. To Be Completed By: 9/1/22

Accomplishments:

- Accomplishment #1: Farm Community Farmers and artisans selected

V. To Be Completed By: 3/1/23

Accomplishments:

- Store opening
- Accomplishment #1: Explore Lunenburg County civic associations and school program development

VIII. Management Team

Our management team has the experience and expertise to successfully execute on our business plan.

Management Team Members

- **Name: Robert V McQuillan III**
 - Title: Owner
 - Key Functional Areas Covered: Sales, Marketing and Finance
 - Past positions, successes and/or unique qualities: DVP Sales NatureMade Vitamins
 - Educational background: BS In Health Science and Policy
- **Name: Karen A McQuillan MS,RN,CNS-BC,CCRN,CNRN,TCRN,FAAN**
 - Title: Co-Owner
 - Key Functional Areas Covered: Quality control and civic program coordination
 - Past positions, successes and/or unique qualities: Clinical Nurse Specialist University of MD Shock Trauma Center and former President of the American Association of Critical Care Nurses. (AACN) University of MD Adjunct Faculty Member.
 - Educational background: BSN, MS in Trauma Critical Care Nursing
- **Name: Rob McQuillan**
 - Title: Farm Manager
 - Key Functional Areas Covered: all Farm operations
 - Past positions, successes and/or unique qualities: Regenerative Farmer
 - Educational background: Associates Degree

- **Name: Dakota Simpson**

- Title: Kitchen/Store Manager
- Key Functional Areas Covered: Kitchen operations and store
- Past positions, successes and/or unique qualities: Restaurant Management

IX. Financial Plan

Revenue Model

Funky Fungi Foods LLC generates revenues via the following:

- Sales of products/services

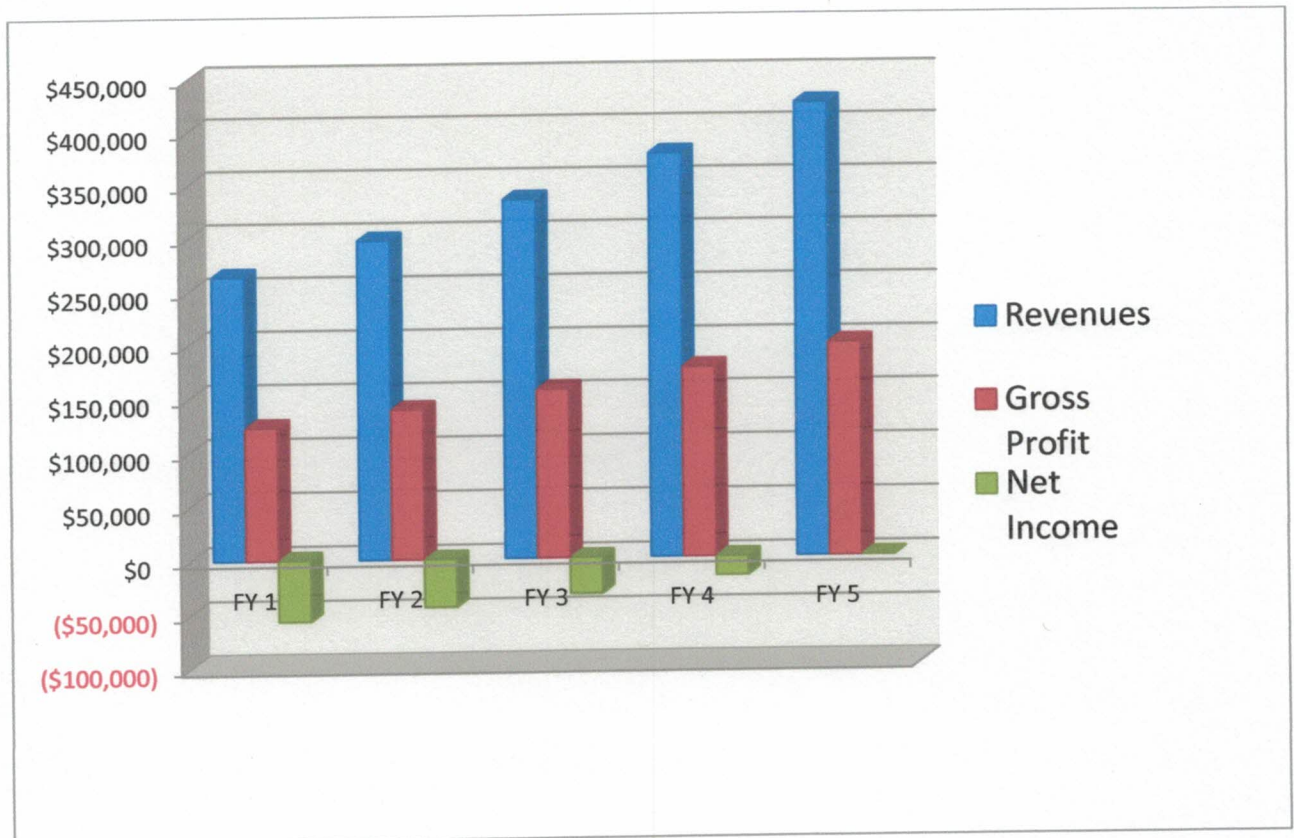
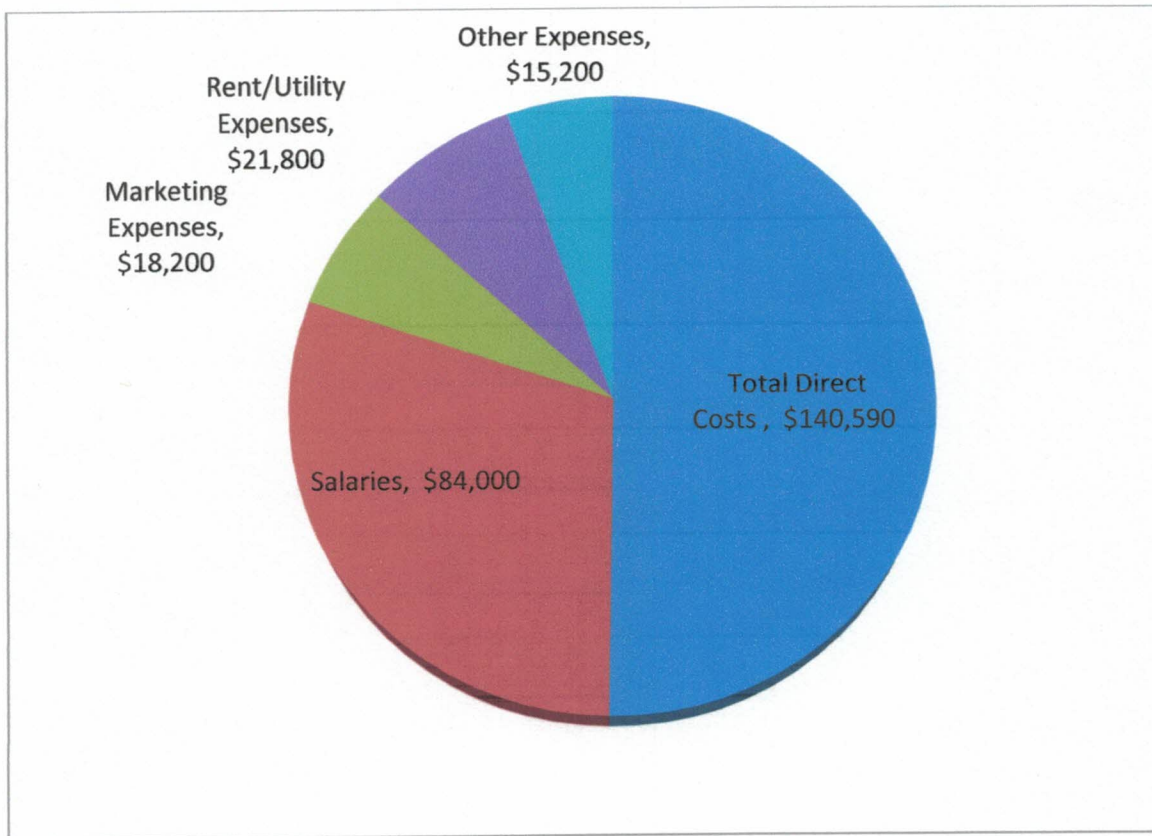


Figure 2: Projected Year 1 Expenses



For additional financials, review Financial spreadsheet.

Summary

	FY 1	FY 2	FY 3	FY 4	FY 5
Revenues	\$263,620	\$296,850	\$334,260	\$376,400	\$423,850
Direct Expenses	\$140,590	\$158,330	\$178,270	\$200,750	\$226,050
Gross Profit	\$123,030	\$138,520	\$155,990	\$175,650	\$197,800
Gross Profit (%)	46.7%	46.7%	46.7%	46.7%	46.7%
Other Expenses	\$139,200	\$142,620	\$149,189	\$153,143	\$157,279
EBITDA	(\$16,170)	(\$4,100)	\$6,801	\$22,507	\$40,521
Depreciation	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Amortization	\$0	\$0	\$0	\$0	\$0
Preliminary Exp Written off	\$0	\$0	\$0	\$0	\$0
Interest Expense	\$0	\$0	\$0	\$0	\$0
Income Tax Expense	\$0	\$0	\$0	\$0	\$0
Net Income	(\$56,170)	(\$44,100)	(\$33,199)	(\$17,493)	\$521

Income Statement Projections

Quarterly	Q1 FY1	Q2 FY1	Q3 FY1	Q4 FY1	Q1 FY2	Q2 FY2	Q3 FY2	Q4 FY2	Q1 FY3	Q2 FY3	Q3 FY3	Q4 FY3
Revenues												
Revenues	\$63,000	\$64,900	\$66,850	\$68,870	\$70,940	\$73,080	\$75,260	\$77,550	\$79,880	\$82,290	\$84,770	\$87,320
Total Revenue	\$63,000	\$64,900	\$66,850	\$68,870	\$70,940	\$73,080	\$75,260	\$77,550	\$79,880	\$82,290	\$84,770	\$87,320
Direct Cost												
Direct Costs	\$33,600	\$34,610	\$35,650	\$36,730	\$37,840	\$38,980	\$40,150	\$41,360	\$42,600	\$43,880	\$45,210	\$46,570
Total Direct Costs	\$33,600	\$34,610	\$35,650	\$36,730	\$37,840	\$38,980	\$40,150	\$41,360	\$42,600	\$43,880	\$45,210	\$46,570
GROSS PROFIT	\$29,400	\$30,290	\$31,200	\$32,140	\$33,100	\$34,100	\$35,130	\$36,190	\$37,280	\$38,410	\$39,560	\$40,750
GROSS PROFIT(N)	47%	47%	47%	47%	47%	47%	47%	47%	47%	47%	47%	47%
Other Expenses												
Salaries	\$21,000	\$21,000	\$21,000	\$21,000	\$21,630	\$21,630	\$21,630	\$21,630	\$22,947	\$22,947	\$22,947	\$22,947
Marketing Expenses	\$4,500	\$4,500	\$4,500	\$4,500	\$4,600	\$4,600	\$4,600	\$4,600	\$4,800	\$4,800	\$4,800	\$4,800
Rent/Utility Expenses	\$5,400	\$5,400	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,600	\$5,600	\$5,600	\$5,600
Depreciation	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Total Other Expenses	\$20,900	\$20,900	\$21,000	\$21,000	\$21,730	\$21,730	\$21,730	\$21,730	\$23,947	\$23,947	\$23,947	\$23,947
EBITDA	(\$15,500)	(\$4,410)	(\$4,410)	(\$4,410)	(\$12,760)	(\$11,830)	(\$10,720)	(\$9,540)	(\$5,647)	(\$5,647)	(\$5,647)	(\$5,647)
Depreciation	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Amortization	-	-	-	-	-	-	-	-	-	-	-	-
EBIT	(\$5,500)	(\$14,410)	(\$14,410)	(\$14,410)	(\$12,760)	(\$11,830)	(\$10,720)	(\$9,540)	(\$5,647)	(\$5,647)	(\$5,647)	(\$5,647)
EBITDA	(\$15,500)	(\$4,410)	(\$4,410)	(\$4,410)	(\$12,760)	(\$11,830)	(\$10,720)	(\$9,540)	(\$5,647)	(\$5,647)	(\$5,647)	(\$5,647)
Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-
PRETAX INCOME	(\$15,500)	(\$14,410)	(\$14,410)	(\$14,410)	(\$12,760)	(\$11,830)	(\$10,720)	(\$9,540)	(\$5,647)	(\$5,647)	(\$5,647)	(\$5,647)
Adjusted against Net Operating Loss	(\$15,300)	(\$29,710)	(\$29,710)	(\$29,710)	(\$68,600)	(\$60,130)	(\$60,720)	(\$100,270)	(\$110,137)	(\$118,985)	(\$126,772)	(\$133,469)
Cumulative Net Operating Loss	-	-	-	-	-	-	-	-	-	-	-	-
Adjusted against Net Operating Loss	-	-	-	-	-	-	-	-	-	-	-	-
Taxable Income	-	-	-	-	-	-	-	-	-	-	-	-
Income Tax Expense	-	-	-	-	-	-	-	-	-	-	-	-
NET INCOME	(\$15,300)	(\$14,410)	(\$14,410)	(\$14,410)	(\$12,760)	(\$11,830)	(\$10,600)	(\$9,540)	(\$5,647)	(\$5,647)	(\$5,647)	(\$5,647)
Net Profit Margin (%)	-24%	-22%	-20%	-19%	-18%	-16%	-14%	-12%	-11%	-9%	-9%	-9%

Annual	FY1	FY2	FY3	FY4	FY5
Revenues					
Revenues	\$283,620	\$286,850	\$334,250	\$378,400	\$423,850
Total Revenue	\$283,620	\$286,850	\$334,250	\$378,400	\$423,850
Direct Cost					
Direct Costs	\$140,590	\$158,330	\$178,270	\$200,750	\$226,050
Total Direct Costs	\$140,590	\$158,330	\$178,270	\$200,750	\$226,050
GROSS PROFIT					
GROSS PROFIT(%)	\$123,030	\$128,520	\$155,980	\$177,650	\$197,800
	43%	45%	47%	47%	47%
Other Expenses					
Salaries	\$84,000	\$86,520	\$91,789	\$94,543	\$97,379
Marketing Expenses	\$15,200	\$18,700	\$15,200	\$15,600	\$15,600
Rent/Utility Expenses	\$15,200	\$15,200	\$15,600	\$15,600	\$15,600
Depreciation	\$138,200	\$142,820	\$148,189	\$153,143	\$167,279
Total Other Expenses	\$138,200	\$142,820	\$148,189	\$153,143	\$167,279
EBITDA	(\$15,170)	(\$4,100)	\$6,801	\$22,507	\$44,531
Depreciation	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Amortization	-	-	-	-	-
Primary Exp Written off	-	-	-	-	-
EBIT	-	-	-	-	-
Interest Expense	\$26,170	\$44,100	\$33,189	\$17,483	\$521
PRETAX INCOME	(\$41,170)	(\$44,100)	(\$33,189)	(\$17,483)	\$521
Net Operating Loss	(\$56,170)	\$(100,270)	\$(133,459)	\$(150,662)	\$(150,662)
Use of Net Operating Loss	-	-	-	-	-
Taxable Income	-	-	-	-	-
Income Tax Expense	-	-	-	-	-
NET INCOME	(\$56,170)	(\$44,100)	(\$33,189)	(\$17,483)	\$521
Net Profit Margin (%)	-21%	-15%	-10%	-5%	0%

[illegible]

	1Y1	1Y2	1Y3	1Y4	1Y5
ASSETS					
Cash	(\$222,870)	(\$229,070)	(\$224,269)	(\$203,350)	(\$165,841)
Other Current Assets	\$30,600	\$34,500	\$39,800	\$41,000	\$47,100
Total Current Assets	(\$192,270)	(\$194,570)	(\$186,469)	(\$162,350)	(\$118,741)
Intangible Assets	\$0	\$0	\$0	\$0	\$0
Acc Amortization	\$0	\$0	\$0	\$0	\$0
Net Intangibles	\$0	\$0	\$0	\$0	\$0
Fixed Assets	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Accum Depreciation	\$40,000	\$80,000	\$120,000	\$160,000	\$200,000
Net Fixed Assets	\$160,000	\$120,000	\$80,000	\$40,000	\$0
Preliminary Exp	\$0	\$0	\$0	\$0	\$0
TOTAL ASSETS	(\$32,270)	(\$74,570)	(\$106,469)	(\$122,350)	(\$118,741)
LIABILITIES & EQUITY					
Current Liabilities	\$23,900	\$25,700	\$28,000	\$26,500	\$31,900
Long Term Debt	\$0	\$0	\$0	\$0	\$0
Total Liabilities	\$23,900	\$25,700	\$28,000	\$26,500	\$31,900
Share Capital	\$0	\$0	\$0	\$0	\$0
Retained earnings	(\$58,170)	(\$102,270)	(\$133,469)	(\$150,950)	(\$190,441)
Old Equity	(\$46,100)	(\$100,270)	(\$105,469)	(\$105,469)	(\$108,441)
Total Equity	(\$104,270)	(\$102,270)	(\$133,469)	(\$124,450)	(\$158,541)
TOTAL LIABILITIES & EQUITY	\$0	\$0	\$0	\$0	\$0

Cash Flow Projections

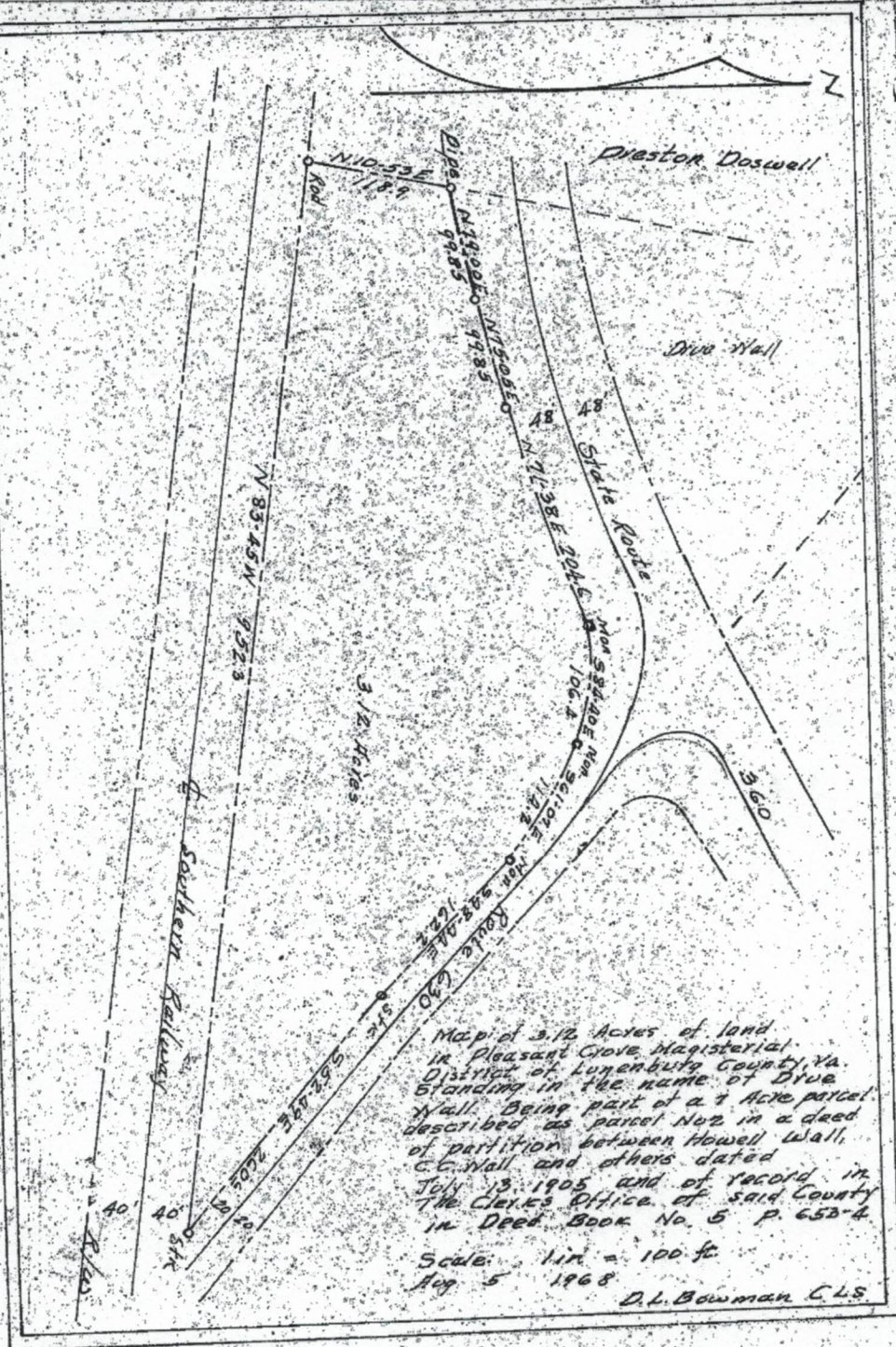
Quarterly

	FY1		FY2		FY3		FY4	
	Q1FY1	Q2FY1	Q3FY1	Q4FY1	Q1FY2	Q2FY2	Q3FY2	Q4FY2
CASH FLOW FROM OPERATIONS								
Net Income (Loss)	(\$15,300)	(\$14,410)	(\$13,700)	(\$12,700)	(\$12,430)	(\$11,530)	(\$9,540)	(\$8,667)
Change in Working Capital	(\$5,200)	(\$500)	(\$500)	(\$500)	(\$300)	(\$800)	(\$800)	(\$800)
Plus Depreciation	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Plus Amortization	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plus Preliminary exp written off	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash Flow from Operations	(\$10,500)	(\$4,910)	(\$4,200)	(\$3,200)	(\$2,730)	(\$1,130)	(\$33)	\$2,703
CASH FLOW FROM INVESTMENTS								
Fixed Assets	(\$200,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intangible Assets	(\$200,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash Flow from Investments	(\$400,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CASH FLOW FROM FINANCING								
Cash from Equity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash from Debt Financing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash Flow from Financing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash Flow	(\$410,500)	(\$4,910)	(\$4,200)	(\$3,200)	(\$2,730)	(\$1,130)	(\$33)	\$2,703
Cash at Beginning of Period	(\$210,000)	(\$210,000)	(\$215,410)	(\$219,610)	(\$222,870)	(\$225,000)	(\$226,830)	(\$228,565)
Cash at End of Period	(\$620,500)	(\$214,910)	(\$219,610)	(\$222,870)	(\$225,600)	(\$226,730)	(\$226,863)	(\$225,862)

Cash Flow Projections

Annual

	FY1	FY2	FY3	FY4	FY5
CASH FLOW FROM OPERATIONS					
Net Income (Loss)	(\$55,170)	(\$44,100)	(\$33,169)	(\$17,463)	\$521
Change in Working Capital	(\$6,700)	(\$2,100)	(\$2,000)	(\$1,500)	(\$2,000)
Plus Depreciation	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Plus Amortization	\$0	\$0	\$0	\$0	\$0
Plus Preliminary exp written off	\$0	\$0	\$0	\$0	\$0
Net Cash Flow from Operations	(\$22,870)	(\$6,300)	\$4,831	\$21,037	\$37,521
CASH FLOW FROM INVESTMENTS					
Fixed Assets	(\$200,000)	\$0	\$0	\$0	\$0
Intangible Assets	\$0	\$0	\$0	\$0	\$0
Net Cash Flow from Investments	(\$200,000)	\$0	\$0	\$0	\$0
CASH FLOW FROM FINANCING					
Cash from Debt	\$0	\$0	\$0	\$0	\$0
Cash from Debt financing	\$0	\$0	\$0	\$0	\$0
Net Cash Flow from Financing	\$0	\$0	\$0	\$0	\$0
Net Cash Flow	(\$222,870)	(\$6,300)	\$4,831	\$21,037	\$37,521
Cash at Beginning of Period	\$0	(\$222,870)	(\$228,070)	(\$204,269)	(\$166,248)
Cash at End of Period	(\$222,870)	(\$229,170)	(\$223,239)	(\$183,232)	(\$148,727)



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JO Newman 3.12 ACRES PLEASANT. GROVE
Feb 12th 115 Page 13. Tenth. 1000000, 2000

Planning Report

Case Number: CUP- 3-22

Applicant: Robert McQuillan, III

Parcel Number: 002-0A-0-5

Owner of Record: Robert McQuillan, III

Proposed Use: The redevelopment of the old Society for the Prevention of Cruelty Animals (SPCA) located on Free State Road in the Meherrin Area of the County of Lunenburg. The applicant has added a prefab garage to the property prior to the receipt of the Conditional Use Permit; however, it has been done in compliance with the Uniform Building Code and was not objected by Lunenburg County's Building Inspector, Jamie Tuck. The applicant's goal is to operate a roadside restaurant (food trailer) and market (for the sale of local produce, homemade goods, local made products, etc.). The applicant anticipates the roadside restaurant to be named "Fun Guy" based off the applicant's son's mushroom farm, which is name Funky Fungi Foods. The food served from the food truck/trailer will be to pick-up and take home or pick-up and sit under the existing pavilion to eat.

The proposed hours of operation are Tuesday through Sunday from 11:00 a.m. to 9:00 p.m. with the location being closed on Mondays (possibility of the location only being open half a day on Sundays). An additional closure day may be added dependent upon the foot traffic. Upon application, the applicant proposes approximately forty (40) customers a day. The applicant has noted that he will have two (2) full time employees (a chef and an assistant) and potentially several part time employees (no specific number provided at this time because it will be based on the business traffic).

Location: 848 Free State Road, Meherrin, VA 23954

Tax Information:

Assessment and Status

Area: 3.12 acres

Current Land: \$25,700

Current Building: \$63,000

Current Improvements: \$16,800

Current Total: \$105,500

Property Description: A 3.12-acre parcel with a single-family residence. The parcel is located within the Pleasant Grove district. Entrance into the property is off Free State Road into the private driveway. The private driveway consists of gravel and grass. To the Southeast, across the railroad tracks, there are five (5) single family residences located on Payne Lane. The closest residence to the parcel in this Conditional Use Permit application is 58 Payne Lane, which is the only residence located on the west of the road. This residence does not touch the parcel noted in this Conditional Use Permit application as it is separated by the Norfolk Southern Railway.

CUP 3-22: Funky Fungi Foods

To the west across the four (4) lane highway of Route 360, there is a vacant lot, single-family residence and gas station/convenience store located on three (3) parcels. The parcel located directly to the south of the specific parcel of this Conditional Use Permit application was previously a restaurant and has been vacant for several years. The current owner is seeking to utilize the existing structure for purposes to benefit a church.

History of Property or Operation: The property has been previously utilized as the “Field of Dreams” for the Southside SPCA. Since the Southside SPCA relocated several years ago, the existing structure, pavilion and fenced in area has been vacant. The property conditions upon acquisition were as followed: the existing building consisted of a single bathroom, office space, and a large room with a small washroom/utility room; the pavilion was vacant, which has a concrete slab and a brick-and-mortar structure in the center of the pavilion; and the overall the property is enclosed with chain link fencing with additional fencing inside that was utilized for outside dog pens.

Potential Impact of Proposed Use:

- Community Impact:
 - Adjacent Property: YES
 - Proximate Community: YES
- Infrastructure:
 - Schools: NO
 - Fire and EMS: NO
 - Transportation: NO
 - Community and Social Services: NO
 - Criminal Justice: NO
- Economic:
 - Community Enhancement: YES
 - Providing a new location to the County where residents, as well as non-residents can receive personal services (i.e., meals, fresh produce, homemade goods, etc.)
 - Employment: YES
 - The applicant will be hiring a chef for the restaurant/food trailer as well as additional support staff.
 - Other revenue: YES
 - Payment of taxes
 - Personal property
 - Real estate
 - Machinery and Tools
 - Food Sales Tax
- Environmental:
 - Soil Quality: N/A
 - Ground Water: N/A
 - Sewer: N/A
 - Solid Waste: N/A
 - HazMat: N/A

CUP 3-22: Funky Fungi Foods

- Air Quality: N/A

Insurance: To date, the applicant has expressed that he has discussed with Nationwide and Virginia Farm; however, he has not moved forward yet. The applicant has noted that if and/or when the Conditional Use Permit application is approved, he will be maximizing the insurance coverage based off the nature of the business and the conditions of the Conditional Use Permit.

Additional Information Provided: The applicant's son is a local farmer (business is named Funky Fungi Foods) that grows Lions Mane and Blue Oyster mushrooms through regenerative farming. The anticipation of this Conditional Use Permit application is to provide a local source for the utilization of the mushrooms rather than deliver/transport them to the Northern Virginia/Washington D.C. area for high-end restaurant use. The research conducted by the applicant on his own as well as through his position in the vitamin industry has noted that there is an increasing demand for mushrooms due to their positive health benefits.

The purpose of the utilization of the local grown mushrooms is to provide meatless alternatives for residents of Lunenburg County, but tourist, as well. The restaurant/food trailer will also be providing traditional meat dishes, as well. The food truck/trailer will be the primary location for the preparation and service of food, the existing structure will serve as the office and back-up kitchen (refrigerators, freezers, etc.), and the newly installed prefab garage will be the storage for the food truck/trailer. The existing structure is to serve as a backup at the current time, but potentially in the future be converted to a commercial kitchen with stoves, ovens, etc. The applicant has confirmed that if he opts to make convert the existing business into a commercial kitchen, he will comply with the requirements of the Virginia Department of Health as well as all Uniform Building Codes.

The applicant has a strong desire to make this location a family friendly location. He wants to utilize the assets from our region whether it be local retailers, vendors, artists, etc. He, also, anticipates the addition of play set for the children to play on while visiting with their family. He will keep the perimeter fence for safety of the patrons of the business, but also the security of the equipment and property owned by the business. Additionally, he has an idea that the fencing inside the perimeter fencing, which previously served as kennels, to be utilized for community groups, citizens, students, etc. to grow their own produce on site. The different groups' gardens will be separated by the existing kennels present.

The applicant also notes that it is their intention to obtain Virginia's Finest designation through the Virginia Department of Agriculture and Consumer Services.

Business Plan: The applicant has included his business plan as well as the revised business plan in his application.

Pre-Conditional Use Permit Public Hearing Site Visit: During the site visit conducted by Lunenburg County Building Inspector, Jamie Tuck, and Director of Planning and Economic Development, Taylor N. Newton, the applicant noted the following as work that would be conducted prior to operation:

1. ADA Compliance

CUP 3-22: Funky Fungi Foods

2. Movement of fencing or other elements to ensure for adequate parking, which would not be interfering with the travel on Route 360 or Free State Road
3. Run electrical underground from the existing structure to the prefab garage that was added to supply electricity for the food truck/trailer and any equipment located in the garage
4. Potentially add an additional bathroom; however, if he opts not to add another, he will ensure that the existing bathroom is ADA compliant

Virginia Department of Transportation Application Review: The Virginia Department of Transportation, South Hill Residency Southern Region Land Development Office reviewed the Conditional Use Permit application, which noted they “have no objection to the CUP action; however, we offer the below comments”:

1. Based on a visual inspection a commercial entrance will be required
2. The existing entrance does not meet VDOT Access Management corner clearance regulations or design standards therefore cannot be used to access this proposed business
3. The existing entrance will need to be closed and new entrance installed meeting comment #1 and #2 above.

Suggested Conditions of Approval:

- Adhere to the fire code maximum occupancy of the building
- Provide adequate room for fire and EMS to make entrance to the parking area, building and surrounding areas on the parcel and can exit the location
- Comply with VDH rules and regulations and pass their inspection for the preparation and serving of food and/or beverages, which includes, but is not limited to:
 - Certified Food Protection Manager (at least one (1) employee with supervisory and management responsibility is required to have the certification)
 - Food Service Permit Application
 - Building Permits
 - Business Licenses (if applicable)
 - VDH Permit
 - VDH Plan Review
 - Approved equipment, supplies, food sources and signage
 - Food Training
 - All Applicable fees
 - Regular Inspections from VDH
 - Mobile Food Unit License
- Obtain a building and/or electrical permit through the County of Lunenburg within thirty (30) days of approval of the Conditional Use Permit
- Comply with the commercial entrance regulations required by the Virginia Department of Transportation
- Comply with all Uniform Building Codes
- Receive a Certificate of Occupancy/Final Inspection from the County of Lunenburg prior to the operation of the salon

CUP 3-22: Funky Fungi Foods

- Determine if the food truck/trailer and market will be ADA Compliant and if it is deemed that it will be compliant, then follow all rules and regulations required (i.e., handicap ramp, handicap accessible bathroom, etc.)
- Contact the Commissioner of Revenues office within thirty (30) days prior to operation to notify of the new business and complete any requirements of their office
- Determine if the food truck/trailer and market will be obtaining Virginia's Finest Certification through the Virginia Department of Agriculture and Consumer Services. If it is determined to pursue the certification, the requirements include, but are not limited to (<https://www.vdacs.virginia.gov/vafinest.com/apply.shtml>):
 - Download Virginia's Finest Product Data Sheet
 - Verify that you meet or exceed industry established quality standards
 - Complete Application
 - Food Labeling Requirements
 - Email or Mail Completed Virginia's Finest Application
 - The Virginia Department of Agriculture and Consumers will notify when the completed application is received
- Have the proper insurance policy the business and property and provide proof to the Department of Planning and Economic Development
- Allow the Director of Planning and Economic Development, Taylor N. Newton, to conduct a walkthrough prior to operation to ensure that all conditions have been complied with as set-forth by the Planning Commission and/or Board of Supervisors.

Options of the Commission

1. I move that CUP 3-22: Funky Fungi Foods (Retail Store/Shop & Personal Service Business), as described in the Conditional Use Permit application, **be approved** with conditions listed above and/or any added or removed by the Commission. Failure to comply with the conditions noted and required will result in the revocation of the Conditional Use Permit.
2. I move that CUP 3-22: Funky Fungi Foods (Retail Store/Shop & Personal Service Business), as described in the Conditional Use Permit application, **be denied** because: (explanation)

3. I move that the Planning Commission **defer a decision** on CUP 3-22: Funky Fungi Foods (Retail Store/Shop & Personal Service Business), as described in the Conditional Use Permit application, until the Planning Commission meeting scheduled to begin at 7:00 p.m. on _____, in the 2nd Floor Courtroom of the Lunenburg Courts Building.

Other Business

Article of Interest



Twittys Creek Solar, a 134-acre, 15-megawatt installation along Highway 59, is the first solar project operating in Charlotte County, Va. Melissa Lyttle for the New York Times

The New York Times

Wednesday, September 21, 2022

Are There Better Places to Put Large Solar Farms Than These Forests?

By Gabriel Popkin

Mr. Popkin is an independent journalist who writes about science and the environment. He has written extensively about threats to trees and forests.

CHARLOTTE COURT HOUSE, Va. — In Charlotte County, population 11,448, forests and farms slope gently toward pretty little streams. The Roanoke River, whose floodplain includes [one of the most ecologically valuable and intact forests](#) in the Mid-Atlantic, forms the county's southwestern border.

On a recent driving tour, a local conservationist, P.K. Pettus, told me she's already grieving the eventual loss of much of this beautiful landscape. The Randolph Solar Project, a 4,500-acre project that will take out some 3,500 acres of forest during construction, was approved in July to join at least five other solar farms built or planned here thanks to several huge transmission lines that crisscross the county. When built, it will become one of the largest solar installations east of the Rocky Mountains. Although she is all for clean energy, Ms. Pettus opposed the project's immense size, fearing it will destroy forests, disrupt soil and pollute streams and rivers in the place she calls home.

"I was so excited and hoped to see solar canopies over parking lots, solar panels on rooftops, solar panels on big box stores" after Virginia passed a 2020 law requiring the elimination of fossil fuels from its power sector by 2050, Ms. Pettus says. "I never dreamed it would involve so much deforestation and grading in a place I deeply care about."

The conflict Ms. Pettus described is becoming increasingly common in rural Virginia, where a recent boom in solar farm construction has given many people pause. Conservationists and farmland advocates argue that the solar gold rush is displacing valuable forests and farms when panels could instead be going on already developed or degraded land, including abandoned industrial sites and landfills. Some even warn that a decades-long push to protect the Chesapeake Bay could be undermined by panel-driven forest loss.

Since approving Randolph and another large installation, Charlotte County has put a hold on any new solar projects until at least 2024. Measures like these, which have been implemented in at least [31 states](#), may become a major hindrance to implementing the Inflation Reduction Act, recently signed into law by President Biden. For the great promise of renewable energy to be realized, states like Virginia must create an environment where solar, nature and people can peaceably coexist.

"It's very unsettling from our side to see the hardening on the sides of the issue," says Judy Dunscomb, a senior conservation scientist with the Nature Conservancy, which supports both renewable energy and forest conservation. "Folks are trying to push through these really big projects on the one hand, and localities are becoming increasingly anxious about the potential impacts of those projects."

The ambitious targets in Virginia's 2020 Clean Economy Act make it an early mover in the eastern United States, but nearly every state could face some version of this conflict. In every conceivable scenario that avoids catastrophic climate change, solar energy must play a central role in shifting our economy off fossil fuels. For example, a recent report from [Net-Zero America](#), a research group at Princeton University, found that for the U.S. economy to be fully decarbonized by 2050 U.S. solar production may need to grow more than 20-fold, potentially occupying an aggregate area the size of West Virginia.

Utility-scale solar is now as cheap as or cheaper than any other form of power, but it is space-intensive. The American Farmland Trust projects that to meet renewable energy targets, many eastern states, which have relatively high population densities, may need to devote [between 1.5 percent and 6 percent](#) of their undeveloped land to solar panels.

ADVERTISEMENT

Still, there's plenty of space for those panels, even in a future in which most or all of our electricity comes from clean sources, and in which widespread deployment of electric cars and heat pumps ratchets up demand for electricity. Several independent estimates suggest the country could power itself with roughly the acreage currently dedicated to land most everyone would agree is already degraded. And up to 39 percent could be met by putting panels on roofs. "We have tremendous opportunity on rooftops, on parking lots, on other areas like that," says Garrett Nilsen, the deputy director for the U.S. Department of Energy's Solar Energy Technologies Office.

Yet rooftops and parking lots are not where most panels are going in Virginia, or elsewhere in the United States. [A 2021 study](#) found that most solar panels in Virginia end up in forests and on farmland. And nationwide, about half of new solar is built in deserts; more than four-fifths of the rest goes on farmland, forest land or grasslands, according to [a separate analysis](#).

That makes sense; such land is often cheap and easy to build on. Public and corporate policies are also driving big solar development to such spaces. The 2020 Virginia Clean Economy Act has converged with the needs of one of the state's fastest-growing industries: data centers. Many of these facilities are operated by tech giants, such as Amazon, Google and Microsoft, that have committed to renewable energy. The centers will soon gobble up two gigawatts of power, [a recent report](#) estimated — almost one-sixth of the state's total power consumption.

Neither the state nor the tech giants determine where new solar projects go. Siting is instead left up to developers, who often seek out large, flat parcels near transmission lines, and to local governments and planning and zoning boards, which are often unprepared to assess solar's environmental impacts. And Virginia offers relatively few incentives to encourage development on rooftops, parking lots or other developed or degraded areas.

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The solar installations that are coming online will help reduce carbon emissions from fossil fuels. But the forests and farms they often replace help the climate too. Virginia's forests absorb about one-fifth of the state's emitted carbon dioxide, and it will need every bit of those trees' carbon-sucking power to offset emissions from hard-to-decarbonize sectors such as transportation and heavy industry, Ms. Dunscomb says.



The Amazon Solar Farm developed by Dominion Energy in Climax, VA, a 1,500-acre, 120-megawatt project.

Melissa Lyttle for The New York Times

Forests also support wildlife, prevent erosion and keep pollutants from running off into waterways. Deforested land loses some of its ability to absorb storm water, leading to increased flood risk and dirtier water downstream. At the same time that Virginia is attempting to add some 30,000 acres of forest annually to meet its obligations under the Chesapeake Bay Agreement, which requires that states in the bay's watershed reduce the pollution they send into the bay, it may be losing close to that amount to new solar arrays, estimates Chris Miller of the Piedmont Environmental Council in Warrenton.

Farmland's environmental impact is more mixed — it can be a carbon sink or source, an absorber or source of water pollution and a stronghold or destroyer of biodiversity, depending on how it's managed. But it has another obvious and important use: growing food. Solar panels

typically take farmland out of production, and it's not yet clear whether these conversions are temporary or permanent.

These issues came to a head during the several-year debate over the Randolph Solar Project, which will deliver a whopping 800 megawatts to the grid, nearly as much as a typical nuclear plant.

Ms. Pettus fears that Randolph, along with several other large projects that have already been approved in the county, will send soil and storm water streaming into Roanoke Creek, which includes several pristine wetlands and ultimately drains to the Roanoke River. Runoff from deforested slopes could harm water quality and aquatic life, Ms. Pettus says.

Francis Hodsoll, the C.E.O. of SolUnesco, the developer of the Randolph Solar Project, has promised to preserve 6,000 acres of trees on the 13,000-acre site, create wildlife corridors and ensure that the project doesn't harm water quality — something he acknowledges certain earlier projects did not do. "I think everybody who wants solar to continue in Virginia has gotten very serious about this issue," he says.

Aaron Ruby, a media relations manager for Dominion Energy, which plans to buy the project and complete its construction, promises that the company will maintain protective buffers around wetlands and waterways, capture storm water and minimize grading and topsoil loss. Still, 3,500 acres of forest will be removed to make room for the panels. Much of that would likely have been cut anyway at some point, but the solar project will prevent new trees from regrowing and absorbing carbon.

After numerous hearings, the county's board of supervisors in July gave the project a conditional use permit, enticed by hundreds of millions of dollars in projected revenue that they hope will allow them to lower property taxes.

The solar boom has created new alliances. Environmental groups such as the Piedmont council and the Chesapeake Bay Foundation, while supporting clean energy generally, have found themselves joining farm bureaus to call for measures to reduce large-scale solar's impacts on nature and farmland. This spring, the Virginia legislature passed a bill acknowledging that utility-scale solar can have a "significant adverse impact" on forests and farmland and creating an advisory panel to develop measures to reduce this impact.

Meanwhile, libertarians and free-market conservatives have allied with the solar industry to back property owners' rights to use their land as they wish.

There are also softer values at play. Solar panels can have a futuristic beauty, but for many people they're a blight. Much of the opposition to large solar projects has centered less on nature than on aesthetics, historical preservation, property values and rural character. Some of it has also been fueled by [misinformation](#).

Motivated residents can scuttle projects, as happened last year when the Culpeper County board of supervisors nixed a proposed solar installation in central Virginia in response to citizen

opposition. Other counties have revised zoning rules to restrict the size of new projects or even ban them altogether. And again, it's not just happening in Virginia: Researchers from M.I.T. found that between 2008 and 2021, [53 utility-scale renewable energy projects were delayed or blocked in the United States](#), leading to almost 4,600 megawatts of lost generating capacity — enough to power nearly a million homes.

If today's relatively modest solar rollout is already facing such strong headwinds, imagine what will happen when states and companies move closer toward going 100 percent renewable. The Inflation Reduction Act's tax credits and other incentives could quintuple the amount of solar installed annually by 2025, [according to Princeton's Zero Lab](#), but only if developers and installers win approval for projects.

There are plenty of places where solar energy could be developed without triggering conflicts with natural resources or concerns about rural landscapes. Rooftops and parking lots combined could, in theory, meet nearly 80 percent of the nation's electricity needs, according to the Department of Energy. But absent incentives, such sites are generally more expensive to develop than forest or farmland.

Dominion, in partnership with T.N.C., will also be developing a solar farm in southwestern Virginia on a flattened mountaintop that was blasted away for coal. Projects like this one hit a sweet spot: big enough to realize economies of scale, sited on already degraded land, and poised to boost the economy of a region that sorely needs it.

More such former industrial sites are available — on landfills, for example — but they are often far from transmission lines. And the surfaces of such sites can be unstable, making construction complicated and expensive. "We can't really brownfield our way out of this," Ms. Dunscomb acknowledges.

But an [analysis](#) she recently conducted also delivered good news: With careful planning, Virginia can meet its solar needs while protecting the most valuable forests, wetlands and other ecosystems. Marginal farmland with poor soil, typically used for hay or pasture rather than crops, could be a better option than forest or prime farmland, for example. While some places are too steep or too far from high-voltage transmission lines to be potential solar sites, a more equitable, transparent and environmentally sensitive distribution of solar energy is possible.

States that are still ramping up their solar efforts should learn from what's happening in Virginia. Because just about the worst thing that could happen to the climate is for one of its best allies to be seen as such a bad neighbor that nobody wants it around.

Gabriel Popkin is an independent journalist who writes about science and the environment. He has written extensively about threats to trees and forests.

Announcement of the Next Meeting Date

**Next
meeting is
scheduled
for
November
3rd, 2022
at 7:00
p.m.**