


Lunenburg Planning Office
Application for Conditional Use Permit for Solar Facilities
Case Number: _____ (Office Use Only)

Section 1

Applicant Name: Virginia Electric and Power Company dba Dominion Energy Virginia

Owner Name: Kevin L. Fields - Authorized Representative

Owner Signature: 

Contact Name for Application: Chuck Weil


Physical and Mailing Address: 5000 Dominion BLVD, 3rd Floor, Glen Allen, VA 23060

Phone Number: (804) 239-6450

Email Address: Charles.H.Weil@Dominionenergy.com

Fax Number (if applicable): _____

Power of Attorney Name: Kevin L Fields

Power of Attorney Signature: 

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): Portion of 059-0A-0-18A (SITE)

059-01-0-2 (ACCESS ROAD)

059-03-0-6 (ACCESS ROAD)

Area (ac./sq. ft.): Portion of 059-0A-0-18A (49.65ac/2,162,869sf)

Magisterial District: COLUMBIAN GROVE

Address: 3832 LAUREL BRANCH ROAD, LUNENBURG COUNTY, VA

Existing Zoning: A-1 : Agriculture

Requested Use: Electrical Substation

Does this property have a historical designation? If yes, describe: NO

Parcel number(s), acreage, magisterial district and existing zoning can be located at:
<https://lunenburggis.timmons.com/#/mw>. 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 a minimum of forty-five (45) days prior to scheduling a 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 \$2,500.00, which must be paid at the time of application submission. The applicant will be invoiced for any costs incurred, including but not limited to advertising, postage, legal fees, third-party consulting fees, etc.

****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: _____

State of: _____.

County of: _____.

Before me, _____, on this _____ day of _____
Name of Notary Public

_____, 20____, _____, 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 _____ day of _____, 20____.

Notary Public's Signature

Location of Commission

Registration #: _____

Commission Expiration: _____

Verification of Identity

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

State: _____

Number: _____

☐ U. S. Passport:

Number: _____

☐ U. S. Military ID Card

☐ Social Security Card

☐ Birth Certificate

☐ Other: _____

(Seal)

Adjacent Parcel (Property) Owners		
Parcel Number	Name(s)	Address
059-01-0-3	FBJ GRAT-98 FORESTS LLC,	PO BOX 1288 MOBILE AL 36633
059-02-0-1	LONG RANDALL S	3173 BRICKLAND ROAD SOUTH HILL VA 23970
059-02-0-2A	LONG JOHNNY K	3502 LAUREL BRANCH ROAD KENBRIDGE VA 23944
059-03-0-5	RAGSDALE DOUGLAS INGRAM JR,	12113 CREEKWOOD TERRACE KNOXVILLE TN 37934
059-03-0-6	RAGSDALE DOUGLAS INGRAM JR,	12113 CREEKWOOD TERRACE KNOXVILLE TN 37934
059-03-0-9	LONG RANDALL S,	3173 BRICKLAND ROAD SOUTH HILL VA 23970
059-04-0-3	ARD CHRISTOPHER P	3899 LAUREL BRANCH ROAD KENBRIDGE VA 23944
059-04-0-4	CURLEY GEORGE W & SARA L	3899 LAUREL BRANCH ROAD KENBRIDGE VA 23944
059-0A-0-18A	LONG RANDALL S,	3173 BRICKLAND ROAD SOUTH HILL VA 23970
059-0A-0-39	YEATTS CLAUDE WESLEY & JAMES WILEY & JAMES ELLIOTT NASH & MELINDA CLAY NASH	4525 BRICKLAND ROAD KENBRIDGE VA 23944
059-0A-0-41	HARVILICZ RONALD M OR PATRICIA I	3963 LAUREL BRANCH ROAD KENBRIDGE VA 23944
059-0A-0-41A	BOAZ DAVID A,	3832 LAUREL BRANCH ROAD KENBRIDGE VA 23944
059-0A-0-41B	CURLEY SARA L OR GEORGE W CURLEY	3883 LAUREL BRANCH ROAD KENBRIDGE VA 23944
059-0A-0-41C	REESE MARK S SR OR CONNIE W,	8507 CRAIG MILL ROAD KENBRIDGE VA 23944
059-0A-0-41D	LONG JOHNNY K	3502 LAUREL BRANCH ROAD KENBRIDGE VA 23944
059-0A-0-42	HOLMES CHARLIE ESTATE	251 DUSTY LANE KENBRIDGE VA 23944
059-0A-0-43	REESE MARK S SR OR CONNIE W,	8507 CRAIG MILL ROAD KENBRIDGE VA 23944
059-0A-0-43A	BOAZ DAVID A	3832 LAUREL BRANCH ROAD KENBRIDGE VA 23944
059-0A-0-44	LONG RONALD E OR PATRICIA A	3589 LAUREL BRANCH ROAD KENBRIDGE VA 23944
059-0A-0-44A	LONG RONALD E OR PATRICIA A	3589 LAUREL BRANCH ROAD KENBRIDGE VA 23944

*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.

Adjacent Parcel (Property) Owners		
Parcel Number	Name(s)	Address
059-0A-0-44A1	REESE MARK S SR OR CONNIE W	8507 CRAIG MILL ROAD KENBRIDGE VA 23944
059-0A-0-44B1	REESE MARK S SR OR CONNIE W	8507 CRAIG MILL ROAD KENBRIDGE VA 23944
059-0A-0-44C	NOBLIN AMANDA R	3441 LAUREL BRANCH ROAD KENBRIDGE VA 23944
059-0A-0-44C1	REESE MARK S SR OR CONNIE W,	8507 CRAIG MILL ROAD KENBRIDGE VA 23944
059-0A-0-46	HERRINGTON BRENDA REESE ET A	603 WINDSOR AVE LAWRENCEVILLE VA 23868
059-0A-0-53A	LONG JOHNNIE K,	3502 LAUREL BRANCH ROAD KENBRIDGE VA 23944
059-0A-0-54	RAGSDALE DOUGLAS INGRAM JR,	12113 CREEKWOOD TERRACE KNOXVILLE TN 37934
059-0A-0-54A	LONG JOHNNY K OR LUCILLE S,	3502 LAUREL BRANCH ROAD KENBRIDGE VA 23944
059-0A-0-55	CEMETERY	
071-0A-0-9	YANCEY ROSA LEE OR CARSON W & GINGER LEE & JEAN ELIZABETH YANCEY	3653 BRICKLAND ROAD SOUTH HILL VA 23970
059-01-0-3	FBJ GRAT-98 FORESTS LLC,	PO BOX 1288 MOBILE AL 36633
059-02-0-1	LONG RANDALL S	3173 BRICKLAND ROAD SOUTH HILL VA 23970
059-02-0-2A	LONG JOHNNY K,	3502 LAUREL BRANCH ROAD KENBRIDGE VA 23944
059-03-0-5	RAGSDALE DOUGLAS INGRAM JR,	12113 CREEKWOOD TERRACE KNOXVILLE TN 37934
059-03-0-9	LONG RANDALL S	3173 BRICKLAND ROAD SOUTH HILL VA 23970
059-0A-0-18	MOORE ANN D,	351 RUBIN LANE KENBRIDGE VA 23944
059-0A-0-19	MARTIN DOROTHY S	13301 KINGSMILL ROAD MIDLOTHIAN VA 2311

*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.

Notification of Application Submittal to Adjacent Property Owners

To: Adjacent Property Owner of Parcel(s) _____

From: Dominion Energy Virginia _____

Date: _____

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

☐ Rezoning

☒ Conditional Use Permit

☐ Special Exception

Requested Use or Exception:

This application is for a Conditional Use Permit to construct a 230/500kV Electric Transmission Substation (a major public utility) on a parcel that is zoned A-1 Agricultural.

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.gov.

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

- 1.) What type of use is being requested?

The construction and operation of a Dominion Energy 500/230KV substation.

- 2.) Describe how you plan to develop the property for the proposed use and any associated uses.

The site will be cleared and graded for the installation of the substation and associate electrical equipment. A wet pond will be constructed to address stormwater management. An access road will be constructed from Laurel Branch Road to the substation.

- 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 construction of the electrical utility substation will help meet growing power demands.

The regulations of all local, state, or federal governmental bodies having jurisdiction over the project shall be observed at all times.

Also, address the following:

- a. Details of Operations: The substation will be unmanned with personnel on site only when needed.
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- b. Hours of Operation: 24/7
-

- c. Traffic: Because the substation is unmanned there will be no increase in traffic and will only have personnel on site when maintenance is needed.
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- d. Noise: We always work to design a new substation to meet the sound ordinance requirements of the locality where the substation resides which is typically specified as a specific "A" weighted sound level measured at the substation property line.
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- e. Dust/Smoke: There will be no generation of dust or smoke from the proposed substation once constructed.
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- f. Runoff: This project was analyzed for the 1-year and 10-year storm events to show compliance with VA DEQ IIB Stormwater Management Water Quantity Requirements. There is one wet pond on site.
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- g. Intensity of Use: The substation will have be low intensity due to it being an unmanned station.
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- h. Hazardous Materials: SF6 is the medium for the installed circuit breakers in the substation and has been listed as a hazardous material by OSHA but will not be a danger to the surrounding community.
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- i. Outside Storage: N/A
-

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

VDOT and the County have identified that the construction phase of solar energy projects have an increased impact on VDOT's secondary road network. These impacts occur as VDOT's secondary road system was not designed to accommodate large numbers of truck traffic that results from the transport of the needed materials for the solar project to the construction sites. The increase in number of employees, also, impacts the roadways. To assist VDOT and the County in mitigating the increased maintenance costs associated with the increased traffic, the County requires the submission and approval of a CTMP. The outline below includes the needed elements for the required CTMP.

- Identify the routes to be used to transport supplies to the construction site. The plan shall begin at a VDOT maintained primary route and include all secondary routes to be used to access the site.
- The plan shall, also, include any truck routes that may be used to dispose of excess materials, clearing and grubbing debris, timber harvesting, or other activities that generate truck traffic leaving the site.

Roadway Condition Survey

- The applicant shall document by either photos, videos, or other method acceptable to VDOT and the County, the condition of the secondary roadways identified as haul routes. This condition survey will be utilized to identify areas damaged by the construction traffic that will be required to be repaired to the pre-existing conditions or better.

On-Site Storage, Unloading, and Turn-Around Areas

- The applicant shall demonstrate that they have adequate areas available on-site to unload trucks, store the materials on-site, and provide an area where trucks can turn around on-site prior to entering the VDOT roadway.

On-Site Parking Areas for Construction Employees

- The applicant shall provide an estimated number of employees to be on-site during construction and demonstrate that adequate on-site parking areas are available for the anticipated employees. Employees will not be allowed to park along roadways or within VDOT Right-of-Way (ROW) adjacent to the construction areas.