

Happy St. Patrick's Day!



**CHARLOTTE COUNTY
BOARD OF SUPERVISORS**

MARCH 13, 2024



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**Charlotte County Board of Supervisors Meeting
Board of Supervisors Conference Room
County Administration Building
Work Session & Regular Meeting
March 13, 2024**

12:00 pm Work Session- VDOT Six-year Plan

1:00 pm Call to Order

- Accessibility Statement
- Invocation
- Pledge of Allegiance
- Approve Agenda (1)
- Approve Minutes (9)

1:05 pm Closed Session- CPV Siting Agreement Board Negotiations & Real Property

1:15 pm Public Hearing- CPV Siting Agreement

- Call Public Hearing to Order
- Applicant Presentation
- Public Comments
- Board Questions/Comments
- Adjourn Public Hearing

1:45 pm Committee Reports

1:55 pm Tri-County Update- Petrina Carter Public Comment

2:05 pm Salem School Preservation Resolution (49)

2:10 pm RiverStreet Broadband Update- Rob Taylor

2:20 pm VDOT Report- William King Jr.

2:25 pm Public Comment Period

2:45 pm Gateway Entrance Signs Update- Heather Brown (50)

2:55 pm CPV Siting Agreement Discussion & Action (50a)

3:05 pm CPV Conditional Use Permit- Discussion & Action (51)
■ Applicant- Marlon dos Santos
■ Staff Update for Conditions- Linds Edwards

3:25 pm Administrator's Report (89)

3:30 pm **Other County Business**
■ Consider Invoices for Payment FY2024 (98)
■ Consider Invoices paid after February Meeting (106)
■ Set time for March 21st Budget Work Session

3:35 pm Board Members – Other Comments

3:45 pm Adjourn

Informational Items

Building Permit Report (107)
CRC Items of Interest (108)
VGA Director's Report (109)
School Sales Tax Revenue Report (110)
Administration Report (112)
Director's Report- Public Safety (113)
Crossroads- Patient Services (116)
VHREDA- Funding Request (117)



County of Charlotte Board of Supervisors

Phone 434-542-5117
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Post Office Box 608
250 LeGrande Avenue, Suite A
Charlotte Court House, VA 23923-0608

Daniel N. Witt
County Administrator
www.charlottecountyva.gov

Resolution **Virginia Department of Transportation Six Year Plan**

At a regular meeting of the Board of Supervisors of the County of Charlotte, held at the Charlotte County Administration Building on May 8, 2023, at 1:30 pm

Present Were: Gary D. Walker, Chairman
Will Garnett, Vice Chairman
Garland H. Hamlett
Hazel Bowman Smith
Walter Bailey
Anthony Reeves
Robert L. Shook

On motion by Walt Bailey, seconded by Garland Hamlett and carried:

WHEREAS, Sections 33.1-23.1 and 33.1-23.4 of the 1950 Code of Virginia, as amended, provides the opportunity for each county to work with the Virginia Department of Transportation in developing a Secondary Six-Year Road Plan,

WHEREAS, this Board had previously agreed to assist in the preparation of this Plan, in accordance with the Virginia Department of Transportation policies and procedures, and participated in a work session on March 23, 2023, and public hearing on the proposed Plan (2024 through 2029) as well as the Construction Priority List (2024) on May 8, 2023 after duly advertised so that all citizens of the County had the opportunity to participate in said hearing and to make comments and recommendations concerning the proposed Plan and Priority List,

WHEREAS, Scott Frederick, Residency Administrator, Virginia Department of Transportation, appeared before the board and recommended approval of the Six-Year Plan for Secondary Roads (2024 through 2029) and the Construction Priority List (2024) for Charlotte County,

NOW, THEREFORE, BE IT RESOLVED that since said Plan appears to be in the best interests of the Secondary Road System in Charlotte County and of the citizens residing on the Secondary System, said Secondary Six-Year Plan (2024 through 2029) and Construction Priority List (2024) are hereby approved as presented at the public hearing.

BY: Gary D. Walker
Gary D. Walker, Chairman

ATTEST:

DNW
Daniel N. Witt, Clerk

Secondary System
Charlotte County
Construction Program
Estimated Allocations

Fund	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	Total
TeleFee	\$31,454	\$31,454	\$31,454	\$31,454	\$31,454	\$31,454	\$188,724
District Grant - Unpaved	\$224,371	\$229,114	\$206,172	\$206,172	\$206,172	\$206,172	\$1,278,173
Total	\$255,825	\$260,588	\$237,626	\$237,626	\$237,626	\$237,626	\$1,466,397

Board Approval Date:

Mark D. Ladd, P.E. 5-9-2023

Residency Administrator

Date

D.L. 5-9-2023

County Administrator

Date

District: Lynchburg
 County: Charlotte County

Board Approval Date:

2024-25 through 2028-29

Route	PPMS ID	Accomplishment	Type of Funds	Type of Project	Priority #	Road Name	Estimated Cost	Traffic Count
						Project #		Scope of Work
						Description		FHWA #
						FROM		Comments
						TO		
						Length		
0002.01	0002.01	STATE FORCES/HIRED EQUIPMENT	S	State forces/Hired equip CN Only	0649	COLES FERRY ROAD	PE RW CN	\$0 \$0 \$242,165
0002.02	0002.02	STATE FORCES/HIRED EQUIPMENT	S	State forces/Hired equip CN Only	0707	WADDELL-NELSON ROAD	PE RW CN	\$0 \$0 \$90,000
0002.03	0002.03	STATE FORCES/HIRED EQUIPMENT	S	State forces/Hired equip CN Only	0823	JUNE LANE	PE RW CN	\$0 \$0 \$15,000

0728 115599 STATE FORCES/HIRED EQUIPMENT	PARSONS ROAD 0728019868 RTE 728 - RURAL RUSTIC (SURFACE TREAT NON-HARD SURFACE) RTE 650	PE RW CN Total	\$0 \$0 \$67,500 17005 \$67,500
State forces/Hired equip CN Only	DEAD END		
0002.04	0.5		
0802 121605 STATE FORCES/HIRED EQUIPMENT	HORSE PEN CREEK ROAD 0802019880 RTE 802 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE) RTE 699	PE RW CN Total	\$0 \$0 \$28,500 17005 \$28,500
State forces/Hired equip CN Only	DEAD END		
0002.05	0.2		
0745 121607 STATE FORCES/HIRED EQUIPMENT	FOREST TRAIL ROAD 0745019882 RTE 745 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE) RTE 622	PE RW CN Total	\$0 \$0 \$30,000 17005 \$30,000
State forces/Hired equip CN Only	DEAD END		
0002.06	0.2		
0777 121591 STATE FORCES/HIRED EQUIPMENT	CANDY ROAD 0777019883 RTE 777 - RURAL- RUSTIC (SURFACE TREAT NON-HARDSURFACE) ROUTE 746	PE RW CN Total	\$0 \$0 \$70,000 17005 \$70,000
State forces/Hired equip CN Only	DEAD END		
0002.07	0.5		

.0779 121592	JACKSONVILLE ROAD 0779019884	PE RW CN Total	\$0 \$0 \$60,000 \$60,000	Resurfacing 17005
STATE FORCES/HIRED EQUIPMENT	RTE 779 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE) ROUTE 746 DEAD END			
State forces/Hired equip CN Only				
0002.08	0.4			
0830	DAT ROAD 0830019885	PE RW CN Total	\$0 \$0 \$45,000 \$45,000	Resurfacing 17005
121593	STATE FORCES/HIRED EQUIPMENT RTE 830 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE) ROUTE 645 DEAD END			
State forces/Hired equip CN Only				
0002.09	0.3			
0619	DOUBLE BRIDGE ROAD 0619019886	PE RW CN Total	\$0 \$0 \$280,000 \$280,000	Resurfacing 17005
121594	STATE FORCES/HIRED EQUIPMENT RTE 619 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE) ROUTE 637 ROUTE 645			
State forces/Hired equip CN Only				
0002.10	3.0			
0706	ALBERTS ROAD 0706019881	PE RW CN Total	\$0 \$0 \$90,000 \$90,000	Resurfacing 17005
121606	STATE FORCES/HIRED EQUIPMENT RTE 706 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE) ROUTE 40 RTE 669			
State forces/Hired equip CN Only				
0002.11	0.6			

0744 121604 STATE FORCES/HIRED EQUIPMENT State forces/Hired equip CN Only	ELAM ROAD 0744019879 RTE 744 - RURAL RUSTIC (SURFACE TREAT NON- HARDSURFACE) RTE 603 MECKLENBURG COUNTY LINE	PE RW CN Total	\$0 \$0 \$106,500 \$106,500	Resurfacing \$0 17005
0002.12	0.7			
9999 121659 NOT APPLICABLE	9999019878 CHARLOTTE COUNTYWIDE - TRANSPORTATION SERVICES	PE RW CN Total	\$10,000 \$10,000 \$181,522 \$201,522	1 1
0006.01				
9999 -18802 NOT APPLICABLE	9999019810 CHARLOTTE COUNTY UNPAVED ROAD FUNDING	PE RW CN Total	\$0 \$0 \$0 \$0	1 1
0006.02				

At the regular meeting of the Charlotte County Board of Supervisors held at the Administration Building on February 14, 2024, at 6:00 p.m.

Present: Gary D. Walker-Chairman
 Walter Bailey-Vice Chairman
 Robert L. Shook, Jr.
 Hazel Bowman Smith
 Henry Carwile
 Derek Toombs
 Noah Davis

Absent:

Chairman Walker called the meeting to order.

County Administrator Daniel Witt read the Code of Accessibility.

Supervisor Davis gave the invocation.

Supervisor Shook led the Pledge of Allegiance.

Motion was made by Supervisor Shook seconded by Supervisor Davis and carried with all other members present and voting yes to approve the agenda.

Motion was made by Supervisor Davis, seconded by Supervisor Smith, and carried with all other members present and voting yes to approve the January 2024 minutes, as amended.

Chairman Walker turned the meeting over to Vice Chairman Bailey.

FY2024 Audit- Josh Roller

Mr. Josh Roller from Robinson, Farmer, Cox briefly reviewed the FY2022-2023 financial audit, stating there were minimal changes overall and the numbers are expected to remain the same. The County received a clean audit with no material weaknesses or deficiencies.

Public Hearings

Vice Chairman Bailey recessed the regular meeting and called to order the Public Hearing for the “County and School Appropriations for FY2024”

County Administrator stated the amount requested for Charlotte County Public Schools is covered by state and federal funds, the amount requested for Charlotte County Rescue Squad and Sheriff's Department is for vehicles and vehicle maintenance.

Public Comment

There were no citizens signed up to speak for the public comment period.

Conditional Use Permit- CPV County Line Solar

Michael Zehner from The Berkley Group presented a brief overview of the County Line Solar project. He explained the project is a proposed 150-megawatt AC utility-scale solar energy system, located at the intersection of Thomas Jefferson Highway (Route 47) and County Line Road (Route 671) near Madisonville at the county's northern border and extending south and west in the vicinity of Crawley Road (Route 649) and Jenkins Creek Road (Route 794) containing 760 acres within the fence line. Based upon the above review, and for the reasons noted herein, Staff recommends approval of the Conditional Use Permit as proposed, with conditions listed.

Marlon dos Santos with Competitive Power Ventures then addressed the Board on behalf of CPV County Line Solar, providing a presentation on the project site and design, efforts to address identified issues, and additional requirements. Mr. dos Santos also discussed job opportunities that will develop with this project and upcoming job fairs they intend to hold in Charlotte County.

Public Comment

Tony Reeves- Spoke in support of CPV County Line Solar Project

Derek Thompson – Spoke against CPV County Line Solar Project

Regina Trent- Spoke against CPV County Line Solar Project

Anne Dixon- Spoke against CPV County Line Solar Project

Daniel Dixon- Spoke against CPV County Line Solar Project

Larry Dorris- Spoke against CPV County Line Solar Project

Libby Dorris- Spoke against CPV County Line Solar Project

Jonathan Trent-Carlson- Spoke against CPV County Line Solar Project

Shannon Feinman- Spoke in support of CPV County Line Solar Project

Ryley Romack- Spoke in support of CPV County Line Solar Project

Sasha Carwile- Spoke in support of CPV County Line Solar Project

Lona Klein- Spoke in support of CPV County Line Solar Project

Kathy Liston- Spoke against CPV County Line Solar Project

Beth Reynolds- Spoke against CPV County Line Solar Project

Cornell Goldman- Spoke in support of CPV County Line Solar Project

Lane Gunn- Spoke in support of CPV County Line Solar Project

Bill Devin- Spoke in support of CPV County Line Solar Project

Francis Hodsoll- Spoke in support of CPV County Line Solar Project

Eric Carwile- Spoke in support of CPV County Line Solar Project

Andy Carwile- Spoke in support of CPV County Line Solar Project

James Pugh- Spoke against CPV County Line Solar Project

Marjorie Pugh- Spoke against CPV County Line Solar Project

Tracey Boyer- Spoke against CPV County Line Solar Project

Lynden Hottle- Spoke against CPV County Line Solar Project

Bryan Hamlette- Spoke against CPV County Line Solar Project

Austin Goldman- Spoke in support of CPV County Line Solar Project

Dee Neumann- Spoke against CPV County Line Solar Project

Ron Neumann- Spoke against CPV County Line Solar Project

Kia Scott- Spoke against CPV County Line Solar Project

Richard Blain- Spoke against CPV County Line Solar Project

Cynthia Carwile- Spoke against CPV County Line Solar Project

NOTE: The following persons provided written comments that were not submitted for the record as part of the public hearing. This oversight was not intentional:

In Support:

Brandon Pugh, Nancy Carwile, Justin Layne, Gene Hall, Lindsay Webb, Samuel Geeseman, Lisa Adams, Gunnar Lacks, Linda Devin, Francis Hodsoll, Mark Webb, Couper Lacks, Toni Arrington, Sonya Carwile, Grace Carwile, Chad Reeves, Brittany Bowman, Hannah Adams, Joseph Williams

In Opposition:

Ronald Bernaldo, Dolly Pugh, PK Pettus, Tyler Morris, Libby Dorris, Judyth Bernaldo, Christoph Casati, Dolores Moore, Joseph Moore, Michael Whitmer, Lila Casati, Linda Butt, Chris Carwile, Larry Dorris, Copeland Casati, Deborah Farmer, Mary Short, Kathy Short, Sue Adams, Eric Scruggs, Sharon Layne, Bryan Hamlett, Daniel Dixon, Susan Hamlette, James Pugh, Peggy Howell, Majorie Pugh, Derek Thompson

Conditional Use Permit- Charlotte Solar 1 Gibson Project

Michael Zehner with the Berkley Group, presented a staff report, providing an overview of the project which includes a 1.9 megawatt (MW) solar energy facility in the General Agriculture zoning district, located 5 miles south of the Town of Pamplin, .5 miles east of Wards Fork Mill Road, and 750 ft. west of Baker Mountain Plant Road. Mr. Zehner recommended approval of the application with conditions.

Jesse Dimond the project developer with New Energy Equity then addressed the Board regarding the Charlotte Solar 1 Gibson Project, providing a presentation on the project site and design, the benefits of shared solar projects, and their plans to participate in DCR's pollinator-smart program.

Public Comment

Henry Gibson- Spoke in support of Charlotte Solar 1 Gibson Project

Daniel Dixon- Spoke in opposition of Charlotte Solar 1 Gibson Project

Cornell Goldman- Spoke in support of CPV County Line Solar Project

Austin Goldman- Spoke in support of Charlotte Solar 1 Gibson Project

Riley Romack- Spoke in support of Charlotte Solar 1 Gibson Project

NOTE: The following persons provided written comments that were not submitted for the record as part of the public hearing. This oversight was not intentional:

In Support:

Justin Layne, Gene Hall, Linda Adams, Brittany Bowman, Chad Reeves, Toni Arrington, Hannah Adams, Brandon Pugh

In Opposition:

Tyler Morris, Christoph Casati, Dolores Moore, Joseph Moore, Michael Whitmer, Lila Casati, Linda Butt, Copeland Casati, Deborah Farmer, Sue Adams, Sharon Layne, Chris Carwile

Conditional Use Permit- Charlotte Solar 2 Goldman Project

Michael Zehner from the Berkley Group, presented a staff report, providing an overview of the project which includes a 3 megawatt (MW) solar energy facility in the General Agriculture District zoning district, located 8 miles south of the Town of Pamplin, 6.4 miles north from the Town of Charlotte Courthouse, and 2.2 miles northeast of the community of Cullen (crossroads of Thomas Jefferson Hwy (Route 47) and Taro Road. Mr. Zehner recommended approval of the application with conditions.

Jesse Dimond the project developer with New Energy Equity then addressed the Board on behalf of Charlotte Solar 1 Gibson Project, providing a presentation on the project site and design, the benefits of shared solar projects, and their use of additional studies to make the project environmentally friendly.

Public Comment

Leroy Wade- Spoke in opposition of Charlotte Solar 2 Goldman Project

Kim Ray- Spoke in opposition of Charlotte Solar 2 Goldman Project

Daniel Dixon- Spoke in opposition of Charlotte Solar 2 Goldman Project

Austin Goldman- Spoke in support of Charlotte Solar 2 Goldman Project

Russell Goldman- Spoke in support of Charlotte Solar 2 Goldman Project

Wanda Carrington- Spoke in support of Charlotte Solar 2 Goldman Project

G. Wayne Carrington- Spoke in support of Charlotte Solar 2 Goldman Project

Francis Hodsoll- Spoke in support of Charlotte Solar 2 Goldman Project

Riley Romack-- Spoke in support of Charlotte Solar 2 Goldman Project

Sandra Goldman- Spoke in support of Charlotte Solar 2 Goldman Project

Cornell Goldman-- Spoke in support of Charlotte Solar 2 Goldman Project

NOTE: The following persons provided written comments that were not submitted for the record as part of the public hearing. This oversight was not intentional:

In Support:

Gene Hall, Hannah Adams, Chad Reeves, Toni Arrington, Britti Goldman Robinson, Jasmine R. Goldman, Drs. Cephas & Thurma Goldman, Austin Goldman, Brittany Bowman, Justin Layne, Lisa Adams

In Opposition:

Brandon Pugh, Sharon Layne, Sue Adams, Enos & Katie Kanagy, Samuel Yoder & family, Tyler Morris, Christoph Casati, Lila Casati, , Copelan Casati, Dolores Moore, Joseph Moore, Michael Whitmer, Chris Carwile, Linda Butt, Deborah Farmer

Committee Reports:

Supervisor Carwile

Supervisor Carwile attended the Tri County Community Action meeting with Supervisor Smith.

Supervisor Smith

Supervisor Smith stated that she attended the Tri County Community Action Agency meeting with Supervisor Carwile and he will now be the Board representative for the County at future meetings. The CPMT Board continues to do great work and be very budget minded. Supervisor Smith stated the Planning Commission deferred the Lavender Solar application and is hopeful to move forward by March or April.

Supervisor Davis

No report

Supervisor Walker

Supervisor Walker informed the Board that Melody Foster will be retiring this summer from the Commonwealth Regional Council and will be sorely missed. The CRC has begun the process of seeking a replacement.

Supervisor Shook

Supervisor Shook stated that Piedmont Senior Resources is currently fully staffed, along with the Department of Social Services.

Supervisor Toombs

No report

Supervisor Bailey

Supervisor Bailey reported Charlotte County Rescue Squad funds are critically low and they need to request their fourth quarter payment now to meet payroll and other obligations. Supervisor Bailey brings forth a motion from the Charlotte County Rescue Squad Oversight Committee to approve payment of \$157,500 to Charlotte County Rescue Squad. With all members present voting Aye, with the exception of Supervisor Smith, motion carried, 6-1.

Appointment- IDA Aspen/Phenix District

Supervisor Walker made a motion, seconded by Supervisor Carwile, to nominate Kenneth Redmond to the Industrial Development Authority. With all members present and voting Aye, motion carried.

Appointment- Planning Commission Keysville District

Supervisor Shook made a motion, seconded by Supervisor Davis, to nominate Richard Vaughan to the Charlotte County Planning Commission. With all members present and voting Aye, motion carried.

Public Comment Period

Sue Adams spoke in opposition of solar projects on agricultural land.

Daniel Dixon spoke regarding the negative effects of solar projects.

Jeremy Schneider spoke regarding negative effects of solar projects adding that 4,320 farms have been lost in Virginia in 5 years per Virginia agricultural census.

Kathy Liston spoke regarding her concern for historic and cultural resources affected by smaller projects under 5MW that would not be subject to a Department of Historic Resources review. She asks the Board to consider creating a “Cultural Resource Review Board” as an advisory board for all development.

George Toombs addressed the Board to request Chairman Walker resign from the Board of Supervisors.

Riley Womack – Spoke in support of solar for the benefits for landowners and farmers.

Richard Blain spoke regarding the negative effects of solar projects and offered to meet with the Supervisors and provide evidence of impact to health, the environment and wildlife.

Consider County & School Appropriations

Motion made by Supervisor Walker, seconded by Davis, to approve County and School appropriations in the amount of \$1,777,644.26. With all Supervisors present and voting Aye, motion carried.

Consider CUP Application- Charlotte Solar 1 Gibson Project

Motion made by Supervisor Walker to approve the Charlotte Solar 1 Gibson Project, with applied conditions recommended by staff, seconded by Supervisor Toombs.

Mr. Zehner suggested the motion be made to state modified conditions on density since the project will not exceed maximum density based, if such exceeding occurs, the Board of Supervisors can authorize an increase, deeming such increase is appropriate, via an approval order.

County Administrator Witt suggested the motion be made to include the staff recommended financial conditions regarding payment to the County of \$25,000 per megawatt.

Supervisor Walker clarified that his motion included all staff recommendations.

With Supervisor Davis and Supervisor Carwile voting No, and all other Supervisors present and voting Aye, motion carried 5-2.

Consider CUP Application- Charlotte Solar 2 Austin Goldman Project

Motion made by Supervisor Walker to approve the Charlotte Solar 2 Goldman Project, with applied conditions recommended by staff, seconded by Supervisor Toombs. With Supervisor Carwile voting No, and all other Supervisors present and voting Aye, motion carried 6-1.

Comprehensive Plan- Discussion and Set Board Public Hearing

By consensus of the Board, the Public Hearing for discussion of the Comprehensive Plan will be held on April 10, 2024, at 6:00 pm.

Joint Resolution w/ Lunenburg- Boundary Line

Motion made by Supervisor Davis, seconded by Supervisor Shook to approve the below Resolution:

CHARLOTTE COUNTY BOARD OF SUPERVISORS & LUNENBURG COUNTY BOARD
OF SUPERVISORS

JOINT RESOLUTION

RE: LOCATION OF BOUNDARY LINE BETWEEN CHARLOTTE COUNTY AND
LUNENBURG COUNTY

WHEREAS, Charlotte County and Lunenburg County citizens were contacted by the offices of the Registrars, which advised that the County where the citizen was voting would be changed because the State Board of Elections concluded that the citizen had been voting in the wrong County; i.e., either voting in Lunenburg County when the citizen should have been voting in Charlotte County; or, voting in Charlotte County when the citizen should have been voting in Lunenburg County.

WHEREAS, those Registrar notices led to an inquiry as to the correct location of a section of the Charlotte County/Lunenburg County boundary line.

WHEREAS, Charlotte County and Lunenburg County considered Geographic Information System (GIS) maps, and United States Geological Survey (USGS) topographic maps, which indicate that certain properties believed to be in Charlotte County were in fact in Lunenburg

County, in whole or in part, and that certain properties believed to be in Lunenburg County were in fact in Charlotte County, in whole or in part.

WHEREAS, reference is made to a plat of Southside Virginia Community College property which shows the location of a portion of the Charlotte County/Lunenburg County boundary line in question, which location supports the conclusions reached by the two Counties, which plat is recorded: in Charlotte County, Plat Book 18, Page 12, Slide 282; in Lunenburg County, Instrument Number 240000099.

WHEREAS, identifying the County where the property actually is located is important for many issues, including: voting; taxation; schools, emergency response and appropriate land use regulations.

WHEREAS, the Charlotte County Board of Supervisors and the Lunenburg County Board of Supervisors, have determined that this notice should be recorded to create public record of the property locations determined by the investigation performed by the two Counties.

WHEREAS, there are recorded along with, and immediately after, this resolution a number of deeds by which affected property owners have acknowledged the Counties' determination of the correct location of the boundary line in question.

IT IS, ACCORDINGLY, HEREBY RESOLVED by the Charlotte County Board of Supervisors and the Lunenburg County Board of Supervisors that this resolution should be recorded among the land records for Charlotte County and Lunenburg County, to create record notice of the information set forth above, and to create record notice of the information set forth below for all of the property owners identified as follows:

1. Charlotte County TMP 043-A-18, PRN 6471 Property Owner: Kenneth Paul Summers Location: 100% Lunenburg County
2. Charlotte County TMP 043-A-25, PRN 6502 Property Owner: Blue Rock Resources, LLC Location: 100% Lunenburg County
3. Charlotte County TMP 043-1-5, PRN 6455 Property Owner: Kenneth Paul Summers 100% Lunenburg County
4. Charlotte County TMP 043-1-6, PRN 6456 Property Owner: Marion C. Bryden Location:

100% Lunenburg County

5. Charlotte County TMP 043-1-4, PRN 6454
Property Owners: Kenneth G. Howard & Mary J. Howard Location: 100% Lunenburg County
6. Charlotte County TMP 043-1-3, PRN 6453
Property Owners: Kenneth G. Howard & Mary J. Howard Location: 100% Lunenburg County
7. Charlotte County TMP 043-1-2, PRN 6451
Property Owners: Patrick Harty & Mary Ellen Harty Location: 100% Lunenburg County
8. Charlotte County TMP 043-1-1, PRN 6449
Property Owners: Patrick Harty & Mary Ellen Harty Location: 100% Lunenburg County
9. Charlotte County TMP 043-A-18C, PRN 6473 Property Owner:
Michael Tatum
Location: 100% Lunenburg County
10. Charlotte County TMP 043-A-18B, PRN 6472
11. Property Owners: Benjamin T. Allbee & Margaret M. Allbee Location: 100% Lunenburg County
Charlotte County TMP 055-1-7, PRN 8729
Property Owners: Kenneth G. Howard & Mary J. Howard Location: 100% Lunenburg County
12. Charlotte County TMP 055-1-8, PRN 8730 Property Owner:
Connie Duffey Location:
100% Lunenburg County
13. Charlotte County TMP 055-1-9, PRN 8731 Property Owner:
Stacy Peck
Location: 100% Lunenburg County
14. Charlotte County TMP 055-1-10, PRN 8722 Property Owner:
Patricia H. Stone Location:
100% Lunenburg County

15. Charlotte County TMP 055-1-
11, PRN 8723 Property Owner:
Patricia H. Stone Location:
100% Lunenburg County
16. Charlotte County TMP 055-A-
2A, PRN 8733 Property Owner:
Patricia H. Stone Location:
100% Lunenburg County
17. Charlotte County TMP 055-1-1, PRN 8721
Property Owners: Russell G. Yancey & Anne T.
Yancey Location: 100% Lunenburg County
18. Charlotte County TMP 066-A-
42, PRN 10271 Property Owner:
Richard E. Wallace
Location: 85% Charlotte County, 15% Lunenburg County
19. Charlotte County TMP 075-A-
16, PRN 11378 Property Owner:
REW Land LLC
Location: 82% Charlotte County, 18% Lunenburg County
20. Charlotte County TMP 082-A-2, PRN 12254
Property Owners: Matthew Ryan Newcomb & Robert A. Newcomb (life
estate) Location: 79% Charlotte County, 21% Lunenburg County
21. Charlotte County TMP 043-A-22-A, PRN 6485 Property Owners: Paul A. Staffieri &
Cathy J. Staffieri
Location: 30% Charlotte County, 70% Lunenburg County
22. Charlotte County TMP 055-A-1, PRN 8732
Property Owner: Commonwealth of Virginia, State Board of Community
Colleges Location: 77% Charlotte County, 23% Lunenburg County
23. Charlotte County TMP 055-A-3, PRN 8734
Property Owner: Commonwealth of Virginia, State Board of Community
Colleges Location: 86% Charlotte County, 14% Lunenburg County
24. Charlotte County TMP 043-A-
24, PRN 6501 Property Owner:

Blue Rock Resources, LLC
Location: 67% Charlotte County, 33% Lunenburg County

25. Charlotte County TMP 055-A-6,
PRN 8742 Property Owner:
Kathleen W. Baldwin (heirs of)
Location: 3% Charlotte County, 97% Lunenburg County
26. Charlotte County TMP 055-A-4, PRN 8740
Property Owners: Lawrence A. Yoli & Sandra
L. Yoli Location: 91% Charlotte County, 9%
Lunenburg County
27. Charlotte County TMP 054-A-127,
PRN 7825 Property Owners: Russell B.
Clark & Vivian A. Clark
Location: 46% Charlotte County, 54% Lunenburg County
28. Charlotte County TMP 043-A-
17, PRN 6470 Property Owner:
Roberta B. Shelton
Location: 99% Charlotte County, 1% Lunenburg County
29. Charlotte County TMP 066-A-32,
PRN 10250 Property Owner: Blue
Rock Resources, LLC
Location: 99% Charlotte County, 1% Lunenburg County
30. Charlotte County TMP 075-A-31,
PRN 11397
Property Owner: W. Carter
Thompson, Jr.
Location: 99% Charlotte County, 1% Lunenburg County
31. Charlotte County TMP 055-1-2, PRN 8724
Property Owners: Don L. Bratton & Betty C.
Bratton Location: 85% Charlotte County, 15%
Lunenburg County
32. Charlotte County TMP 055-1-4, PRN 8726
Property Owners: Susan Mandrake (life estate) & Lesley Paulsen
Ferranto Location: 85% Charlotte County, 15% Lunenburg County

33. Charlotte County TMP 054-A-
125, PRN 7822 Property Owner:
REW Land, LLC
Location: 96% Charlotte County, 4% Lunenburg County

34. Charlotte County TMP 055-1-6, PRN 8728
Property Owners: James W. Wilkerson & Jennifer
Adams Wilkerson Location: 1% Charlotte County, 99%
Lunenburg County

35. Charlotte County TMP 055-1-
5, PRN 8727 Property Owner:
Deanna Rae Goodman
Location: 29% Charlotte County, 71% Lunenburg County

36. Charlotte County TMP 054-A-126, PRN 7824
Property Owners: Russell B. Clark, Jr. & Vivian
A. Clark Location: 25% Charlotte County, 75%
Lunenburg County

37. Lunenburg County TMP 039-0A-
0-1, PRN 6531 Property Owner:
Richard E. Wallace
Location: 100% Charlotte County

38. Lunenburg County TMP 051-0A-
0-8, PRN 7752 Property Owner:
Geneva W. Knott
Location: 100% Charlotte County

39. Lunenburg County TMP 007-02-0-3, PRN 408
Property Owners: James E. Dunnivant & Connie K.
Dunnivant Location: 99% Charlotte County, 1%
Lunenburg County

40. Lunenburg County TMP 051-0A-
0-9, PRN 7753 Property Owner:
Geneva K. Taylor
Location: 50% Charlotte County, 50% Lunenburg County

41. Lunenburg County TMP 051-0A-0-10, PRN 7756
Property Owners: Geneva K. Taylor (life estate) & Dorothy K.
Robinson Location: 15% Charlotte County, 85% Lunenburg County

42. Lunenburg County TMP 039-0A-0-2,
PRN 6532 Property Owners: Lucille
Wallace & REW Land, LLC
Location: 74% Charlotte County, 26% Lunenburg County

43. Lunenburg County TMP 027-0A-0-
18, PRN 6574 Property Owner:
Jamestown Forestlands, LLC
Location: 72% Charlotte County, 28% Lunenburg County

44. Lunenburg County TMP 027-0A-0-19, PRN
2409 Property Owner: Jamestown
Forestlands, LLC Location: 6% Charlotte
County, 94% Lunenburg County

45. Lunenburg County TMP 007-02-0-5, PRN 410
Property Owners: Andy W. Southall & Linda K.
Southall Location: 32% Charlotte County, 68%
Lunenburg County

46. Lunenburg County TMP 039-01-
0-7, PRN 6584 Property Owner:
Gwendolyn E. Bacon
Location: 13% Charlotte County, 87% Lunenburg County

47. Lunenburg County TMP 007-02-0-4,
PRN 409 Property Owners: Cecil
Fowlkes & Phyllis M. Hughes
Location: 24% Charlotte County, 76% Lunenburg County

48. Lunenburg County TMP 039-0A-0-
15, PRN 6545 Property Owner:
Jessie Robinson
Location: 53% Charlotte County, 47% Lunenburg County

49. Lunenburg County TMP 039-0A-0-
16, PRN 6546 Property Owner:
Selene Brady Becton
Location: 33% Charlotte County, 67% Lunenburg County

50. Lunenburg County TMP 027-0A-0-8, PRN 2395

Property Owners: Richard E. Wallace & Violet D. Wallace Location: 2% Charlotte County, 98% Lunenburg County

51. Lunenburg County TMP 007-05-0-5, PRN 434

Property Owners: James E. Dunnnavant & Connie K. Dunnnavant Location: 32% Charlotte County, 68% Lunenburg County

Motion made by Supervisor Davis, seconded by Supervisor Shook, to approve engagement letter to Davenport Consultants. With all Supervisors present and voting Aye, motion carried.

Consider Southside PDC Request- VATI/BEAD 2024 Match

Motion made by Supervisor Shook, seconded by Supervisor Davis, to approve request of \$5,957.00 as Charlotte County's portion of the 2024 VATI grant application. With all Supervisors present and voting Aye, motion carried.

Davenport Consultants- Financial Planning

Motion made by Supervisor Smith, seconded by Supervisor Davis, to approve engagement letter to Davenport Consultants. With all Supervisors present and voting Aye, motion carried.

Set Budget Work Session Dates and Times

By consensus of the Board, Budget Work sessions are set as follows:

- Budget Work Session: March 4th, 2024 at 8:30 AM
- Budget Work Session: March 13th, 2024 following March's BOS meeting
- Work Session with Charlotte County Public Schools: March 19th, 2024 at 6:00 PM at CMS.

PC Request- Extension for Lavender 2232 Review

Motion made by Supervisor Smith, seconded by Supervisor Davis, to approve the Planning Commission's request for a 90-day extension for the 2232 review of the Lavender Solar, LLC solar project application. With all over members present and voting Aye, motion carried.

Administrator & Department Reports

County Administrator Witt explained the sewer line bid was \$30,000 under budget and ARPA funds would be used for that project.

Other County Business:

Motion was made by Supervisor Davis to approve invoices for payment for FY 2024 in the amount of \$1,006,475.27, seconded by Supervisor Toombs. With all other members voting Aye, motion passed.

Motion was made by Supervisor Walker to approve invoices received after the January Board meeting in the amount of \$25,338.55 seconded by Supervisor Davis. With all other members voting Aye, motion passed.

Motion was made by Supervisor Davis to approve appropriations in the amount of \$76,875.87 seconded by Supervisor Walker. With all other members voting Aye, motion passed.

Motion was made by Supervisor Walker to approve appropriations to Charlotte County Schools in the amount of \$170,200.00 seconded by Supervisor Toombs. With all other members voting Aye, motion passed.

Motion was made by Supervisor Toombs to approve refund of building permit #1077, in the amount of \$30.60 to Laura Trzcinski, seconded by Supervisor Carwile. With all other members voting Aye, motion passed.

Motion was made by Supervisor Walker to approve a refund due to an adjustment in the amount of \$4,566.10 to CWT, Inc. seconded by Supervisor Carwile. With all other members voting Aye, motion passed.

Motion made by Supervisor Davis to approve the below Non-discrimination Policy, seconded by Supervisor Toombs. With all other members voting Aye, motion passed.

NON-DISCRIMINATION POLICY

The County of Charlotte or any employee thereof will not discriminate against an employee or applicant for employment because of race, age, handicap, creed, religion, color, sex, or national origin. Administrative and Personnel officials will take affirmative action to ensure that this policy shall include, but not be limited to the following: employment, upgrading, demotion or transfer; rates of pay or other forms of compensation; and selection for training.

Duly adopted at the regular meeting of the Charlotte County Board of Supervisors on February 14, 2024.

Board Member Comments:

Supervisor Smith

Supervisor Smith discussed the cards received from Mr. Collins Civics class at Central Middle School. She suggested everyone follow up with the students to let them know how much they are appreciated.

Supervisor Bailey

Supervisor Bailey thanked public safety members for their hard work and recognized the hardships they have recently faced.

Being no further business to discuss, the meeting was adjourned.

BY:

Daniel N. Witt, Clerk

ATTEST:

Gary Walker, Chairman

MOTION TO HOLD A CLOSED MEETING

Acquisition or Sale of Real Property and Legal Counsel

I move, pursuant to Virginia Code Section 2.2-3711 that the Charlotte County Board of Supervisors hold a closed meeting to discuss:

1. Pursuant to Virginia Code Section 2.2-3711.A.3, discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body. Specifically, the Board will discuss disposition of a cell tower by sale or lease.
2. Pursuant to Virginia Code Section 2.2-3711.A.8, consultation with legal counsel employed or retained by a public body regarding a specific legal matter requiring the provision of legal advice by such counsel. Specifically, the Board will discuss with Competitive Power Ventures the Siting Agreement for the County Line Solar Project in Cullen, Virginia.

Roll call vote as required by Virginia Code Section 2.2-3712.D. Call each Supervisor's name and record how they voted.

Supervisors:	Yea	Nay	Absent/Abstain
Gary D. Walker	_____	_____	_____
Hazel Bowman Smith	_____	_____	_____
Noah Davis	_____	_____	_____
Robert L. Shook, Jr.	_____	_____	_____
Henry Carwile	_____	_____	_____
Walter T. Bailey	_____	_____	_____
Derek Toombs	_____	_____	_____

CERTIFICATION OF CLOSED MEETING

Pursuant to Virginia Code Section 2.2-3712.B., the Supervisors signing below certify that, to the best of each Supervisor's knowledge, (i) only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act and (ii) only such public business matters as were identified in the Motion by which the closed meeting was convened were heard, discussed or considered in the closed meeting of the Charlotte County Board of Supervisors.

Roll call vote as required by Virginia Code Section 2.2-3712.D. Call each Supervisor's name and record how they voted.

Supervisors:	Yea	Nay	Absent/Abstain
Gary D. Walker	_____	_____	_____
Hazel Bowman Smith	_____	_____	_____
Noah Davis	_____	_____	_____
Robert L. Shook, Jr.	_____	_____	_____
Henry Carwile	_____	_____	_____
Walter T. Bailey	_____	_____	_____
Derek Toombs	_____	_____	_____

CHARLOTTE COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING
CPV COUNTY LINE SOLAR SITING AGREEMENT

On Wednesday, March 13th, 2024, beginning at 1:00 pm, or as soon thereafter as practical, in the Charlotte County Administration Office boardroom, 250 LeGrande Avenue, Suite A, Charlotte Court House, the Charlotte County Board of Supervisors will conduct a public hearing on the Siting Agreement for CPV County Line Solar. The proposed project is located at the intersection of Thomas Jefferson Highway (Route 47) And County Line Road (Route 671) near Madisonville at the county's northern border and extends south and west in the vicinity of Crawley Road (Route 649) and Jenkins Creek Road (Route 794). An estimated 760 acres are within the project fence line. The project will interconnect to the grid by way of a Gen-Tie line that extends 1.6 miles to connect to the existing Madisonville 115kV substation.

Persons affected may present their views at the hearing in person or may provide comments in writing. Written comments (500 words or less) can be delivered or mailed to the Administration Office at PO Box 608, 250 LeGrande Ave, Suite A, Charlotte Court House, VA, 23923; or emailed to publiccomments@charlottesvilleva.gov. Written comments must include the individual's name & address and must be received no later than noon on March 12, 2024.

At the conclusion of the public hearings, the Board may act on the siting agreement and the project's conditional use permit application or may defer action until a later Board meeting.

Copies of the siting agreement and application are available at and can be obtained from www.charlottesvilleva.gov; the Charlotte County Administrator's Office, at the above address, Monday through Friday, 8:30 a.m. to 5:00 p.m. (holidays excluded); or by contacting 434-542-5117.

SOLAR FACILITY SITING AGREEMENT

THIS SOLAR FACILITY SITING AGREEMENT (this "Agreement") is made effective as of [*], 2024 by and between CPV COUNTY LINE SOLAR, LLC, a Delaware limited liability company ("Applicant"), CHARLOTTE COUNTY, VIRGINIA, a political subdivision of the Commonwealth of Virginia (the "County"), and INDUSTRIAL DEVELOPMENT AUTHORITY OF CHARLOTTE COUNTY, VIRGINIA (the "IDA"), a political subdivision of the Commonwealth of Virginia. The Applicant and County are herein each a "Party" and collectively, the "Parties".

RECITALS

A. The Applicant proposes to develop, install, construct and operate a ground-mounted solar photovoltaic electric generating facility (the "Project") on certain parcel(s) of land comprised of [*] acres, pursuant to identified as County Tax Map Parcels 9-A-58, 9-1-1, 9-1-3, 9-1-3-E, 9-A-52, 9-A-44, 9-A-40, 9-A-40-A, 9-A-42, 015-A-55-A, 9-A-45, 9-A-41, 9-A-46A, 9-A-46, 9-A-47, 9-A-48, and 9-A-40-C (collectively, the "Property"), the respective owners of which are more particularly detailed on Exhibit A attached hereto, which facility is projected to produce approximately 150 megawatts ("MW"), measured in alternating current (AC). For the avoidance of doubt, the Property shall be defined as set forth in the Conditional Use Permit that is or will be (pursuant to Section 1.1) attached hereto as Exhibit B.

B. Pursuant to Chapter 22, Title 15.2, Article 7.3 of the Code of Virginia titled "Siting of Solar Energy Facilities" Applicant and the County may enter into a siting agreement ("Siting Agreement") for solar projects to mitigate certain potential impacts of the Project to the County.

C. Virginia Code§ 15.2-2316.7 requires that each applicant for a solar facility shall meet, discuss, and negotiate a siting agreement with the locality. The County and Applicant intend to, and do, hereby enter into this Agreement following negotiation between the Parties for the purpose of complying with Virginia Code § 15.2-2316.7 and to set forth their respective rights, duties, and obligations.

D. The County and the Authority have determined that the Project promotes economic development and will result in substantial benefits to the welfare of the County and its inhabitants, is in the public interest, and serves governmental interests, including but not limited to an increase in tax receipts and job creation.

E. The County is authorized by Section 15.2-953 of the Code of Virginia and other laws, to perform the activities contemplated in this Agreement.

F. Pursuant to Virginia Code Section 15.2-2316.6 the Project is eligible for a Siting Agreement.

G. Pursuant to Virginia Code Section 58.1-2636 the County has adopted an ordinance (the "Solar Revenue Share Ordinance") assessing a revenue share of \$1,400.00/MW, as measured in alternating current (AC) generation capacity of the nameplate capacity of the Solar Facility, which shall be increased on July 1, 2026, and every five years thereafter by 10 percent ("Solar Revenue Share"). Notwithstanding the foregoing, the Parties desire to ratify a mutually binding agreement, the

terms of which will supplement the amount due under the foregoing state law and County ordinance. From and after the commencement of Commercial Operation, the Applicant will pay a Supplemental Payment (as hereinafter defined) above the Revenue Share Payment (as hereinafter defined). For purposes of this Agreement, "Solar Facility" means the Property together with all equipment, apparatus, or other items of personal property used for the construction, operation, or decommissioning of the Project.

H. Pursuant to Virginia Code Section 58.1-3660, because the County has adopted the Solar Revenue Share Ordinance, the solar photovoltaic (electric energy) systems associated with the Project which are considered "certified pollution control equipment" will be exempt from all state and local taxation pursuant to Article X, Section 6 (d) of the Constitution of Virginia (the "Tax Exemption"). This paragraph relates to machinery and tools ("M&T") taxes only, and would have no effect on the County's right to collect real estate taxes for the Property.

I. This Agreement sets forth the understanding of the Parties concerning the Applicant's obligations.

J. Pursuant to the requirement of Virginia Code Section 15.2-2316.8 (B), on [*], 2024, the County held a duly advertised public hearing in accordance with subdivision A of Virginia Code Section 15.2- 2204 for the purpose of considering this Agreement, after which a majority of a quorum of the members of the County Board of Supervisors approved this Agreement.

AGREEMENT

NOW, THEREFORE, pursuant to Chapter 22, Title 15.2, Article 7.3 of the Code of Virginia, intending to be legally bound hereby and in consideration of the mutual covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, the County and Applicant do hereby agree as follows:

Article I **Project Features, Conditions and Mitigation**

1.1 CUP conditions. The Applicant acknowledges and agrees that it is subject to all the terms and conditions contained in any conditional use permit (the "CUP") once approved by the County Board of Supervisors ("Board") for the Project. Once approved by the Board, the CUP conditions (and all Schedules thereto) will be attached hereto as Exhibit C and incorporated herein by this reference. Violation by the Applicant or by any of Applicant's agents, assigns or successors in interest of any terms and conditions of the CUP or of any other applicable zoning requirements shall constitute a violation of this Agreement. The Applicant acknowledges that compliance with the terms of this Agreement shall be required as a condition of the CUP, which will provide that such violation will constitute a violation of the conditions, which may entitle the County to initiate a process for revocation of the CUP.

1.2 Conformance with Comprehensive Plan. Upon approval of this Agreement by the County and in accordance with Code of Virginia§ 15.2-2316.9, the Solar Facility and all associated transmission facilities and other ancillary facilities shall be deemed to be "substantially in accord with" the Charlotte County Comprehensive Plan. This Siting Agreement in no way alters the effectiveness of the determination made by the Charlotte County Planning Commission on September 21, 2023 that the Solar Facility and all associated transmission facilities and other ancillary facilities are "substantially in accord with" Charlotte County's Comprehensive Plan

1.3 Annual valuation of taxable equipment; independent verification. As a condition precedent to the County approval of this Agreement, Applicant agrees to provide the County with a list of capital equipment, including but not limited to solar photovoltaic equipment proposed to be installed, whether or not it has yet been certified as pollution control equipment by the Virginia Department of Energy, all equipment related, and lists of all other taxable tangible property. Thereafter, on an annual basis, the Applicant shall provide the County with any updates to this information, including but not limited to all new or replacement solar panels and all other equipment. Applicant agrees to provide the County all information it may in the future provide to the Virginia State Corporation Commission or other agency for the Commission's use in valuing such property for taxation purposes. In addition, Applicant shall provide an independent analysis and verification, prior to the County approval of this agreement, prepared by a licensed engineer or other qualified expert that affirms total MW generating capacity of the facility solely through the equipment listed and provided to the County. In the alternative to providing such analysis and verification, Applicant agrees to pay reasonable costs for the County to obtain it.

1.4 Decommissioning and Periodic Adjustment of Surety Bond. The Parties agree that a surety bond to cover the costs of decommissioning Applicant's facilities is required as a condition in the CUP. Further, the Applicant recognizes the protection this provides for the County taxpayers and does not desire to shift that expense to them should the Applicant or its successors or the landowner not be able to comply with the decommissioning requirements and County recognizes that the surety bond is an expense to be incurred by the Applicant encumbering funds that could otherwise go directly towards investing in the Project or other potential projects. In recognition of these factors, the Parties desire for the bond and the costs for such to accurately reflect the associated decommissioning costs being insured. Therefore, the Applicant, or its successor, agrees to update the gross estimated costs of decommissioning every five years and to reimburse the County for its reasonable costs for an independent review and analysis by a licensed engineer. The bond or surety amount shall be adjusted accordingly to ensure it accurately reflects the costs associated with decommissioning.

1.5 Deed of Easement Conveying Right of Entry for Enforcement and Decommissioning. Applicant shall execute the Deed of Easement, providing to the County certain rights of entry, required under and attached as a Schedule to the CUP conditions referenced in Section 1.1.

Article II
Revenue Structure

2.1 Capital Payment.

2.1.1 Payment. The Applicant will make a payment to the County in the amount of \$25,000 per megawatt (MW) of nameplate capacity of the Solar Facility ("COD Payment") which amount shall be due and payable within forty-five (45) calendar days from the date on which Solar Facility begins commercial electrical production ("Commercial Operation Commencement Date"). As illustration of the foregoing, if the nameplate capacity of the Solar Facility is 150 MW, then the COD Payment shall be \$3,750,000 (\$25,000/MW x 150 MW).

2.1.2 Convenience Fee. The Applicant will pay to the County an annual fee in the amount of Two Hundred Thousand and NO/100 Dollars (\$200,000.00) (the "Convenience Fee"), with the first payment being due within forty-five (45) days after that date of approval and issuance of the CUP, and continuing thereafter on each subsequent anniversary thereof for not greater than five (5) total payments; provided, however, that no Convenience Fee payment shall be due following the occurrence of any of the following: (i) the Commercial Operations Date, (ii) notice by the Applicant to the County to abandon the CUP, or (iii) failure of the County to extend the validity of the CUP for a period of six (6) years from the date of approval.

2.1.3 Condition Precedent. The COD Payment and Convenience Fee (collectively, the "Additional Payments") are separate and distinct from the amounts owed pursuant to any Solar Revenue Share Ordinance as provided by Virginia Code § 58.1-3660 and § 58.1-2636, any M&T taxes on equipment pursuant to Article 2, Chapters 35 and 36 of Title 58.1 of the Code of Virginia and applicable County Ordinances, and all real estate taxes owed pursuant to the Code of the County.

2.1.4 Statutory Structure of Payment; Statement of Benefit. The Applicant agrees that by entering into this Agreement, pursuant to Virginia Code § 15.2-2316.6 et seq., the Additional Payments are authorized by statute and that it acknowledges it is bound by law to make the Additional Payments in accordance with, and subject to the limitations set forth in, this Agreement. The Parties acknowledge that this Agreement is fair and mutually beneficial to both Parties. The Additional Payments are not conditioned upon the County adopting a Solar Revenue Share Ordinance. However, since the County has adopted a Solar Revenue Share Ordinance, the County acknowledges that such action will result in the County forgoing a portion of its taxing authority pursuant to Virginia Code § 58.1-3660(D) (specifically, the authority related to M&T taxes) and Applicant agrees to be subject to the Solar Revenue Share Ordinance in place. The Parties agree that the funding provided pursuant to this Agreement is beneficial in that it will result in mutually acceptable, steady, predictable, accurate and reasonable stream of future payments to the County in values fair to both Parties. Applicant acknowledges that this Agreement is beneficial to Applicant in allowing it to proceed with the installation of the Project with clear project design terms, which provide for mitigation of any effects on the surrounding properties and the Charlotte County community.

2.1.5 Emergency Resources. The Applicant will promptly reimburse the County for its reasonable expenses directly incurred by local fire and rescue first responders while responding to an emergency at the Solar Facility.

2.1.6 Use of Payments. The Additional Payments each are intended to be used, at the County's sole discretion, for any one or more of the following purposes: (i) to mitigate any impacts of the Solar Facility; (ii) to provide financial compensation to the County to address

capital needs set out in the (a) capital improvement plan adopted by the County, (b) the County's then-current fiscal budget, and/or (c) a fiscal fund balance policy adopted by the County; or (iii) to help deploy broadband in the County pursuant to the terms of Va. Code§ 56-585.1:9.

2.2 Economic Incentive Grant. The Parties acknowledge that the County may repeal its Solar Revenue Share Ordinance in the future. The Parties believe that if such repeal occurs, under Virginia law the Applicant would be required to pay M&T taxes. The Parties further acknowledge that such a result is not consistent with the agreement negotiated between them, the terms of which are set forth in this Agreement. To avoid a result which is not intended by the Parties, the Parties agree that the following mechanism will be in place to ensure two results: first, that notwithstanding repeal of the Solar Revenue Share Ordinance, the County will continue to receive the revenue stream contemplated under this Agreement; second, that if the County repeals its Solar Revenue Share Ordinance, and if as a result the Applicant is required to pay M&T taxes to the County, the amount paid each year will be refunded to the Applicant by an economic incentive grant ("EIG"). The procedure followed to achieve those results is set forth below.

2.2.1. If the County repeals its Solar Revenue Share Ordinance, then in its place, after such repeal, the Applicant will continue to make an annual contractual payment per Exhibit D hereto (which exhibit shows the maximum cash payments that would be made by Applicant to the County, under Sections 2.1.1 and 2.1.2, and this 2.2.1, of this Agreement). The Applicant acknowledges that in the event of such repeal, its obligation to continue payments to the County shall be by contract, and that its contractual obligation will be deemed to be incorporated into its CUP (without the necessity of public hearing or other public County process), and that failure to honor that contractual obligation of the CUP will constitute a violation of the CUP by the Applicant, which may entitle the County to revoke the CUP.

2.2.2. M&T tax due to the County each fiscal year is paid in two installments, the first of which is due on December 5 and the second of which is due on June 5.

2.2.3. Within thirty (30) days after receipt of each amount paid by the Applicant to the County as M&T tax, the County will appropriate that same amount and remit the total appropriated to the IDA to enable the IDA to provide an annual EIG to the Applicant in the amount received by the IDA from the County. The County shall have no duty to so appropriate any sums not theretofore received from the Applicant.

2.2.4. Within thirty (30) days after receipt of the payment from the County, the IDA will appropriate and remit that full amount to the Applicant as an EIG. The IDA shall have no duty to so appropriate any sums not theretofore received from the County.

2.2.5. The Applicant and the County acknowledge that the appropriations required hereunder of the County do not constitute a legally enforceable obligation, but by joining in the execution hereof the County evidences its moral obligation to make all of the appropriations required of it hereunder.

2.2.6. The Parties acknowledge that the IDA will need to take action causing it to be bound by the terms and conditions of this Agreement.

Article III
Miscellaneous Terms

3.1 Term; Termination. This Agreement shall commence on the Effective Date and shall continue until the earlier of (i) Applicant's commencement of the decommissioning of all or a material portion of the Project, (ii) cessation of operation of a period of longer than one (1) year at any point after Commercial Operation Commencement Date, except as provided herein, or (iii) the thirty-fifth (35th) calendar year of commercial electricity generation of the Project ("Termination Date"). The Applicant shall have no obligation to make any payments under this Agreement after the Termination Date. The Payment due for the year in which the Project or material part thereof is decommissioned shall be prorated as of the Termination Date. The termination of this Agreement shall not limit the Applicant's legal obligation to pay local taxes in accordance with applicable law.

3.2 Mutual Covenants. The Applicant covenants to the County that it will pay the County the amounts due hereunder when due in accordance with the terms of this Agreement, and will not seek to invalidate this Agreement, or otherwise take a position adverse to the purpose or validity of this Agreement. So long as Applicant is not in breach of this Agreement during its term, the County covenants to the Applicant that it will not seek to invalidate this Agreement or otherwise take a position adverse to the purpose or validity of this Agreement.

3.3 No Obligation to Develop. The Applicant has no obligation to develop the Project and, other than the Convenience Fee, this Agreement does not require any Payment until after the Commercial Operation Commencement Date of the Project. Any test energy or other energy produced prior to the Commercial Operation Commencement Date of the Project shall not trigger payment under this paragraph. It is understood that development of the Project by Applicant is contingent upon a number of factors including, but not limited to, regulatory approvals, availability and cost of equipment and financing, and demand for renewable energy and renewable energy credits. No election by the Applicant to terminate, defer, suspend or modify plans to develop the Project shall be deemed a default of Applicant under this Agreement. The Payment required by Sections 2.1.1. and 2.1.2. hereof shall be remitted when due under the terms hereof, and once paid shall not be refundable to the Applicant.

3.4 Successors and Assigns. This Agreement will be binding upon the successors and assigns of the Applicant, and the obligations created hereunder shall be covenants running with the Property upon which the Project is developed. If Applicant sells, transfers, leases or assigns all or substantially all of its interest in the Project or the ownership of the Applicant, this Agreement will automatically be assumed by and be binding on the purchaser, transferee or assignee. Upon notice to the County of such assumption, which shall include contact information for the successor Applicant (with name, address, principal name, email and phone number), the sale, transfer, lease or assignment shall relieve the Applicant of all obligations and liabilities under this Agreement accruing from and after the date of sale or transfer, and the purchaser or transferee shall automatically become responsible under this Agreement. The Applicant shall execute such documentation as reasonably requested by the County to memorialize the assignment and assumption by the purchaser or transferee.

3.5 Insurance. The Applicant will obtain and maintain in effect comprehensive general liability insurance and pollution liability insurance with minimum coverage limitations of \$2,000,000 per occurrence and \$5,000,000 annual aggregate; employer's liability/workers' compensation insurance with a minimum coverage limitation of \$1,000,000 per accident; property and casualty insurance on a replacement value basis, with minimum coverage limitation of \$5,000,000 per occurrence; and such other insurance for the Solar Facility as may be required by law. The County shall be listed as an additional insured on the comprehensive general liability insurance policies in connection with any event or occurrence arising from the Solar Facility. If the Solar Facility is owned by an Investor-Owned Utility, such Investor-Owned Utility (either directly or through its Affiliate) may self-insure any of the coverages required by this Section. Such Investor-Owned Utility's self-insurance shall be primary and non-contributory, and no insurance or self-insurance maintained by the County shall be called upon if the loss arises directly from the work performed by such Investor-Owned Utility.

3.6 Memorandum of Agreement. A memorandum of this Agreement, in a form acceptable to the County Attorney, shall be recorded in the land records of the Clerk's Office of the Circuit Court of Charlotte County, Virginia (the "Clerk's Office"). Such recordation shall be at the Applicant's sole cost and expense and shall occur as soon as reasonably practicable after the full execution of this Agreement. If the Applicant chooses to not develop the Project, in its sole discretion, the County shall execute a release of the memorandum filed in the Clerk's Office.

3.7 Notices. Except as otherwise provided herein, all notices required to be given or authorized to be given pursuant to this Agreement shall be in writing and shall be delivered or sent by registered or certified mail, postage prepaid, by recognized overnight courier, or by commercial messenger to:

if to the Applicant, to: with a copy to: [*]

CPV County Line Solar, LLC
c/o Competitive Power Ventures, Inc.
50 Braintree Hill Office Park, Suite
300
Braintree, MA 02184
Attn: Project Manager
Phone: (781) 848-0253
Email: mdossantos@cpv.com

and

with a copy to:

Competitive Power Ventures, Inc.
Attn: General Counsel
8403 Colesville Road, Suite 915
Silver Spring, MD 20910
Phone: (240) 723-2300
Email: jodell@cpv.com

if to the County, to:

Charlotte County, Virginia

Post Office Box 608
250 LeGrande Avenue, Suite A
Charlotte Court House, VA 23923
Attn. County Administrator

if to the IDA, to:

Industrial Development Authority of
Charlotte County, Virginia
Post Office Box 608
250 LeGrande Avenue, Suite A
Charlotte Court House, VA 23923
Attn. County Administrator

The Parties, by notice given hereunder, may designate any further or different persons or addresses to which subsequent notices shall be sent.

3.8 Governing Law; Jurisdiction; Venue. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH OF VIRGINIA, WITHOUT REGARD TO ANY OF ITS PRINCIPLES OF CONFLICTS OF LAWS OR OTHER LAWS WHICH WOULD RESULT IN THE APPLICATION OF THE LAWS OF ANOTHER JURISDICTION. THE PARTIES HERETO (A) AGREE THAT ANY SUIT, ACTION OR OTHER LEGAL PROCEEDING, AS BETWEEN THE PARTIES HERETO, ARISING OUT OF OR RELATING TO THIS AGREEMENT SHALL BE BROUGHT AND TRIED ONLY IN THE CIRCUIT COURT OF CHARLOTTE COUNTY, VIRGINIA, (B) CONSENT TO THE JURISDICTION OF SUCH COURT IN ANY SUCH SUIT, ACTION OR PROCEEDING, AND (C) WAIVE ANY OBJECTION WHICH ANY OF THEM MAY HAVE TO THE LAYING OF VENUE OR ANY SUCH SUIT, ACTION, OR PROCEEDING IN SUCH COURT AND ANY CLAIM THAT ANY SUCH SUIT, ACTION, OR PROCEEDING HAS BEEN BROUGHT IN AN INCONVENIENT FORUM. THE PARTIES HERETO AGREE THAT A FINAL JUDGMENT IN ANY SUCH SUIT, ACTION, OR PROCEEDING SHALL BE CONCLUSIVE AND MAY BE ENFORCED IN OTHER JURISDICTIONS BY SUIT ON THE JUDGMENT OR IN ANY OTHER MANNER PROVIDED BY LAW.

3.9 Confidentiality. This Agreement, once placed on the docket for consideration by the County Board of Supervisors, is a public document, subject to production under the Freedom of Information Act (FOIA). The County understands and acknowledges the Applicant, and as applicable, their associates, contractors, partners and affiliates utilize confidential and proprietary "state-of-the-art" information and data in their operations ("Confidential Information"), and that disclosure of any information, including, but not limited to, disclosures of technical, financial or other information concerning the Applicant or any affiliated entity could result in substantial harm to them and could thereby have a significant detrimental impact on their employees and also upon the County. The County acknowledges that during the development of this Agreement, certain Confidential Information may be shared with the County by the Applicant. Applicant agrees to clearly identify any information it deems to be Confidential and not subject to mandatory disclosure under the Virginia Freedom of Information Act or other applicable law as Confidential Information at the time it provides such information

to the County. The County agrees that, except as required by law and pursuant to the County's police powers, neither the County nor any employee, agent or contractor of the County will knowingly or intentionally disclose or otherwise divulge any such confidential or proprietary information to any person, firm, governmental body or agency, or any other entity unless the request for Confidential Information is made under a provision of Local, State or Federal law. Upon receipt of such request but before transmitting any documents or information which may contain Confidential Information, the County will contact Applicant to review the request for information and associated documents to determine if any Confidential Information is at risk of disclosure. If Confidential Information exists, Applicant may intervene on behalf of the County and defend against disclosure of the Confidential Information. The County agrees to cooperate in this defense and to the extent allowed by law, work to protect the Confidential Information of the Applicant.

3.10 Subject-to-Appropriations. All payments and other performances by the County and the Authority under this Agreement are subject to Board of Supervisors approval, Industrial Development Authority Board approval and annual appropriations by the Board of Supervisors. It is understood and agreed among the Parties that the County and the Authority shall be bound hereunder only to the extent of the funds available or which may hereafter become available for the purpose of this Agreement. Under no circumstances shall the County's or the Authority's total liability under this Agreement exceed the total amount of funds appropriated by the Board of Supervisors for the payments hereunder for the performance of this Agreement.

3.11 Severability; Invalidity Clause. Any provision of this Agreement that conflicts with applicable law or is held to be void or unenforceable shall be ineffective to the extent of such conflict, voidness or unenforceability without invalidating the remaining provisions hereof, which remaining provisions shall be enforceable to the fullest extent permitted under applicable law. If, for any reason, including a change in applicable law, it is ever determined by any court or governmental authority of competent jurisdiction that this Agreement is invalid then the Parties shall, subject to any necessary County meeting vote or procedures, undertake reasonable efforts to amend and or reauthorize this Agreement so as to render the invalid provisions herein lawful, valid and enforceable. If the Parties are unable to do so, this Agreement shall terminate as of the date of such determination of invalidity, and the Property and Project will thereafter be assessed and taxed as though this Agreement did not exist. The Parties will cooperate with each other and use reasonable efforts to defend against and contest any challenge to this Agreement by a third party.

3.12 Entire Agreement. This Agreement and any schedules or exhibits constitute the entire agreement and supersedes all other prior agreements and understandings, both written and oral, between the Parties hereto with respect to the subject matter hereof. No provision of this Agreement can be modified, altered or amended except in a writing executed by all Parties hereto.

3.13 Construction. This Agreement was drafted with input by the County and the Applicant, and no presumption shall exist against any Party.

3.14 Force Majeure. Neither Party will be liable for any failure or delay in performing an obligation under this Agreement that is due to any of the following causes, to the extent beyond its reasonable control: acts of God, accident, riots, war, terrorist act, epidemic, pandemic, quarantine, civil commotion, breakdown of communication facilities, breakdown of web host,

breakdown of internet service provider, natural catastrophes, governmental acts or omissions, changes in laws or regulations, national strikes, fire, explosion, generalized lack of availability of raw materials or energy. For the avoidance of doubt, Force Majeure shall not include (a) financial distress nor the inability of either Party to make a profit or avoid a financial loss, (b) changes in market prices or conditions, or (c) a Party's financial inability to perform its obligations hereunder.

3.15 Third Party Beneficiaries. This Agreement is solely for the benefit of the Parties hereto and their respective successors and permitted assigns, and no other person shall have any right, benefit, priority or interest in, under or because of the existence of, this Agreement.

3.16 Counterparts; Electronic Signatures. This Agreement may be executed simultaneously in any number of counterparts, each of which shall be deemed to be an original, and all of which shall constitute but one and the same instrument. A signed copy of this Agreement delivered by facsimile, e-mail/PDF or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

[Signature page follows]

DRAFT

**DRAFT SITING AGREEMENT
CPV COUNTY LINE SOLAR
FEBRUARY 27, 2024**

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by the officers whose names appear below as of the Effective Date.

APPLICANT:

CPV COUNTY LINE SOLAR, LLC,

a Delaware limited liability company

By: _____

Name:

Title:

By: _____

Name:

Title:

COUNTY:

CHARLOTTE COUNTY, VIRGINIA,

a political subdivision of the Commonwealth of
Virginia

By: _____

Name:

Title: Chairman, County Board of Supervisors

EXHIBIT A

Property Owners:

Project Parcels	Property Owner
9-A-58	Blue Rock Resources, LLC
9-1-1	
9-1-3	
9-1-3-E	
9-A-52	
9-A-44	Lona Klein f/k/a Lona Catherine Carwile
9-A-40	Nancy R. Carwile
9-A-40-A	
9-A-42	
15-A-55-A	
9-A-45	
9-A-41	Legas Holdings, LLC
9-A-46-A	
9-A-46	
9-A-47	
9-A-48	
9-A-40-C	
Easement Parcels	Easement Owners
10-A-14	Benjamin U. Stoltzfus and Annie A. Stoltzfus
10-A-15-D	Benjamin U. Stoltzfus and Annie A. Stoltzfus
10-A-15	Henry N. Gibson and Karen T. Gibson
10-A-15-A	Henry N. Gibson and Karen T. Gibson
10-A-15-B	Nolan N. Gibson and Crystal E. Gibson
10-A-5-A	Robert A. Keys and Alice Layne Keys
10-1-5-A	Norman and Ida Layne Family, LLC
10-1-6	Norman and Ida Layne Family, LLC

**DRAFT SITING AGREEMENT
CPV COUNTY LINE SOLAR
FEBRUARY 27, 2024**

EXHIBIT B
Conditional Use Permit
(Final Conditions to Be Inserted)

DRAFT

Schedule A
(To Conditional Use Permit Conditions)

Security of Performance - Summary of Securities

Condition Reference	Performance Being Secured	Duration
20	Pre-Construction Road Improvements; Road Repairs	
22	Grading	
24	Erosion & Sediment Control	Construction phase
25	Stormwater Management	
14	Land cover & vegetative buffer maintenance	Full lifecycle
28	Security fencing	
32	Decommissioning	

Posting and release of bonds shall be in accordance with the procedures set forth in the Charlotte County Zoning Ordinance, Subdivision Ordinance, and Erosion & Sediment Control Ordinance.

DRAFT

**Schedule B
(To Conditional Use Permit Conditions)**

PREPARED BY & RETURN TO:
Russell O. Slayton, Jr. (VSB #14202)
Slayton & Clary
Post Office Box 580
Lawrenceville, Virginia 23868

THIS DEED OF EASEMENT is made and entered into this _____ day of
-----, 20____, by and among

record owner and lessor (hereafter referred to as "Owner", which shall refer to all owners of the property, even if more than one) of the property described below, and

the party which applied for the Conditional Use Permit to enable construction and operation of a solar facilities on the property described below (hereafter referred to as "Applicant"), Owner and Applicant hereafter together referred to as "Grantors", and CHARLOTTE COUNTY, VIRGINIA, a political subdivision of the Commonwealth of Virginia, c/o County Administrator Post Office Box 608, Charlotte Court House, Virginia 23923 (hereafter referred to as "Grantee").

RECITALS:

- R-1** If Grantee issues a Conditional Use Permit ("CUP") to Applicant, the requirement for this deed will be a condition of the CUP, and is attached as an enforceable commitment by Applicant under the Siting Agreement.
- R-2** If solar facilities are installed or constructed on the property described below ("Property") have not been removed after operation of the solar project has terminated, it may be

necessary for Grantee to enter upon the Property for the purpose of "decommissioning" the site (i.e., removing from the site all solar facilities, and restoring the Property to the condition which existed prior to installation and construction of solar facilities).

R-3 It is impossible to now know what person or entity will own the Property at the time when decommissioning by Grantee becomes necessary, so Grantee requires the provision of this deed of easement to ensure Grantee the right to lawfully enter upon the Property to effect decommissioning of the Property when Grantee, in its sole discretion, determines that it has the right and need to enter upon the Property to effect such decommissioning.

R-4 Nothing herein shall create an obligation for Grantee to perform any decommissioning activities, or to perform any inspections or other activities in connection with the Property.

WITNESSETH: One of the conditions set forth in the CUP issued to Applicant will be the easement conveyance effected hereby, and for the specific purpose of satisfying the condition of the CUP which enables Grantee to decommission the Property when necessary, Grantors hereby grant, bargain, sell and convey, with General Warranty, to CHARLOTTE COUNTY, VIRGINIA, certain easement rights, the terms and conditions of which are set forth below, which easement rights are appurtenant to the Property, and which easement rights shall run with title to the Property, and therefore constitute an encumbrance on title to the Property until such time as the easement rights are terminated by quitclaim deed from Grantee, the Property to which the subject easement rights are appurtenant being described as follows:

SEE PROPERTY DESCRIPTION ATTACHED HERETO

TERMS AND CONDITIONS OF EASEMENT: The easement rights conveyed hereby authorize Grantee, and any contractor or authorized agent of Grantee, to enter the Property which

**DRAFT SITING AGREEMENT
CPV COUNTY LINE SOLAR
FEBRUARY 27, 2024**

is described in the CUP by which installation, construction, operation, maintenance and decommissioning of solar panels and appurtenant facilities on the Property are authorized. The easement rights hereby conveyed shall authorize Grantee to enter upon the Property to inspect solar panels, and appurtenant facilities, which are installed and constructed on the Property. The easement rights hereby conveyed also authorize Grantee to effect any and all tasks, if such tasks by Grantee prove necessary, and to decommission solar panels and all solar facilities installed and constructed on the Property, and to take all other actions deemed by Grantee, in its sole discretion, as being necessary to effectively decommission the Property.

The easement rights hereby conveyed also afford Grantee the right to access the Property using any access roads which are used to travel between the Property and a state-maintained road, and the right to use any access roads which serve the Property is expressly included in this conveyance.

After the solar panels installed and constructed on the Property have been removed, and the decommissioning of solar facilities have been completed to a standard reviewed by Grantee, in its sole discretion, Grantors may request a quitclaim deed by which Grantee quitclaims and releases its access easement rights in the Property.

WITNESS the following signatures and seals:

**SEE ATTACHED SIGNATURE PAGES
REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY**

**DRAFT SITING AGREEMENT
CPV COUNTY LINE SOLAR
FEBRUARY 27, 2024**

**SIGNATURE PAGE TO DEED OF EASEMENT
TO CHARLOTTE COUNTY, VIRGINIA**

OWNER _____ (SEAL)

STATE OF _____, CITY/COUNTY OF _____, to-wit:

The foregoing instrument was personally acknowledged before me this _____ day of _____, _____, by _____ and

Notary Public

My commission expires: _____ Notary registration number: _____

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INTENTIONALLY**

**DRAFT SITING AGREEMENT
CPV COUNTY LINE SOLAR
FEBRUARY 27, 2024**

**EXHIBIT D – DRAFT
REVENUE SCHEDULE**

Year	Convenience Fee	Siting Payment	Revenue Share Rate	*Revenue Share	*Real Estate Taxes	Total Payment
2024	\$ 200,000.00					\$ 200,000.00
2025	\$ 200,000.00				\$ 23,565.42	\$ 223,565.42
2026	\$ 200,000.00				\$ 23,565.42	\$ 223,565.42
2027	\$ 200,000.00				\$ 23,565.42	\$ 223,565.42
2028	\$ 200,000.00				\$ 23,565.42	\$ 223,565.42
2029	\$ 3,750,000.00	\$ 1,540.00	\$ 231,000.00	\$ 60,247.72	\$ 4,041,247.72	
2030		\$ 1,540.00	\$ 231,000.00	\$ 60,247.72	\$ 291,247.72	
2031		\$ 1,694.00	\$ 254,100.00	\$ 60,247.72	\$ 314,347.72	
2032		\$ 1,694.00	\$ 254,100.00	\$ 60,247.72	\$ 314,347.72	
2033		\$ 1,694.00	\$ 254,100.00	\$ 60,247.72	\$ 314,347.72	
2034		\$ 1,694.00	\$ 254,100.00	\$ 60,247.72	\$ 314,347.72	
2035		\$ 1,694.00	\$ 254,100.00	\$ 60,247.72	\$ 314,347.72	
2036		\$ 1,863.40	\$ 279,510.00	\$ 60,247.72	\$ 339,757.72	
2037		\$ 1,863.40	\$ 279,510.00	\$ 60,247.72	\$ 339,757.72	
2038		\$ 1,863.40	\$ 279,510.00	\$ 60,247.72	\$ 339,757.72	
2039		\$ 1,863.40	\$ 279,510.00	\$ 60,247.72	\$ 339,757.72	
2040		\$ 1,863.40	\$ 279,510.00	\$ 60,247.72	\$ 339,757.72	
2041		\$ 2,049.74	\$ 307,461.00	\$ 60,247.72	\$ 367,708.72	
2042		\$ 2,049.74	\$ 307,461.00	\$ 60,247.72	\$ 367,708.72	
2043		\$ 2,049.74	\$ 307,461.00	\$ 60,247.72	\$ 367,708.72	
2044		\$ 2,049.74	\$ 307,461.00	\$ 60,247.72	\$ 367,708.72	
2045		\$ 2,049.74	\$ 307,461.00	\$ 60,247.72	\$ 367,708.72	
2046		\$ 2,254.71	\$ 338,207.10	\$ 60,247.72	\$ 398,454.82	
2047		\$ 2,254.71	\$ 338,207.10	\$ 60,247.72	\$ 398,454.82	
2048		\$ 2,254.71	\$ 338,207.10	\$ 60,247.72	\$ 398,454.82	
2049		\$ 2,254.71	\$ 338,207.10	\$ 60,247.72	\$ 398,454.82	
2050		\$ 2,254.71	\$ 338,207.10	\$ 60,247.72	\$ 398,454.82	
2051		\$ 2,480.19	\$ 372,027.81	\$ 60,247.72	\$ 432,275.53	
2052		\$ 2,480.19	\$ 372,027.81	\$ 60,247.72	\$ 432,275.53	
2053		\$ 2,480.19	\$ 372,027.81	\$ 60,247.72	\$ 432,275.53	
2054		\$ 2,480.19	\$ 372,027.81	\$ 60,247.72	\$ 432,275.53	
2055		\$ 2,480.19	\$ 372,027.81	\$ 60,247.72	\$ 432,275.53	
2056		\$ 2,728.20	\$ 409,230.59	\$ 60,247.72	\$ 469,478.31	
2057		\$ 2,728.20	\$ 409,230.59	\$ 60,247.72	\$ 469,478.31	
2058		\$ 2,728.20	\$ 409,230.59	\$ 60,247.72	\$ 469,478.31	
2059		\$ 2,728.20	\$ 409,230.59	\$ 60,247.72	\$ 469,478.31	
2060		\$ 2,728.20	\$ 409,230.59	\$ 60,247.72	\$ 469,478.31	
2061		\$ 3,001.02	\$ 450,153.00	\$ 60,247.72	\$ 510,400.72	
2062		\$ 3,001.02	\$ 450,153.00	\$ 60,247.72	\$ 510,400.72	
2063		\$ 3,001.02	\$ 450,153.00	\$ 60,247.72	\$ 510,400.72	
Totals	\$ 1,000,000.00	\$ 3,750,000.00	\$ 11,615,141.51	\$ 2,202,931.88	\$ 18,568,073.39	

**A RESOLUTION ENDORSING
SALEM SCHOOL PRESERVATION COMMITTEE'S
PLANS TO RESTORE SALEM SCHOOL
AND ESTABLISH IT AS A COMMUNITY RESOURCE**

WHEREAS, Salem School, a historic Rosenwald school located in Red Oak, Virginia is listed on the Virginia Landmarks Register and the National Register of Historic Places and is a designated Civil Rights in Education Heritage Trail site; and

WHEREAS, Salem School was constructed in 1924, replacing an earlier school building that had been built with funds from area Black citizens on land donated by Salem Baptist Church; and

WHEREAS, Salem School served as an elementary school for Black students until 1959, when Charlotte County Public Schools were integrated; and

WHEREAS, the Salem School Preservation Committee is working to return Salem School to active use in the community while retaining its historic integrity; and

WHEREAS, the Salem School Preservation Committee's plans for the revitalized space are focused on preservation of the school's history and the legacy of the community, providing programming for senior citizens, and offering structured mentoring for area students; and

WHEREAS, the Salem School Preservation Committee has taken initial steps to prepare the facility for community use, working to stabilize the building, identify grant funding opportunities, and build community support; and

WHEREAS, the Charlotte County Board of Supervisors is supportive of Salem School Preservation Committee's goals and recognizes the value community resources provide citizens.

NOW THEREFORE, BE IT RESOLVED, that the Charlotte County Board of Supervisors does hereby endorse Salem School Preservation Committee's efforts to restore Salem School to active community use.

Adopted this 13th day of March, 2024.

BY: _____
Gary D. Walker, Chairman
Charlotte County Board of Supervisors

ATTEST: _____
Daniel N. Witt, Clerk



Charlotte County, Virginia
Board of Supervisors Regular Meeting Agenda
Staff Report

Meeting Date: March 13, 2024

Subject Title: Gateway Entrance Sign Update

SUBJECT HIGHLIGHTS

The ARPA Tourism Recovery Grant was designed to increase engagement and assist with the recovery of Virginia's tourism industry impacted by the COVID pandemic. Funds received by the County were designated for the purchase of gateway entrance signs that would "welcome" visitors to Charlotte County. Six signs were purchased with the location of two on the Route 360 corridor at the entrance into the county from Halifax County and the entrance from Prince Edward County; one on Route 15 from Mecklenburg; one on Route 47 from Prince Edward; one on Route 40 from Campbell; and one on Route 746 from Halifax. These welcome signs will draw attention to our county, potentially leading travelers to seek out more information and bringing them to Red Hill, the Charlotte State Forest, Staunton River Battlefield State Park, or other local attractions. The gateway entrance signs came in under budget, so staff was able to use the remaining grant funds to purchase a website module for tourism and business listings and equipment for consumer events that included a public addressing system, tables, and table runners.

Staff recommendation, if applicable:

Action(s) requested or suggested motion(s):

Staff Review Record

Are there exhibits for this agenda item?

Staff will provide a presentation during the meeting.



Charlotte County, Virginia
Board of Supervisors Regular Meeting Agenda Form

Meeting Date: March 13, 2024

Subject Title: CPV County Line Solar, LLC, Siting Agreement

SUBJECT HIGHLIGHTS

Included in the packet is a draft siting agreement which staff has negotiated with CPV County Line Solar. The Board will meet in closed session with the county attorney to pursue further negotiations with CPV regarding the siting agreement. Following those negotiations and the associated public hearing for the siting agreement, the Board has the following options:

1. Adoption of the Siting Agreement by approving the resolution (roll call vote required)
2. Denial of the Siting Agreement
3. Deferral of action on the Siting Agreement to a future meeting date and time as specified by the Board

Staff Review Record

Exhibits:

Draft Siting Agreement
Siting Agreement Resolution

**CHARLOTTE COUNTY BOARD OF SUPERVISORS
RESOLUTION**

RE: SITING AGREEMENT WITH CPV COUNTY LINE SOLAR, LLC

IT IS HEREBY RESOLVED by the Charlotte County Board of Supervisors (“Board”) that after a duly advertised public hearing, on March 13, 2024, beginning at 1:00 p.m. at the Charlotte County Administration Office, located at 250 LeGrande Avenue, Suite A, Charlotte Court House, Virginia 23923, that the Board approves the Siting Agreement with CPV County Line Solar, LLC, with exhibits, as presented, or as revised pursuant to Board instruction. The Board Chair or the County Administrator, either of whom may act alone, is hereby authorized to execute the Siting Agreement.

ADOPTED this 13th day of March, 2024.

Supervisors:	Yea	Nay	Absent/Abstain
Gary D. Walker	_____	_____	_____
Walter T. Bailey	_____	_____	_____
Henry Carwile	_____	_____	_____
Derek Toombs	_____	_____	_____
Noah Davis	_____	_____	_____
Robert L. Shook, Jr.	_____	_____	_____
Hazel Bowman Smith	_____	_____	_____

The undersigned hereby certifies that the foregoing is an accurate account of the vote taken at a duly convened meeting of the Charlotte County Board of Supervisors on the 13th day of March 2024, at which meeting a quorum was present at the time the meeting was convened and at the time said vote was taken.

Clerk



Charlotte County, Virginia

**Board of Supervisors Regular Meeting Agenda
Staff Report**

Meeting Date: March 13, 2024

Subject Title: CPV County Line Solar – Consideration of Conditional use Permit

The following is being provided as part of this packet:

- Berkley Group Memo – March 7, 2024
- CPV Letter in Response to the February 14th Public Hearing
- Planning Commission Recommended Conditions with Staff Updates
- February 14th Staff Report from the County's third-party reviewer – The Berkley Group
- Berkley Group Planning Commission Memo – December 15, 2023
- Updated maps showing the gravesite buffer

Additional project submittals associated with this project are available on the County's Solar Development webpage located at:

https://www.charlottecountyva.gov/departments/planning_zoning/solar_development.php



MEMORANDUM

Community Development

Division

To: Charlotte County Board of Supervisors
From: Michael Zehner, AICP, CFM, ENV SP, Director of Planning and
Community Development
Linds Edwards, ENV SP, Planner II
Date: March 7, 2024
Subject: CPV County Line Solar Project

We are providing this memo as the County's third-party reviewer for utility-scale solar projects, as a follow-up to the Staff Report for the subject Project, dated February 8, 2024, and discussion at the Board of Supervisors' meeting on February 14, 2024. Based upon the Applicant's presentation, public comments, and subsequent communication from the Applicant and a letter from the Applicant dated February 26, 2024, this memo is intended to address the following topics:

1. The gravesite of Rosalie Jennings within Project Boundary and located
 - specifically on Tax Map Parcel 15-A-55A;
2. Additional recommend conditions based on the Applicant's proposal;
3. A proposed increased project setback along County Line Road; and
4. Establishment of a "preliminary" vegetative buffer along Crawley Road.

1. Gravesite Within Project Boundary

At the February 14, 2024 Board of Supervisors' meeting, Ms. Kathy Liston made comments during the public hearing indicating the presence of a gravesite located within the Project Boundary. Following the meeting, the Applicant confirmed that this is the case, noting that the burial site of Rosalie Jennings is located on parcel 15-A-55A. Additional information concerning this was also provided by Kathy Liston. The Applicant, in their February 26 letter, indicated that 1) the gravesite would remain undisturbed, that they would comply with the requirements of Code of Virginia § 57-38.1 concerning access to the grave, and 3) inform the Virginia Department of Historic Resources of the grave as part of Phase 1 Cultural Resource Assessment reporting. In response, this reviewer suggested that the gravesite be addressed in conditions, and that limiting disturbance to within 100' was a likely recommendation.

The Applicant has acknowledged and general agreed with addressing the gravesite in the conditions, including the requirement limiting disturbance to

**The Berkley Group - Memorandum
CPV County Line Solar Project
Charlotte County, VA
March 7, 2024**

within 100' of the gravesite. Based on this, we are recommending the inclusion of an additional condition, as follows:

- There shall be a minimum 100-foot setback around the grave of Rosalie Jennings located on Tax Map Parcel No. 15-A-55A. This setback area shall be undisturbed except as specifically authorized based upon the Concept Plan. Based upon further review of the grave and project by the Virginia Department of Historic Resources and/or the State Corporation Commissions during subsequent permitting, the project shall comply with all recommendations and/or requirements of these state agencies with respect to the treatment, protection, and preservation of the grave. Further, the owner/operator of the facility shall comply with all access requirements stipulated by § 57-27.1 of the Code of Virginia.

This condition has been added as condition #15 to the attached recommended conditions, as revised.

2. Additional Conditions Based on the Applicant's Proposal

In their presentation to the Board, the Applicant has noted their intent to preserve certain existing agricultural structures within the Project, to pursue and receive Virginia DEQ Pollinator-Smart Program Certification for the Project, and to limit construction hours on Sundays to begin no earlier than 1:00pm.

Regarding the existing agricultural structures, the Applicant has indicated the intent to preserve the existing barn on the Project site that is proximate to and within the viewshed of State Route 47. Based upon this, we are recommending that this be specifically included in the recommended conditions; please refer to condition #12 in the attached recommended conditions.

Regarding the Virginia Pollinator-Smart Program Certification, as referenced by the Applicant in their presentation to the Board, we are recommending that this be specifically included in the recommended conditions; please refer to condition #9.

With regard to the hours of construction, in their presentation to the Board, the Applicant indicated that they would limit construction hours on Sundays to begin no earlier than 1:00pm to avoid impacts to services at Madisonville Presbyterian Church. A condition originally recommended, and standard for use permits for solar facilities, and now numbered 17.g., indicates the following:

**The Berkley Group - Memorandum
CPV County Line Solar Project
Charlotte County, VA
March 7, 2024**

- Hours of construction. Driving of posts shall be limited to 7:00 am to 6:00 pm, Monday through Saturday. Driving of posts shall be prohibited on state and federal holidays. The Applicant may request permission from the County Administrator to conduct post driving activity on Sunday, but such permission will be granted or denied at the sole discretion of the County Administrator, after consulting with the Board of Supervisors."

It is interpreted that this condition prohibits the driving of posts on Sundays, but that other construction activities are allowed. We are recommending modification of this condition to clearly prohibit all construction activities before 1p on Sundays. Please refer to condition 17.g. as revised.

3. Enhanced Setback Along County Line Road

To address public input, the Applicant has proposed increasing the project setback along a section of County Line Road to no less than 300 feet, but no greater than 650 feet. We understand that the intent is for this setback to apply to Project parcels 9-1-1, 9-1-3, and 9-1-3-E. This proposal has been incorporated into condition #10.

4. Establishment of Preliminary Buffer Along Crawley Road

To address public input, the Applicant has proposed adding a condition to require the installation of a "preliminary" vegetative buffer along Crawley Road prior to the issuance of building permits for the project. This proposal has been incorporated into condition #12.

Staff Recommendation

With these recommended changes to the conditions, staff reiterates their recommendation of approval of the subject Application with conditions; Staff's recommended conditions with revisions are attached.

Draft Board of Supervisors Actions

Staff Recommendation: Option 1 - Recommend Approval with Conditions

I move that CPV County Line, LLC's Conditional Use Permit for a proposed 150-megawatt solar energy generation facility, as presented, be approved with conditions, to ensure consistency with the following findings:

**The Berkley Group - Memorandum
CPV County Line Solar Project
Charlotte County, VA
March 7, 2024**

1. While the proposed use exceeds the maximum density allowed under Section 10-23-6 of the County's Zoning Ordinance, the Board of Supervisors should authorize an increase in this instance, deeming such an increase appropriate.
2. The proposed use is consistent with the comprehensive plan, compatible with other existing, planned, or proposed uses, and is not detrimental to the public welfare; and
3. While the proposed use impacts surrounding properties, proposed conditions mitigate such impacts.

Conditions recommended by the Commission are as follows: see Attachment 3.

Option 2 – Recommend Denial

I move that CPV County Line, LLC's Conditional Use Permit for a proposed 150-megawatt solar energy generation facility, as presented, be denied; among other concerns, the Planning Commission finds the following:

1. While the use is authorized in the district with a conditional use permit, the proposed use exceeds the maximum density allowed under Section 10-23-6 of the County's Zoning Ordinance; an increase of density is not warranted and will result in negative impacts to the surrounding area and the welfare of the public.
2. The proposed project is not an appropriate use, principally due to the size and scale, which negatively impacts traditional agricultural and forestry land uses, and natural, cultural, and historic resources.
3. The proposed use negatively impacts surrounding properties due to its size and scale, issues that cannot be sufficiently mitigated.
4. The proposed use is incompatible with other existing, planned, or proposed uses (such as agricultural and forestry activities), and would be detrimental to the public welfare.

Option 3 - Deferral of the application

I move that the Board of Supervisors defer issuance of a recommendation on CPV County Line, LLC's Conditional Use Permit for a proposed 150-megawatt solar energy generation facility until the Board of Supervisors meeting scheduled to begin at _____ p.m. on _____, in the Board of Supervisors meeting room.



8403 Colesville Road | Suite 915
Silver Spring, MD 20910

February 27, 2024

Via Electronic Mail

Members of the Board of Supervisors
250 LeGrande Avenue, Suite A,
PO Box 608
Charlotte Court House, VA 23923

Re: Follow-Up to February 14 CPV County Line Solar CUP Hearing

Esteemed Board of Supervisors:

Thank you for the opportunity to present the CPV County Line Solar project to this board and the greater Charlotte County community at the February 14 Conditional Use Permit (CUP) hearing. We are excited about the project and the benefits it will bring to the community. The meeting was a comprehensive and in-depth exchange of information, perspectives, and opinions. To ensure, your considerations are based on accurate and present facts, we offer clarifications below focused on the four main meeting takeaway issues:

- 1. Dam plan safety review and engineering**
- 2. Project entrance determination and further safety measures**
- 3. Rosalie Jennings Burial Site remaining undisturbed**
- 4. Correcting inaccurately cast aspersions**

1. Roanoke Creek Dams 4A and 5B

Summary: Addressed through technical review and engineering

- On November 16, 2023, Staff recommended the Planning Commission defer action on Project application to allow for consideration of further information regarding the Project's potential impact on Roanoke Creek Dams 4A and 5B. The deferral was based on a potential issue raised by Tricia Mays, representing the Southside Soil & Water Conservation District (SWCD).
- Following that meeting, the Applicant worked with the County Administration, SWCD, and the Department of Conservation and Recreation (DCR), to address Tricia Mays' concern.

- Based on DCR's findings and discussions, the group unanimously concluded the solution is: **to require stormwater management facilities within the watershed associated with Roanoke Creek Dam 5B be built to accommodate 100-year storm events.**
- The Applicant was also asked to modify the Preliminary Site Plan to include a 200' setback and non-disturbance buffer around the entirety of Roanoke Creek Dams 4A and 5B.
- At the December 21 meeting, the Planning Commission deemed the proposed conditions/Applicant's amendment satisfactory and voted to approve the application.
- County and State will review and must approve all implemented facilities.

2. Project Entrance Located on SR 47

Summary: Location determined best by State/County. CPV willing to supplement

- The current location of the Project's entrance on State Route (SR) 47 was determined by Virginia Department of Transportation (VDOT) in consensus with the County Administration. The Applicant's Certified Transportation Planner met on site in July '23 and reviewed the proposed entrance with County and VDOT representatives.
- It was determined the sight distance along SR 47 at the proposed location, is sufficient in both directions, exceeding 500', which exceeds the recommended sight distance of 495' on a 60-mph road.
- Modeling of existing roadway conditions, proposed access points, and average daily traffic volume indicates the volume will not exceed available roadway capacities.
- Recognizing the concerns expressed by some community members, the Applicant is amenable to establishing temporary traffic control measures when deliveries are expected in addition to installing signage prior to construction.
- The Applicant will commit to have designated construction personnel to manage the flow of traffic when increased vehicle inflow is expected and is open to including a new condition to the CUP to address this.

3. Rosalie Jennings Burial Site

Summary: Original plan to relocate reversed based on community feedback

- CPV does not intend to relocate or place any equipment on the burial site of Rosalie Jennings, located on parcel 15-A-55A. The burial site will remain undisturbed. Originally, the Applicant did plan to facilitate the relocation of the grave. In initial conversations, the Carwile family indicated they had pursued having the grave relocated to a plot at Centenary United Methodist Church Cemetery in Madisonville.
- In accordance with the applicable law, Virginia statute § 57-38.1, the landowner had communicated with community members and gathered publicly available documents in an effort to rebuild Rosalie's genealogical tree and find a living relative who could consent to the relocation.
- Based on what we have heard from community members who are concerned about the grave relocation, all intentions to relocate the grave have been abandoned. CPV intends to inform the Department of Historic Resources of the change in its subsequent Phase I Cultural Resource Assessment report and expects to receive specific guidance on the appropriate steps to preserve the integrity of the grave and allow public access during construction and beyond.

4. Alleged Negative Developments in Texas, Nevada and Michigan

Summary: Commenter mistaken re: negative CPV projects in Texas/Nevada/Michigan

- Though the states of Texas, Nevada and Michigan are of interest to CPV, the company presently does not own, nor has it ever owned, any energy generating facilities in these states. All the facilities owned by CPV, renewable and thermal, can be found on its webpage: www.cpv.com.
- CPV makes a point of contributing positively to the communities in which it invests and operates. We would be happy to connect you with town officials in communities where we are invested so you can investigate this yourself if you would be interested in doing so.

We appreciate your time and consideration and look forward to continued engagement in fact-based discussions. I remain available to offer further clarification and answer any questions related to the Project.

Sincerely,



Marlon dos Santos

Manager

mdossantos@cpv.com

(617) 347-7211

1. The Applicant shall develop, construct, operate, and maintain the site in substantial conformance with the conceptual plans (titled "Preliminary Site Plans, CPV County Line Solar," plan sheets C1.0 thru C8.0, dated July 3, 2023), inclusive of the Application Amendment dated "Submitted December 11, 2023", all assurances and commitments made within the Application materials, and the conditions imposed on the issued conditional use permit, as determined by the Zoning Administrator. Substantial conformance will be determined by the Zoning Administrator based on his/her review of the record. Deviations determined not to be in substantial conformance with the conceptual plans shall require review and approval as an amendment to the conditional use permit, following the process for the granting of a conditional use permit. As used in these conditions, the term "Applicant" shall include the terms "Applicant, Owner, Developer, or Operator," and the successors and assigns thereof, and the term "Zoning Administrator" shall include the designee of the Zoning Administrator.
2. Project capacity shall be limited to a maximum of 150 MW.
3. The density of the project shall be limited to a maximum of 4.49% within any given 5-mile radius, regulated in the manner outlined in Section 10-23-5, Density, of the County's Zoning Ordinance, except that this density may be increased consistent with the allowances of Condition #4.
4. The active developed area of the site, within the fenceline, shall be limited to 786.2 acres, provided that this area may be increased by up to 10% based upon design changes reflected in the final site plan; inverters, along with panels, shall be within the fenceline.
5. The project, as presented, does not include battery energy storage systems; the addition of battery energy storage shall require amendment of this conditional use permit.
6. The Applicant shall give the County written notice of any change in ownership or entities responsible for operations or asset management of the project within thirty (30) days after the change.
7. Prior to or in conjunction with site plan review, the Applicant/Owner/Developer shall submit details on the utility connections between noncontiguous portions of the project, including secured easements, to the Zoning Administrator for approval. Approval of the site plan or subsequent permits shall not be granted without prior approval of these connections by the Zoning Administrator, or without the existence of executed easements for the connections.
8. To accommodate wildlife crossing of the site, the Applicant shall refer to the Virginia Department of Wildlife Resources Commission's most recent Solar Energy Facility Guidance in the design of the site plan, working with the Zoning Administrator to meet the intent, if not the letter of the Guidance.

9. Once operational, the Applicant shall pursue and receive certification for the Project under the Virginia Department of Environmental Quality's Pollinator-Smart Program. This requirement shall be to the extent that it is practicable with respect to meeting erosion and sedimentation and stormwater management requirements and best practices, and may be waived at the sole discretion of the County Administrator if he/she determines that certification under the Program conflicts with these requirements and best practices.
10. Setbacks shall be as required by the County's Zoning Ordinance, except where proposed within the application and conceptual plans to be greater; in addition to these requirements, there shall be a setback from the centerline of County Line Road for parcels 9-1-1, 9-1-3, and 9-1-3-E of no less than 300 feet but no greater than 650 feet. There shall be no setbacks between internal lot lines between parcels in the project area.
11. As depicted on the conceptual plans, there is a required buffer from all wetlands (including creeks and streams depicted on the conceptual plans, measured from the edge of the resource) of 100 feet. Such buffer shall be undisturbed except as specifically authorized based upon the Concept Plan.
12. The existing barn and silo located on the Project site, and specifically on Tax Parcel 9-A-58, shall be retained and preserved to the greatest extent practicable by the Applicant; the structures may be used for storage of materials and equipment to support the solar facility.
13. Plans submitted for site plan review and any permits shall be required to identify the location of easements associated with dam structures/lakes 4A, 6A, and 5B; all site development and improvements shall comply with the requirements and limitations of these easements, where relevant. Regardless of and in addition to the requirements of the easement, the project shall be subject to a 200-foot setback and no-disturbance buffer around the entirety of each lake from the elevation equal to the elevation of the top of each respective dam.
14. All required buffers shall be comprised of existing natural vegetation. Where gaps in existing natural vegetation within a required buffer area require supplemental plantings to facilitate effective screening or in the event existing vegetation or landforms providing the screening are disturbed, the Zoning Administrator may, in connection with building permit review and approval, require buffers to be supplemented with additional plantings of native and/or pollinator species where compatible with site conditions. Supplemental plantings of trees (approximately six (6) feet in height and 2.5 inches in caliper at time of planting) and shrubs shall be installed as required by the Zoning Administrator. A staggered double row of trees/shrubs will be planted on 10-foot centers in the exterior 25 feet of the screening area. Tree and shrub seedlings shall be planted in the remaining screening area. Buffer plantings, both existing and supplemental planting, shall be maintained in good health to ensure sufficiency of the screening, as determined by the

Zoning Administrator; damaged or deceased plant materials shall be replaced within a reasonable time, dictated by best practices, as determined by the Zoning Administrator.

- a. The Applicant shall install a preliminary vegetative buffer along Crawley Road during the first dormant season following the date of issuance of the conditional use permit. The preliminary buffer shall consist of an evergreen species and must conform with the applicable buffer design standards. In connection with building permit approval and issuance, the preliminary vegetative buffer will be supplemented with a mix of native and deciduous trees.
15. There shall be a minimum 100-foot setback around the grave of Rosalie Jennings located on Tax Map Parcel No. 15-A-55-A. This setback area shall be undisturbed except as specifically authorized based upon the Concept Plan. Based upon further review of the grave and project by the Virginia Department of Historic Resources and/or the State Corporation Commissions during subsequent permitting, the project shall comply with all recommendations and/or requirements of these state agencies with respect to the treatment, protection, and preservation of the grave. Further, the owner/operator of the facility shall comply with all access requirements stipulated by § 57-27.1 of the Code of Virginia.
16. A separate security shall be posted for the ongoing maintenance of the project's land cover and vegetative buffers in an amount deemed sufficient by the Zoning Administrator as set forth on Schedule A attached hereto and provided by an issuer in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third-party). For areas of project parcels to remain undeveloped and which are forested, prior to approval of the certificate of occupancy (or equivalent) the Applicant shall submit a forest management plan outlining how these areas will be actively managed by the Applicant during the operation of the facility consistent with best practices to limit the wildfire risk.
17. As part of the site plan review, the Applicant shall be required to submit a construction management/construction mitigation plan, to be reviewed and approved by the Zoning Administrator. At a minimum this plan shall address and/or include:
 - a. A schedule for two (2) public open houses prior to the commencement of construction activities.
 - b. Traffic control methods for all public roads to be used for ingress/egress (in coordination with the VDOT prior to initiation of construction) shall include, at a minimum, plans and procedures for lane closures, signage, and flagging.
 - c. Coordination with VDOT prior to initiation of construction on the appropriateness of the speed limit on any public access road and support a speed limit reduction, if necessary.
 - d. Site access planning, including procedures for directing and coordinating employee and delivery traffic. Construction Traffic shall be limited to 7:00 am to

9:00 pm, Monday through Saturday, or as may be approved by the County Administrator upon good cause shown by the Applicant.

- e. Site security.
- f. Lighting; during construction of the facility, any temporary construction lighting shall be positioned downward, inward, and shielded to eliminate glare from all adjacent properties. Emergency and/or safety lighting shall be exempt from this construction lighting condition.
- g. Hours of construction. **No construction shall occur before 1:00pm on Sundays.** Driving of posts shall be limited to 7:00 am to 6:00 pm, Monday through Saturday. Driving of posts shall be prohibited on **Sundays and on** state and federal holidays. The Applicant may request permission from the County Administrator to conduct post driving activity on Sunday, but such permission will be granted or denied at the sole discretion of the County Administrator, after consulting with the Board of Supervisors.
- h. Mitigation of dust.
- i. Mitigation of burning operations.
- j. Plans for staging and storage of materials and parking. During construction, the setback may be used for staging of materials and parking. No material and equipment laydown area, construction staging area, or construction trailer shall be located within 200 feet of any property containing a residential dwelling.

18. The Applicant shall submit a Construction Traffic Management Plan (CTMP) to include entrances and comply with all Virginia Department of Transportation conditions for the traffic management plan during construction and decommissioning of the Solar Facility.

19. The Applicant shall be responsible for repairing any damage to roadways occurring during development/construction or following commissioning of the project, or any portion thereof. Prior to the commencement of development/construction activities, the County and the Applicant shall agree to the existing state of applicable roadways, to be documented by video furnished by the Applicant in coordination with the County, or by the County with costs assumed by the Applicant. During development/construction, the roadways shall be monitored for damage, and the Applicant, once notified by the County of damages, shall make repairs caused by construction traffic at the direction of the County Administrator. After construction activities are completed, the roadways will be evaluated for damage as measured against the condition prior to construction activity; the Applicant will be required to restore such roadways to equivalent or better condition as existed prior to commencement of construction activity.

20. Prior to approval of the site plan and commencement of construction, the Applicant shall provide a bond or other security, in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third-party) as set forth on Schedule A attached hereto, to cover 100% of the estimated costs of anticipated pre-construction improvements to be made to the public roads and/or public rights-of-way along the delivery routes, as well as the anticipated cost of repairs to be necessary during development. After pre-construction improvements have been completed, the amount of

the bond/security shall be reduced equivalent to the costs of the pre-construction improvements.

21. The Applicant shall coordinate with the County's Sheriff Department prior to initiation of construction on speed monitoring plans and devices.
22. As part of the site plan review, the Applicant/Owner/Developer shall be required to submit a grading plan, to be reviewed and approved by the Zoning Administrator. A bond or other security, from an issuer and in a form approved by the Zoning Administrator, will be posted for the grading operations. The Project shall be constructed in compliance with the Grading Plan. At a minimum this plan shall address:
 - a. Clearly show existing and proposed contours;
 - b. Note the locations and amounts of topsoil to be removed (if any) and the percent of the site to be graded;
 - c. Limit grading to the greatest extent practicable, and except as may be necessary to accommodate anticipated and required stormwater management, by avoiding development of steep slopes (those greater than 15%);
 - d. An earthwork balance will be achieved on-site with no import or export of soil except for importing specific quality soils required for construction. Excavated materials may be used for landscaping, berthing/screening, or similar, or may otherwise be stockpiled on site and stabilized;
 - e. In areas proposed to be permanent access roads which will receive gravel or in any areas where more than a few inches of cut are required, topsoil will first be stripped and stockpiled on-site to be used to increase the fertility of areas intended to be seeded;
 - f. Take advantage of natural flow patterns in drainage design and keep the amount of impervious surface as low as possible to reduce storm water storage needs.
 - g. Provide for the installation of all stormwater and erosion and sediment control infrastructure ("Stormwater Infrastructure") at the outset of the project to ensure protection of water quality. Once all Stormwater Infrastructure is complete and approved by the VESCP authority, no more than 500 acres of the land disturbance areas as reflected on the Site Plan shall be disturbed without soil stabilization at any one time. Stabilization, for purposes of erosion and sediment control, shall mean the application of seed and straw to disturbed areas, which shall be determined by the VESCP authority.
23. The Applicant shall coordinate with state and federal agencies to avoid or limit impacts to the maximum extent practicable to any state and federally listed threatened and endangered species that may occur and have suitable habitats in the project area.
24. The Erosion and Sediment Control plan shall comply with the most recent version of the Virginia Erosion and Sediment Control Handbook at the time of construction. The County will have a third-party review with corrections completed prior to the County review and approval. The owner or operator shall construct, maintain, and operate the

project in compliance with the approved plan. An E&S bond (or other security) will shall be posted for the construction portion of the project, to be provided by an issuer in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third-party) as set forth on Schedule A attached hereto.

- a. To the maximum extent practicable, trees and stumps removed during the course of development shall be mulched on site, with such mulch to be used to mitigate and control stormwater runoff during construction.
- b. To the maximum extent practicable, topsoil from the site should be maintained on site for areas were grading occurs that exposes unsuitable soils where erosion and sediment control vegetation will not take; soil analysis shall be performed to assess the adequate seed mix for exposed soils.

25. The stormwater control plan shall comply with the most recent State policies and regulations at the time of design and construction, except that the stormwater control plan for the area of the Project site within the watershed associated with dam structure/lake 5B shall be designed to account for the 100-year storm event; individual BMPs and/or conveyances may not need to be designed to account for the 100-year storm event, however, the stormwater control plan for this area of the Project site shall ensure that there is no increase in peak runoff rates of stormwater leaving the site for the current and projected 100-year storm event. The County will have a third-party review with corrections completed prior to submittal for DEQ review and approval. The owner or operator shall construct, maintain, and operate the project in compliance with the approved plan. A storm water control bond (or other security) provided by an issuer in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third-party) shall be posted as set forth on Schedule A attached hereto.

26. Ground cover shall be native vegetation where compatible with site conditions and, in all cases, shall be approved by the Zoning Administrator, who may rely on the assistance of a third-party reviewer.

27. Only EPA approved herbicides shall be used for vegetative and weed control at the solar energy facility by a licensed applicator. No herbicides shall be used within 150 feet of the location of an approved ground water well. The Applicant shall submit an herbicide land application plan prior to approval of the certificate of occupancy (or equivalent). The plan shall specify the type of herbicides to be used, the frequency of land application, the identification of approved groundwater wells, wetlands, streams, and the distances from land application areas to features such as wells, wetlands, streams, and other bodies of water. The operator shall notify the County prior to application of pesticides and fertilizers. The County reserves the right to request soil and water testing.

28. For permanent security fencing, a performance bond reflecting the costs anticipated for fence maintenance shall be posted as set forth on Schedule A attached hereto, provided by an issuer in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third-party).

29. No fence or similar barrier shall cross the main channel of any stream or through a wetland flagged by County staff on a site plan.
30. Permanent entrance roads and parking areas, as designated in the building permit application, will be stabilized with gravel, asphalt, or concrete to minimize dust, and impacts to adjacent properties. Roads internal to the site that are not part of ingress/egress to the site may be compacted dirt.
31. All physically damaged panels or any portion or debris thereof shall be collected by the solar facility operator and removed from the site or stored on site in a location protected from weather and wildlife and from any contact with ground or water until removal from the site can be arranged; storage of damaged panels or portion or debris thereof shall not exceed thirty (30) days.
32. The Applicant shall provide a bank letter of credit or a surety bond as a means of assuring payment of decommissioning costs as set forth on Schedule A attached hereto, provided by an issuer in a form and amount acceptable to the Zoning Administrator (who may rely on the opinion of a third-party). The letter or bond shall include language that failure to renew the current commitment, or provide a new guarantor acceptable to the County, at least ninety days prior to the termination date of the current commitment, will constitute an event of default. If the County receives notice or reasonably believes that any form of security has been revoked or the County receives notice that any security may be revoked, the County may revoke the Conditional Use Permit and shall be entitled to take all action to obtain the rights to the form of security.
33. The Applicant shall submit a final Decommissioning Plan to the County for approval in conjunction with the building permit. The Applicant shall reimburse the County's reasonable costs for an independent review and analysis by a licensed engineer of the initial decommissioning cost estimates. The Applicant will update the decommissioning costs estimate every five (5) years and reimburse the County's reasonable costs for an independent review and analysis by a licensed engineer of each decommissioning cost estimate revision.
34. Upon decommissioning, all physical improvements, materials, and equipment related to Solar Facilities, both surface and subsurface components, shall be removed in their entirety. The soil grade will also be restored following disturbance caused in the removal process. If the current or future landowner requests in writing that the fencing and/or materials greater than thirty-six (36) inches below the surface be exempt from removal, the facility owner or operator shall provide an itemized list of exempt items and copies of request letters in the decommissioning land disturbance application for review and approval by the County.

35. Upon decommissioning, all access roads will be removed, including any geotextile material beneath the roads and granular material. Topsoil will be redistributed within areas that were previously used for agricultural purposes to provide substantially similar growing media as was present within the areas prior to access road construction. If the current or future landowner requests in writing that the access roads and associated culverts or their related material be exempt from removal, the facility owner or operator shall provide an itemized list of exempt items and copies of request letters in the decommissioning land disturbance application for review and approval by the County.
36. Within twelve (12) months after the cessation of use of the Solar Facilities for electrical power generation or transmission, the Applicant, at their sole cost and expense, shall commence decommissioning of the Solar Facilities in accordance with the Decommissioning Plan approved by the County. If the Applicant fails to decommission the Solar Facilities within twenty-four (24) months, the property owners shall commence decommissioning activities in accordance with the Decommissioning Plan using the decommissioning security to fund such activities. Following the completion of decommissioning of the Solar Facilities arising out of a default by the Applicant, any remaining security funds held by the County shall be distributed to the property owners in a proportion of the security funds and the property owner's proportionate acreage ownership of the Solar Facility. Upon completion of decommissioning and approval by the County, the County shall sign documentation releasing the decommissioning security.
37. If the Applicant or the property owners fail to timely decommission the Solar Facilities, the County shall have the right, but not the obligation, to commence decommissioning activities and shall have access to the property, access to the full amount of the decommissioning security, and the right to dispose of the Solar Facilities, equipment and materials on the property, without incurring any financial liability to the owner of the Solar Facilities or the property owner, and without obligation for the County to secure salvage value (if any) for the property disposed of. If applicable, any excess decommissioning security funds shall be returned to the current owners of the properties after the County has completed the decommissioning activities.
38. The County may enter the Project Site in accordance with Code of Virginia Section §15.2-2241.2. Nothing herein shall limit other rights or remedies that may be available to the County to enforce the obligations of the Applicant, including under the County's zoning powers. The owners of the property shall execute a deed of easement in the form attached hereto as Schedule B, prior to County's issuance of a building permit.
39. If decommissioning is triggered for a portion of the Solar Facilities, then the Applicant will commence and complete decommissioning, in accordance with the Decommissioning Plan, for the applicable portion of the Solar Facilities; the remaining portion of the Solar Facilities would continue to be operational and subject to the Decommissioning Plan when the time comes. Any reference to decommissioning the Solar Facilities shall include the obligation to decommission all or a portion of the Solar Facilities, whichever is applicable with respect to a particular situation.

40. Subject to the requirement that the County provide the Applicant with an estimate of the third-party costs prior the expense being incurred (when applicable County permit fees do not cover assumed costs), the Applicant shall reimburse the County its reasonable costs in obtaining independent third-party reviews as required by these conditions and for the review of the site plan (including all specific plans thereof), Erosion and Sediment Control plan, decommissioning cost estimates, and bi-annual inspections during operations to verify compliance with all permits and approvals. The Applicant shall also fully fund any temporary or permanent signage as requested or required by the County or the Virginia Department of Transportation (“VDOT”), as well as any costs associated with traffic planning or traffic mitigation.
41. The design, installation, maintenance, and repair of the Solar Facility shall be in accordance with the most current National Electric Code (NFPA 70) available (2014 version or later as applicable) and State Building Code at the time of construction.
42. Inspections.
 - a. The Applicant will allow designated County representatives or employees access to the facility for inspection purposes during normal business hours with 24-hour notice.
 - b. The Applicant shall reimburse the County its reasonable costs in obtaining an independent third-party to conduct inspections required by local and state laws and regulations when those costs exceed the Applicant's building permit fee.
43. Emergency Access, Response, and Training.
 - a. The Applicant shall submit an Emergency Response Plan (the “ER Plan”) with the submission of the site plan. The ER Plan shall include fire suppression methods that can be immediately deployed during both the construction and operation of the project. The ER Plan shall also include a program of education and training to be provided for County emergency response staff covering onsite emergency response, as well as information on how the facility will be designed, constructed, operated, and maintained to allow for access by County emergency response staff in the event of an emergency.
 - b. Prior to the end of construction of the Project Site, the Applicant, shall hold training classes with the County's first responders (Fire and Rescue) to provide materials, education, and training on responding to on-site emergencies, to include the provision of information and any necessary equipment to allow first responders to gain access to any part of the facility in the event of an emergency. The training classes shall be scheduled with the assistance of the County's Public Safety Coordinator or designee.
 - c. The Applicant shall provide on-going training as deemed necessary by the Public Safety Coordinator or designee.
 - d. In the event any upgrades or changes in technology associated with the Solar Facilities results in any change in emergency procedure, including the manner of

access to the facility, the Applicant will notify the County Public Safety Coordinator, who may, at their discretion, schedule an additional training on the new equipment.

44. Compliance. The Solar Facilities shall be designed, constructed, and tested to meet relevant local, state, and federal standards as applicable.
45. The Conditional Use Permit shall be terminated if the solar facility does not receive a building permit within 18 months after the Applicant receives (a) any required state approvals; (b) any approvals of the regional transmission organization; and (c) any approvals required by the State Corporation Commission, but in no event more than thirty-six (36) months of approval of the Conditional Use Permit. The County Administrator, with a written request from the Applicant detailing the reasons for a requested extension, may approve a one-time extension of the 18 months to 24 months or a one-time extension of the thirty-six (36) months to forty-eight (48) months based upon his/her determination that any delay was not the result of actions of, or the inaction of, the Applicant.
46. If the Solar Facilities are declared to be unsafe, due to a violation of building or electrical codes, as determined by the fire marshal or building official, and the Applicant of the Facilities fails to respond in writing to such official within thirty (30) days, the County may revoke the right for the Facilities to continue operation until the unsafe condition is brought into compliance with the applicable building or electrical code. If the unsafe condition cannot be remedied within six (6) months, the Conditional Use Permit shall be terminated, and the Solar Facilities shall be decommissioned.
47. The Applicant shall provide the County with a list of capital equipment, including but not limited to solar photovoltaic equipment proposed to be installed, whether or not it has yet been certified as pollution control equipment by the State Corporation Commission or Virginia Department of Environmental Quality, and lists of all other taxable tangible property. Thereafter, on an annual basis, the Applicant shall provide the County with any updates to this information. Further, any information that is provided to the Virginia State Corporation Commission in the future, for the Commission's use in valuing such property for taxation purposes, shall also be provided to the County in a timely manner.
48. Power Purchase Agreement. The Applicant shall notify the County and its legal counsel upon its ratification of a power purchase agreement with a third-party providing for the sale of a minimum of eighty percent (80%) of the Solar Facility's anticipated generation capacity for not less than ten (10) years from commencement of operation or an agreement for purchase of the project by an electric utility or electric cooperative operating in the Commonwealth of Virginia and upon the County's request, to the extent permitted by any non-disclosure agreements between the parties to such agreement.
49. The County may engage a professional construction project manager with demonstrated experience in the development of utility-scale solar facilities during the construction/development of the project, with the requirement that reasonable costs of

such engagement shall be reimbursed by the Applicant. The role of this project manager will be to serve as a primary point of contact between the County and the Applicant with respect to all aspects of the construction and development of the facility and to assist the County and its staff and any associated third-party consultants in coordinating the compliant development of the facility consistent with all applicable local, state, and federal permits, ordinances, codes, regulations.

Schedule A
Security of Performance – Summary of Securities

Condition Reference	Performance Being Secured	Duration
<u>1720</u>	Pre-Construction Road Improvements; Road Repairs	Construction Phase
<u>1922</u>	Grading	
<u>2124</u>	Erosion & Sediment Control	
<u>2225</u>	Stormwater Management	Operations Phase/Full Lifecycle
<u>1214</u>	Land cover & vegetative buffer maintenance	
<u>2528</u>	Security fencing	Operations Phase/Full Lifecycle
<u>3432</u>	Decommissioning	

Posting and release of bonds shall be in accordance with the procedures set forth in the Charlotte County Zoning Ordinance, Subdivision Ordinance, and Erosion & Sediment Control Ordinance.

**CPV County Line Solar
Staff Recommended Conditions
3/7/2024**

Schedule B

PREPARED BY & RETURN TO:
Russell O. Slayton, Jr. (VSB #14202)
Slayton & Clary
Post Office Box 580
Lawrenceville, Virginia 23868

THIS DEED OF EASEMENT is made and entered into this _____ day of _____, _____, by and among _____, record owner and lessor of the property described below, and _____, lessee of the property described below, and the entity to which a Conditional Use Permit has been issued to enable construction of solar panels, and appurtenant facilities, thereon (together, "Grantors"), and CHARLOTTE COUNTY, VIRGINIA, a political subdivision of the Commonwealth of Virginia, c/o County Administrator Post Office Box 608, Charlotte Court House, Virginia 23923 ("Grantee").

WITNESSETH: That for and in consideration of the issuance of a Conditional Use Permit ("CUP") which authorizes operation of a solar facility on the property ("CUP Property") described below, and for the purpose of satisfying a specific condition of the CUP, the Grantors hereby grant, bargain, sell and convey, with General Warranty, to CHARLOTTE COUNTY, VIRGINIA, certain easement rights, the terms and conditions of which are set forth below, which easement rights are appurtenant to the CUP Property, and which easement rights shall run with title to the CUP Property, and therefore constitute an encumbrance on title to the CUP Property until such time as the easement rights are terminated by quitclaim deed from Charlotte County, Virginia, the CUP Property to which the subject easement rights are appurtenant being described as follows:

[INSERT PROPERTY DESCRIPTION]

TERMS AND CONDITIONS OF EASEMENT: The easement rights conveyed hereby authorize Charlotte County, and any contractor or authorized agent of Charlotte County (hereinafter collectively referred to as "County"), to enter the SUP Property which is described in the CUP by which installation, construction, operation, maintenance and decommissioning of solar panels and appurtenant facilities on the CUP Property are authorized. The easement rights hereby conveyed shall authorize County to enter upon the CUP Property to inspect solar panels, and appurtenant facilities, which are constructed on the CUP Property. The easement rights hereby conveyed also authorize County to effect any and all tasks, if such tasks by County prove necessary, to decommission solar panels and appurtenant facilities, and restore the CUP Property to substantially the same condition which existed prior to construction of the solar facilities.

The easement rights hereby conveyed also afford County the right to access the CUP Property using any access roads which are used to travel between the CUP Property and a state-maintained road, and the right to use any access roads which serve the CUP Property is expressly included in this conveyance.

After the solar panels constructed on the CUP Property have been removed, and the decommissioning of solar facilities have been completed to a standard reviewed and approved by Charlotte County, the owner or owners of the CUP Property may request a quitclaim deed by which Charlotte County quitclaims and releases its access easement rights in the CUP Property.

WITNESS the following signatures and seals:

**SEE ATTACHED SIGNATURE PAGES
REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY**

CPV County Line Solar
Staff Recommended Conditions
3/7/2024

**SIGNATURE PAGE TO DEED OF EASEMENT TO
CHARLOTTE COUNTY, VIRGINIA**

OWNER/LESSOR (SEAL)

OWNER/LESSOR (SEAL)

STATE OF _____,
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was personally acknowledged before me this _____ day of
_____, _____, by _____ and
_____.

Notary Public

My commission expires: _____
Notary registration number: _____

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**Staff Report
CPV County Line Solar Project
Conditional Use Permit
Charlotte County, Virginia**

**Report Date: February 7, 2024
Board of Supervisors Meeting Date: February 14, 2024**

APPLICATION SUMMARY

Project:	CPV County Line LLC, CPV County Line Solar
Location:	The project area is made up of twenty-six parcels at the intersection of County Line Road and State Route 47. The Project is located over seven miles northwest of Charlotte Court House and over six miles to the northeast of Phenix. The northern boundary of the project is at the northern border of the County, along the southern border of Prince Edward County.
Parcel Record Numbers:	Project Parcels: 9-A-58, 9-1-1, 9-1-3, 9-1-3-E, 9-A-52, 9-A-44, 9-A-40, 9-A-40-A, 9-A-42, 015-A-55-A, 9-A-45, 9-A-41, 9-A-46-A, 9-A-46, 9-A-47, 9-A-48, 9-A-40-C, 9-A-40, 10-1-6. Easement Corridor for Gen-Tie Line: 10-A-14, 10-A-15-D, 10-A-15, 10-A-15-A, 10-A-15-B, 10-A-5-A, 10-1-5-A
Proposal:	Applicant's request for a Conditional Use Permit for a 150-megawatt (MW) solar energy facility in the General Agriculture District zoning districts
Application Submitted:	July 10, 2023 Revisions received July 19, 2023 Deemed complete on July 26, 2023 Revisions received November 3, 2023
Applicant:	CPV County Line Solar, LLC 8403 Colesville Road, Suite 915 Silver Spring, MD 20910
Representative:	M. Dossantos 617-347-7211 mdossantos@cpv.com
Owners:	Project Parcels: Blue Rock Resources, LLC, Lona Klein f/k/a Lona Catherine Carwile, Nancy R. Carwile, Legas Holdings, LLC Easement Corridor for Gen-Tie Line: Benjamin U. Stoltzfus and Annie A. Stoltzfus, Henry N. Gibson and Karen T. Gibson,

Nolan N. Gibson and Crystal E. Gibson, Robert A. Keys and
Alice Layne Keys, Norman and Ida Layne Family, LLC

BOARD OF SUPERVISORS ROLE

The Applicant has submitted a Conditional Use Permit (CUP) application for a solar energy facility. Pursuant to Section 2-8-7.5, the Board of Supervisors shall hold a public hearing on the Application and shall consider the recommendations of the Planning Commission before granting or denying approval of a conditional use permit. As required by Section 2-8-7.4, the Planning Commission conducted the requisite public hearing on November 16, 2023, with testimony provided by the Applicant, County staff and staff of Berkley Group (the County's third-party peer reviewer), and members of the public. Following receipt of public comments, the Commission closed the public hearing and considered its action on the Application. The Commission provided feedback on conditions proposed by the Applicant and staff, and deferred action until the meeting on December 21, 2023. At their December 21, 2023, meeting, the Planning Commission approved a motion recommending approval of the Conditional Use Permit with conditions.

PROPOSED DEVELOPMENT

The Applicant proposes to construct a 150 megawatt (alternating current) photovoltaic solar energy generation facility. The project is located on twenty-six parcels at the intersection of County Line Road and State Route 47.¹ The project parcels total 1,245 acres, while the Applicant's conceptual drawings show approximately 760 acres in the project footprint to be within the fence-line.

The project infrastructure will consist primarily of approximately 364,210 solar panels with up to 48 inverters located on 48 pads, and a 250'x250' foot substation. The project will interconnect to the grid via the Madisonville 115kV substation. The Gen-Tie connecting to the existing substation traverses 1.6 miles, within an easement encompassing 22 acres crossing 8 parcels. This easement will also cross parcel 10-A-15, which is subject to a separate CUP application for a solar facility.

The Applicant proposes a 75-foot setback to neighboring properties and a 125-foot setback to the state road centerline. The proposed setback areas will include a 25-foot vegetative buffer (consisting of existing and future growth provided by the Applicant). The proposed buffer will consist of undisturbed existing forested areas, proposed native evergreen trees, proposed native pollinator plants, and proposed shrubs with consultation with County staff and VA-DEQ.

The Applicant will provide a 400' setback from the fence line for off-site residential structures.

EXISTING CONDITIONS AND ZONING

¹ The table under Site Description on page 2 of the application lists 25 parcels; the description of the Concept Plan, and specifically Parcel Map and Parcel Information Sheet on pages 5 and 6, reference 18 project parcels and 8 Gen-Tie easement parcels, and sheets C2.0 and C2.1 reference the same 26 parcels.

The parcels within the project area are zoned General Agricultural and are identified as Agricultural, Forestry, and Rural Areas on the Future Land Use Map. The project area includes forested and cleared land and has been used for timber production and agriculture.

The applicant has provided an Existing Conditions Map that identifies existing topographic contours, as well as additional information on areas of steep slopes, those greater than 15%. Originally, the Applicant had indicated that some areas of steep slopes would be developed, with the Applicant noting that areas identified for development with existing grades of 15% or higher would be modified to a lesser final grade when necessary. However, during the course of review by the Planning Commission, the Applicant indicated that they would modify the project and commit to avoid siting of equipment on and development of slopes with grades of 15% or greater, consistent with the County's standard conditions. It is important to note that none of the leased lands comprising the Project rank as having suitability (moderate or otherwise) under the Agricultural Model used for the Virginia Department of Conservation and Recreation's (DCR's) Virginia Natural Heritage Data Explorer.

According to the Department of Conservation and Recreation's (DCR) Conserve Virginia data, there appears to be no known historic and scenic resources within the project limits. The area is not designated as having high ecologic value by DCR. However, some areas of the Project rank as Moderate to High for the Watershed Impact Model on Virginia DCR's Natural Heritage Data Explorer. While the project proposes a 100' buffer from wetlands and streams, and the project area under panel avoids streams, wetlands, and other water bodies, there are several identified crossings of streams proposed. The Applicant has indicated of the four (4) existing crossings, only two will be utilized, and that a total of three (3) new crossings are proposed. Staff evaluated the proposed crossings, considering whether the use of existing crossing E and whether new crossing D are necessary given other alternative access options to these areas of the Project. With respect to crossing E, Staff concluded that it is reasonable to maintain and utilize this as an existing crossing. With respect to crossing D, Staff concluded that this crossing is also reasonable given that it is the only internal connection between the northern and southern sections of the Project on the east side of Crawley Road, and that elimination of this connection would result in increased Project construction and operations traffic on Crawley Road and Thomas Jefferson Highway.

As noted in the Application, there are three (3) dams in the vicinity of the Project. The Applicant has identified Roanoke Creek Dams #4A and #6A lie within the watershed/drainage area of the Project, and Roanoke Creek Dam #5B is located within the watershed/drainage area adjacent to the Project location. Impacts to these dams was a point of concern for the Planning Commission; following the Commission's initial consideration of the Application, Southside SWCD and DCR staff determined that modeling indicated that development associated with the Project could result in a 1% increase of flow to dam 4A and a 10% increase of flow to dam 5B, based upon a 100-year design storm event (while not taking into account stormwater management). Through further discussion with the Applicant, County staff, and Southside SWCD and DCR staff, it was determined that it would be reasonable to require that the stormwater management plan for the area of the Project within the watershed associated with dam 5B be designed to account for the 100-year storm event to ensure that a significant increase of flow was properly managed. As noted in the Application Amendment, the Applicant supports this requirement, although Staff determined that it is only necessary to impose the requirement for the watershed associated with dam 5B, and not dam 4A. Based on this,

including the Application Amendment and recommended conditions, concerns regarding the dams were sufficiently addressed.

Regarding the value of agricultural soils, the Applicant will avoid modifying grades where practicable, existing farm roads will be utilized (except as noted above where it is understood that some new stream crossings are proposed), equipment to lessen compaction will be used, and topsoil will be preserved to replace after construction.

ADJACENT AND SURROUNDING USES

The areas surrounding the proposed project area share the same land use and zoning characteristics – rural, agricultural, forestry uses – as well as the same land use classifications.

Based on the County GIS, the proposed project shows some residential structures near the proposed solar arrays. The Plans include buffers and setbacks to mitigate any visual impact associated with the Project.

COMPREHENSIVE PLAN CITATIONS

Based upon the previous determination under Virginia Code Section 15.2-2232(A) that the general or approximate location, character, and extent of the proposed facility is substantially in accord with the County's Comprehensive Plan, citations to applicable sections of the Comprehensive Plan have not been included within this report. As noted above, the Planning Commission determined that the project is in accord with the Comprehensive Plan for the following reasons:

1. The project parcels are zoned General Agricultural which may permit the proposed use.
2. The location is more than six miles from the nearest town boundary.
3. The facility generates alternative, clean energy.
4. The facility will require minimal county services to operate.
5. The proposed project avoids impacts to the County's natural, historic, and agricultural resources.

ZONING ORDINANCE PROVISIONS

The Zoning Ordinance was adopted November 4, 2014, and last amended May 8, 2023. The Ordinance includes the following sections and provisions applicable to solar facilities and their review:

Article XII, *Definitions*, defines three types of solar energy systems:

- *Solar energy system, large.* A solar energy conversion system that has a maximum power of **not more than 999 kW**. Large solar energy systems are generally used to reduce **onsite consumption** of utility power for commercial and industrial applications. (Adopted July 12, 2016. Amended October 9, 2018.)
- *Solar energy system, small.* A solar energy conversion system that has a maximum power of **not more than 15 kW**. Small solar energy systems are generally used to reduce **onsite**

consumption of utility power for residential, noncommercial, small commercial, and small industrial applications. (Adopted July 12, 2016. Amended October 9, 2018.)

- *Solar energy system, utility scale.* A solar energy conversion system which has a rated capacity of **one megawatt (1 MW) or greater**. Utility Scale Solar Energy Systems are generally used to provide electricity to a utility provider. (Adopted July 12, 2016. Amended October 9, 2018.)

Article II, Administration, Sec. 2-8-5., Public facilities review (“2232”), describes the requirement for evaluating a public utility application to confirm substantial accordance with the Comprehensive Plan.

Article IX, Use Matrix, identifies use types, whether they are allowed in a particular zoning district, and, if allowed, whether by-right or only with the issuance of a conditional use permit: the following uses for solar energy systems:

- Solar energy system, small, is allowed “By-Right” in all 5 of the County’s zoning districts.
- Solar energy system, large, is allowed only in the General Agriculture, Intensive Agriculture, and General Industrial zoning districts and only with a “Conditional Use Permit.”.
- Solar energy system, utility scale, is allowed only in the General Agriculture, Intensive Agriculture, and General Industrial zoning districts and only with a “Conditional Use Permit.”.

Article X, Supplementary Regulations, Sec. 10-23, Solar Energy Systems. (Adopted July 12, 2016, Amended October 9, 2018; June 8, 2020; July 13, 2020, and September 13, 2021), provided specific regulations for the solar energy system use, summarized as follows:

- 10-23.1. Utility scale solar energy systems shall be considered a principal use. However, an existing use or an existing structure on the same lot shall not preclude the installation of a Utility Scale Solar Energy System on such lot.
- 10-23.2. All Solar Energy System components shall conform to the requirements of the National Electrical Code and State Building Code.
- 10-23.3. Solar Energy System components shall have a UL listing, must be designed with an anti-reflective coating, and must be installed to prevent glare.
- 10-23.4. Utility Scale Solar Energy Systems shall not be located within one (1) mile of an existing town boundary; the Board of Supervisors may approve a Utility Scale Solar Energy System location closer than (1) mile to an existing town boundary and establish the permitted distance from such system to an existing town boundary, provided that no project is approved closer than one (1) mile to the Town of Keysville, or closer than one-half (1/2) mile to the Towns of Phenix, Charlotte Court House, or Drakes Branch.
- 10-23.5. Absent specific authorization by the Board of Supervisors, no more than three percent (3%) of the land area in any given five-mile radius shall be approved for use as the project area for Utility-Scale Solar Energy Systems. The project area for a Utility-

Scale Solar Energy System shall consist of the entire fenced-in area and the required landscaped buffer zone.

- 10-23-6. Unless otherwise prescribed by the Board of Supervisors, Utility Scale Solar Energy Systems shall conform to the following setbacks: a minimum setback of 125 feet from the center line of any state maintained road abutting the property; a minimum setback of 75 feet from all other property lines with the exception of those property lines that are inside the project's boundaries and which do not abut property located outside the project area; and a minimum of 400' from all off-site residential structures.
- 10-23-7. Solar Energy Systems & equipment shall not exceed twenty-five (25) feet in height.
- 10-23-8. Lighting shall be limited to the minimum necessary.
- 10-23-9. No Utility Scale Solar Energy System shall be installed until evidence has been provided to the County that the owner has been approved by the utility company to interconnect.
- 10-23-10. Utility Scale Solar Energy Systems shall be enclosed by security fencing not less than six (6) feet in height equipped with an appropriate anti-climbing device. The entire facility, including fencing, shall be screened from ground-level view of adjacent properties by a landscaped buffer zone at least 25 feet wide consisting of an evergreen and deciduous mix. Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible. In the event that existing vegetation or landforms providing screening are disturbed, new plantings shall be provided which accomplish the same.
- 10-23-11. During operations, noise levels measured at the property line shall not exceed 50 dbA.
- 10-23-12. Appropriate warning signage and a 911 address sign shall be posted.
- 10-23-13. Weed control and mowing shall be performed in accordance with an approved site management plan.
- 10-23-14. Panels shall be repaired or replaced when in visible disrepair.
- 10-23-15. Applications for Utility Scale Solar Energy Systems shall include a decommissioning plan with all the items specified in the section.
- 10-23-16. Applications for Utility Scale Solar Energy Systems shall include all the items specified in the section.
- 10-23-17. A 2232 review by the County is required by the Code of Virginia (§15.2-2232) for utility-scale solar facilities.

Article II, Administration, Sec. 2-8-7, Conditional use permit, establishes the procedures and standards for consideration of conditional use permit applications. **Section 2-8-7.6, Criteria for consideration**, as follows, establish the specific factors that must be considered in the consideration of conditional use permits:

In considering a conditional use permit application, the following factors must be considered. The applicant must address these factors in the statement of justification. The applicant may also include information on other relevant issues and the Planning Commission and Board of Supervisors may consider other relevant issues in evaluating the application.

- a) Whether the proposed use is consistent with the comprehensive plan.

- b) Whether the impacts of the proposed use on surrounding properties and public facilities, services, and infrastructure will be adequately mitigated so as to protect adjacent owners and the general public.
- c) The compatibility of the proposed use with other existing, planned, or proposed uses in the neighborhood, and adjacent parcels.
- d) The timing and phasing of the proposed development and the duration of the proposed use.
- e) Whether the proposed use will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, agricultural, archaeological or historic features.
- f) Whether the proposed use at the specified location will contribute to or promote the welfare of the public.
- g) Whether the proposed use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the comprehensive plan.
- h) The effect of the proposed use in enhancing affordable shelter opportunities for residents of the County.

STAFF REVIEW AND COMMENTS

Staff has reviewed the subject Application pursuant to Section 2-8-7, *Conditional use permit*, of the County's Zoning Ordinance, and specifically Section 2-8-7.4, *Planning commission review and action*, with respect to whether the application complies with the conditional use provisions in the particular district, the criteria in Sec. 2-8-7.6, and the comprehensive plan, including verification that the use is specifically authorized within the district. Please consider the following:

Compliance with Conditional Use Provisions in a Particular District

The proposed use is not subject to specific use provisions in the General Agricultural District zoning districts.

Verification that the Use is Specifically Authorized within the District

The use is allowed in the General Agriculture District zoning district with the issuance of a conditional use permit, subject to supplementary regulations, pursuant to Sec. 10-23, *Solar Energy Systems*. It is important to note that the project does not comply with the density limits established under Section 10-23-5, *Density*, without specific authorization by the Board of Supervisors. Based upon calculations presented by the Applicant, the land area comprised of the project area of the subject Project, that of the Tall Pines Solar and Courthouse Solar projects, and the two upcoming solar projects Gibson Solar and Austin Goldman 5, encompasses a maximum of 4.49% of the land area within the identified 5-mile radius. Staff acknowledges that the Board of Supervisors may authorize a project to exceed the density limits.

CUP Criteria for Consideration; Comprehensive Plan

- a) *Whether the proposed use is consistent with the comprehensive plan.*

As noted, the general or approximate location, character, and extent of the proposed facility was previously determined by the Planning Commission to be substantially in accord with the County's Comprehensive Plan pursuant to Virginia Code Section 15.2-2232(A); additionally, the Board of Supervisors concurred with the Planning Commission's determination. There have been no changes to the application to warrant reconsideration of this determination.

b) Whether the impacts of the proposed use on surrounding properties and public facilities, services, and infrastructure will be adequately mitigated so as to protect adjacent owners and the general public.

Staff is of the opinion that size and scale will not impact the use of surrounding properties, adjacent historic, cultural, and scenic resources, public roadways, and County government services. The project will have a fenced acreage of 760 acres.

As noted, there are three (3) dams in the vicinity of the Project. While there were initial concerns associated with the impact of the project on these dams, these concerns were sufficiently addressed through coordination between the Applicant, County staff and the Berkley Group, and staff of the Southside SWCD and DCR, resulting in recommended conditions supported by the parties.

c) The compatibility of the proposed use with other existing, planned, or proposed uses in the neighborhood, and adjacent parcels.

Staff is of the opinion that it is compatible with other existing, planned, or proposed uses in the neighborhood or on adjacent parcels.

d) The timing and phasing of the proposed development and the duration of the proposed use.

With respect to the duration of the proposed use, the Project is expected to be operational for up to 35 to 50 years. The Application does not include a detailed timeline for construction; however, this shall be provided in the final site plan process.

Staff is of the opinion that the duration and timing of the development phase will not have significant negative impacts on abutting properties nor on the general welfare of the public in the immediate area of the project, as well as on infrastructure in this area. Consideration should be given to conditions to mitigate impacts, as well as to whether an increase in allowed density exacerbates these impacts.

e) Whether the proposed use will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, agricultural, archaeological or historic features.

There does not appear to be known historic, scenic resources, scenic rivers and conservation areas within and/or near the project limits near the project area. Further, there does appear to be natural habitat and ecosystem diversity resources, no high value ecological cores, average to moderate forest conservation values, and lowest to medium priority watershed conservation priority within the project limits. As noted, there are areas of steep slopes (15% or greater) which the Applicant has committed to avoid, along with new stream crossings in areas that would otherwise be subject to a proposed 100' buffer. Proposed actions by the Applicant and recommended conditions work to ensure consistency with this criteria.

f) Whether the proposed use at the specified location will contribute to or promote the welfare of the public.

For the reasons stated within this section of the report, Staff is of the opinion that the proposed use will contribute to or promote the welfare of the public. Utility-scale solar facilities are generally a passive land use requiring few County services and generating little noise or emissions.

g) Whether the proposed use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the comprehensive plan.

Utility-scale solar facilities create very few, if any, long term jobs. The primary benefit to the County is during active construction, however most projects bring in outside labor. There are some economic benefits in the short term (e.g., food & lodging). Staff is of the opinion that the project will provide limited desirable employment opportunities, for a short term. Beyond tax and other payments derived directly from the project, Staff is not of the opinion that the project will, in the long term, “enlarge the tax base by encouraging economic development activities.”

h) The effect of the proposed use in enhancing affordable shelter opportunities for residents of the County.

Staff is of the opinion that the proposed use will have no effect with respect to affordable shelter opportunities for residents of the County.

PLANNING COMMISSION RECOMMENDATION

As noted herein, following a public hearing held on November 16, 2023, the Planning Commission, at their December 21, 2023, meeting, approved a motion recommending approval of the Conditional Use Permit with conditions. Conditions as recommended by the Commission are provided as Attachment 4.

STAFF RECOMMENDATION

Based upon the above review, and for the reasons noted herein, Staff recommends approval of the Conditional Use Permit as proposed.

DRAFT BOARD OF SUPERVISORS ACTIONS

Staff Recommendation: Option 1 - Recommend Approval with Conditions

I move that CPV County Line, LLCs Conditional Use Permit for a proposed 150-megawatt solar energy generation facility, as presented, be approved with conditions, to ensure consistency with the following findings:

1. While the proposed use exceeds the maximum density allowed under Section 10-23-6 of the County's Zoning Ordinance, the Board of Supervisors should authorize an increase in this instance, deeming such an increase appropriate.
2. The proposed use is consistent with the comprehensive plan, compatible with other existing, planned, or proposed uses, and is not detrimental to the public welfare; and
3. While the proposed use impacts surrounding properties, proposed conditions mitigate such impacts.

Option 2 - Recommend Denial

I move that CPV County Line, LLCs Conditional Use Permit for a proposed 150-megawatt solar energy generation facility, as presented, be denied; among other concerns, the Board of Supervisors finds the following:

1. While the use is authorized in the district with a conditional use permit, the proposed use exceeds the maximum density allowed under Section 10-23-6 of the County's Zoning Ordinance; an increase of density is not warranted and will result in negative impacts to the surrounding area and the welfare of the public.
2. The proposed project is not an appropriate use, principally due to the size and scale, which negatively impacts traditional agricultural and forestry land uses, and natural, cultural, and historic resources.
3. The proposed use negatively impacts surrounding properties due to its size and scale, issues that cannot be sufficiently mitigated.
4. The proposed use is incompatible with other existing, planned, or proposed uses (such as agricultural and forestry activities), and would be detrimental to the public welfare.

Option 3 - Deferral of the application

I move that the Board of Supervisors defer action on CPV County Line, LLCs Conditional Use Permit for a proposed 150-megawatt solar energy generation facility until a special called meeting of the Board to be scheduled to begin at _____ p.m. on _____, in the Board of Supervisors meeting room.

Attachments:

Attachment 1 – CPV County Line Project Application Binders

Attachment 2 – Supplemental Application Materials

Attachment 3 – Berkley Group December 15, 2023, Memorandum

Attachment 4 – Planning Commission and Staff Recommended Conditions



MEMORANDUM

Community Development

Division

To: Charlotte County Planning Commission
From: Michael Zehner, AICP, CFM, ENV SP, Director of Planning and
Community Development
Linds Edwards, ENV SP, Planner II
Date: December 15, 2023
Subject: CPV County Line Solar Project

We are providing this memo as the County's third-party reviewer for utility-scale solar projects, as a follow-up to the Staff Report for the subject Project, dated November 9, 2023, and discussion at the Planning Commission meeting on November 16, 2023. As requested by the Commission, we have worked with the Applicant and County staff, as well as staff of the Southside Soil and Water Conservation District and Virginia Department of Conservation and Recreation where applicable, to address the three following issues with the Application that resulted in Staff's recommendation for deferral:

1. Proposed development and/or modification of grades of 15% or higher are generally precluded through standard conditions that prioritize avoidance of steep slopes. The scope and manner of development with respect to these areas of steep slopes is not entirely clear, nor is it apparent that the development of these areas is necessary and cannot therefore be avoided altogether. Staff would encourage input from the Applicant with respect to the standard condition and/or the presentation of an alternative Concept Plan that avoids development of areas of steep slopes, including their modification;
2. While a 100' buffer from wetlands and streams is proposed, and existing stream crossings are proposed to be used, new stream crossings are also proposed. The number and location of existing crossings and new crossings, and the planned composition/design of all crossings is not entirely clear, which limits the ability to fully consider the proposed Project. Staff would encourage additional information on the number of existing and new crossings, as well as the planned design of crossings during both construction and operation phases, along with clarification of the intended restrictions on the proposed 100' buffer from wetlands and streams; and
3. Existing dams are located in the drainage area of the Project. Staff would encourage additional information on the anticipated impacts on these drainage areas and existing dams.

Following the November 16, 2023 Planning Commission meeting, the Applicant submitted an Amendment to the Application, dated December 11, 2023 ("Application Amendment"; attached). The Application Amendment provides responses to each of the identified issues. Staff review and conclusions with respect to these issues are as follows:

1. Slopes and Grading

At the November 16, 2023 Planning Commission meeting, in response to the issue raised by Staff, the Applicant indicated that they would modify the Project to avoid siting of equipment on and development of slopes with grades of 15% or greater. Staff responded that this, along with recommended condition 18.c., would resolve the noted concern, but that the Applicant should provide this commitment in writing. The Applicant has provided this commitment in writing, as addressed in the Application Amendment, and also revised the Project Concept Plan to exclude development of these areas. Based upon the above and the Application Amendment, Staff considers this concern to be resolved.

Please note, revisions are suggested to condition 8.c. to ensure that limitations on grading of steep slopes do not preclude grading necessary to address stormwater management.

2. Wetland and Stream Crossings

In response to this concern, the Applicant has provided additional information as part of their Application Amendment; to summarize:

- Within the Project site there are four (4) existing stream crossings used for farming activities, identified as crossings B, E, F, and G on the revised Concept Plan.
- Of the four (4) existing crossings, crossings B and E will be utilized "to the extent practical and may require upgrades to accommodate the heavy equipment use."
- Existing crossings F and G would not be utilized.
- Three new crossings are proposed for the Project, identified as crossings A, C, and D on the Concept Plan.
- The Applicant has provided an exhibit showing the typical method of construction proposed for the crossings, which would involve the placement of an appropriately sized culvert to pass flow beneath the proposed crossings.

Staff evaluated the proposal based on the Application Amendment. While the Applicant indicates that the five (5) crossings are "unavoidable" based upon the proposed development, Staff considered whether the use of existing crossing E and whether new crossing D are necessary given other alternative access options to these areas of the Project. With respect to crossing E, Staff has concluded that it is reasonable to maintain and utilize this as an existing crossing. With respect to crossing D, Staff has concluded that this crossing is also reasonable given that it is the only internal connection between the northern and southern sections of the Project on the east side of Crawley Road, and that elimination of this connection would result in increased Project construction and operations traffic on Crawley Road and Thomas Jefferson Highway. **Based upon the above and the Application Amendment, Staff considers this concern to be resolved.**

3. Impact on Downstream Dams

Following the Planning Commission meeting, Southside SWCD and DCR staff determined that modeling indicated that development associated with the Project could result in a 1% increase of flow to dam 4A and a 10% increase of flow to dam 5B, based upon a 100-year design storm event (while not taking into account stormwater management). Through further discussion with the Applicant, County staff, and Southside SWCD and DCR staff, it was determined that it would be reasonable to require that the stormwater management plan for the area of the Project within the watershed associated with dam 5B be designed to account for the 100-year storm event to ensure that a significant increase of flow was properly managed. As noted in the Application Amendment, the Applicant supports this requirement, although Staff has determined that it is only necessary to impose the requirement for the watershed associated with dam 5B, and not dam 4A.

Related, the Application Amendment also addresses recommended condition 11, where the Applicant has received the easement documentation associated with dams 4A and 5B and has modified the Concept Plan to demonstrate compliance with this condition.

Based upon the above and the Application Amendment, Staff considers this concern to be resolved. Recommended conditions have been revised accordingly.

Staff Recommendation

Based upon the resolution of issues addressed herein, and the supporting Staff comments made in the November 9, 2023 Staff Report with respect to the CUP Criteria, Staff recommends approval of the subject Application with conditions; Staff's recommended conditions with revisions are attached.

Draft Planning Commission Actions

Staff Recommendation: Option 1 - Recommend Approval with Conditions

I move to recommend to the Board of Supervisor's that CPV County Line, LLC's Conditional Use Permit for a proposed 150-megawatt solar energy generation facility, as presented, be approved with conditions, to ensure consistency with the following findings:

1. While the proposed use exceeds the maximum density allowed under Section 10-23-6 of the County's Zoning Ordinance, the Board of Supervisors should authorize an increase in this instance, deeming such an increase appropriate.
2. The proposed use is consistent with the comprehensive plan, compatible with other existing, planned, or proposed uses, and is not detrimental to the public welfare; and
3. While the proposed use impacts surrounding properties, proposed conditions mitigate such impacts.

Conditions recommended by the Commission are as follows: see Attachment 3.

Option 2 – Recommend Denial

I move to recommend to the Board of Supervisor's that CPV County Line, LLC's Conditional Use Permit for a proposed 150-megawatt solar energy generation facility, as presented, be denied; among other concerns, the Planning Commission finds the following:

1. While the use is authorized in the district with a conditional use permit, the proposed use exceeds the maximum density allowed under Section 10-23-6 of the County's Zoning Ordinance; an increase of density is not warranted and will result in negative impacts to the surrounding area and the welfare of the public.

**The Berkley Group - Memorandum
CPV County Line Solar Project
Charlotte County, VA
December 15, 2023**

2. The proposed project is not an appropriate use, principally due to the size and scale, which negatively impacts traditional agricultural and forestry land uses, and natural, cultural, and historic resources.
3. The proposed use negatively impacts surrounding properties due to its size and scale, issues that cannot be sufficiently mitigated.
4. The proposed use is incompatible with other existing, planned, or proposed uses (such as agricultural and forestry activities), and would be detrimental to the public welfare.

Option 3 - Deferral of the application

I move that the Planning Commission defer issuance of a recommendation on CPV County Line, LLC's Conditional Use Permit for a proposed 150-megawatt solar energy generation facility until the Planning Commission meeting scheduled to begin at ____ p.m. on _____, in the Board of Supervisors meeting room.



Board of Supervisors Meeting

Charlotte County, Virginia

Administrator's Report March 13, 2024

1. Solar Update:

CPV Countyline Solar- The Board held a public hearing at the February 14th meeting but did not act on the application since the siting agreement was being negotiated. A closed session for discussions/negotiations and a siting agreement public hearing are scheduled for your March 13, 2024 meeting. The draft siting agreement is included in the packet and is publicly available.

Charlotte Solar 1 Gibson Project- The Charlotte Solar 1, Gibson project was approved on February 14 by a 5-2 Board vote. Staff is finalizing the CUP agreement with the applicant.

Charlotte Solar 2 Austin Goldman Project- This project was also approved on February 14 with a 6-1 Board vote. Staff is finalizing the CUP agreement with the applicant.

Tall Pines Solar- Staff issued a Zoning Confirmation Letter to NOVI Energy for this project. NOTE: the parcels in this project have been reassessed to a higher value because of the approved CUP.

Red Oak Solar – As of the date this report was written, staff has not received a response since we issued the fifth determination letter to Yarotek, LLC. Staff will not accept another version of this application for review without first meeting with the developer.

Lavender Solar- The Board granted the Planning Commission another extension for Lavender Solar's 2232 review. The PC will continue to work with the developer on matters related to the Mt. Lyle Baptist Church cemetery, a private cemetery that would be surrounded by the project.

Courthouse Solar- The county has entered into a contract with Summit Design & Engineering Services located in South Boston, VA for the Courthouse Solar plan review and project management. The initial site plan review may be complete by the end of March.

Quarterhorse Solar (Previously Moody Creek)- The Department of Conservation and Recreation's Division of Natural Heritage has recently completed an analysis of the proposed site and provided recommendations. I will include, as part of my report, a copy of this analysis.

2. Planning Commission Update: At their February meeting, the PC focused on the Lavendar Solar Project application to determine what additional information is necessary for the Mt. Lyle Baptist Church cemetery. At the Berkley Group's recommendation, the applicant was asked to provide a boundary survey and complete a cultural resources survey.

3. VDOT: Scott Frederick accepted a temporary, fill-in, position in the Lynchburg Office. During his absence, his assistant, William L. King Jr., will be our point of contact for any VDOT related needs. His email is william.king@vdot.virginia.gov

4. Broadband: Expenses to date-

ARPA Funding - Broadband				Southside PDC				West Piedmont			
West Piedmont PDC	Payments	VATI 2022	Remaining Bal.	Southside PDC	Payments	VATI 2023	Remaining Bal.	West Piedmont	Payments	VATI 2023	Remaining Bal.
ARPA Funding		1,287,900.00		ARPA Funding		651,000.00		Local Match		404,250.00	
10/12/2022 Payment	51,325.64		1,236,574.36	6/12/2023 Payment	77,532.05		573,467.95				
12/12/2022 Payment	6,021.30		1,230,553.06	9/11/2023 Payment	4,216.98		569,250.97				
1/9/2023 Payment	42,630.73		1,187,922.33	12/12/2023 Payment	47,746.52		521,504.45				
2/13/2023 Payment	38,041.84		1,149,880.49	3/13/2024 Payment	11,479.40		510,025.05				
3/13/2023 Payment	76,081.61		1,073,798.88								
4/10/2023 Payment	690.76		1,073,108.12								
5/8/2023 Payment	119,895.78		953,212.34								
6/12/2023 Payment	214,498.16		738,714.18								
7/11/2023 Payment	45,270.66		693,443.52								
8/15/2023 Payment	125,021.28		568,422.24								
9/11/2023 Payment	141,824.09		426,598.15								
10/10/2023 Payment	18,412.28		408,185.87								
11/15/2023 Payment	40,354.93		367,830.94								
12/12/2023 Payment	51,196.90		316,634.04								
2/14/2024 Payment	34,457.74		282,176.30								
2/14/2024 Payment-23	28,279.86		253,896.44								
3/13/2024 Payment-23	33,727.85		220,168.59								
3/13/2024 Payment	18,578.99		201,589.60								
Totals	1,086,310.40	1,287,900.00	201,589.60	Totals	140,974.95	651,000.00	510,025.05	Totals	0.00	404,250.00	404,250.00

RiverStreet Update:

Attached are the minutes from the March 5th management team meeting. A representative from RiverStreet will be providing an in-person update at your March 13 meeting.

Empower Update:

Project Updates:

	Regional Project 23	Regional Project 22
Number of Linear Feet of Fiber Installed	54,956	1,823,546
Number of Currently Serviceable Passings	40	3,004
Number of Current Subscribers	2	773
Number of Total Applicants	886	
Number of total Subscribers	5,090	

County	Miles Fiber Installed (2-28-24)**
Brunswick	263.64
Charlotte	89.22
Halifax	418.79
Mecklenburg	476.42
Greensville	74.34

Applications in the Queue (2-19-2024)*			Active Accounts
BRU	Brunswick	111	1125
CHA	Charlotte	45	212
GRE	Greensville	29	107
HAL	Halifax	243	910
MEC	Mecklenburg	353	2622
Total		781	4976

NOD crews are currently working in Charlotte, Mecklenburg, and Halifax Counties				
County	Approved for CX (Miles)	Construction Progress (Last Week)	Construction Progress (To-Date)	NOD Production (Reported Last Week)
Charlotte	58.67	2.12	71.9	0
Halifax	280.86	4.03	172.7	0
Mecklenburg	263.98	3.60	111.3	6.05
Brunswick	32	0	0	0

Project Budget: 2022

LINE ITEM	VATI BUDGET	DRAWDOWN TO DATE	BALANCE
ADMINISTRATION	\$150,000.00	\$77,500.00	\$72,500.00
CONSTRUCTION	\$69,281,635.00	\$18,950,962.74	\$50,480,672.26
TOTAL	\$69,431,635.00	\$19,028,462.74	\$50,553,172.26

	Brunswick Match	Charlotte Match	Halifax Match	Mecklenburg Match
Invoice 1	\$5,459.58	\$77,532.05	\$45,221.30	\$248,622.86
Invoice 2	\$23,279.37	\$4,216.98	\$66,588.41	\$59,369.15
Invoice 3	\$251,977.67	\$47,746.52	\$264,967.12	\$259,574.02
Invoice 4	\$164,972.51	\$11,469.40	\$97,007.45	\$133,463.35
DD16	\$21,356.02	\$587.77	\$3,898.94	\$7,710.31
Total	\$467,045.14	\$141,563.73	\$477,683.23	\$708,739.69

Project Budget: 2023

LINE ITEM	VATI BUDGET	DRAWDOWN TO DATE	BALANCE
ADMINISTRATION	\$200,000.00	\$26,000.00	\$174,000.00
CONSTRUCTION	\$8,356,028.00	\$0	\$8,356,028.00
TOTAL	\$8,556,028.00	\$26,000.00	\$8,530,028.00

5.
6.

5. **Sewer Line Replacement:** The project to replace a 300-foot sewer line from a manhole in Highway 40 (David Bruce Avenue) to a manhole located behind the library is completed. The last task

will be to pour asphalt in Highway 40 around the new manhole once weather is permitting. The County is coordinating with the Town to also pave the hole from construction necessary from a broken water line.

6. Roll-off Trash Truck: The truck is expected to be complete for delivery in April. The truck and chassis are ready. However, there continues to be a delay in installation of the roll-off body.

7. Rescue Squad Update: The CCRS Oversight Committee met on March 6th. CCRS reported they are currently operating with a full staff and have created a new maintenance plan that has been put into effect for all trucks. Maintenance continued to be overbudget due to additional trucks needing new tires and routine maintenance. CCRS is working toward updating their bylaws and hiring shift supervisors, at the direction of the Oversight Committee. The committee requested the bylaws be completed by the April meeting. CCRS continues to work on consolidating financial accounts to one banking location, but the process is not complete. There is discussion about a second financial institution in Farmville since one account at Truist is a money market account with restrictions on the number of monthly withdrawals. Bacon District VFD Chief Stembridge has met with contractors regarding the scope of work for the fire station. However, Supervisor Bailey said he has instructed the Chief to reduce the scope to just the work necessary to accommodate CCRS and the polling location. Since CCRS Captain LaMotte stepped down on February 15th and there has been no one willing to fill that position, Public Safety Director Chris Russell has been filling that void and spending a lot of time with the squad.

The next meeting will be held on April 3rd at 5 PM in the Board Room at the Administration Office.

FY 2024 EXPENDITURE BUDGET
CHARLOTTE COUNTY RESCUE SQUAD

DESCRIPTION	FY 2024 BUDGET	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24 TOTAL EXP BAL	REMAINING	% USED	
salaries/gross(sal&taxes now)	1,000,000.00	70,045.88	106,808.16	78,129.02	90,545.28	106,623.99	87,192.67	92,984.77	116,116.75				748,446.52	251,553.48	74.84%	
part/time gross													0.00	0.00		
overtime gross													0.00	0.00		
fica 6.2%													0.00	0.00		
medicare 1.45%													0.00	0.00		
workers comp	30,000.00	6,304.50		6,304.50	5,808.50	0.00	6,304.50	0.00	0.00				24,722.00	5,278.00	82.41%	
health ins-ee	32,000.00	3,224.57	3,224.57	3,224.57	4,296.48	2,436.43	3,319.16	3,319.16					26,364.10	5,635.90	82.39%	
vehicle ins	40,000.00	6,117.00	3,433.00	0.00	6,117.00	0.00	6,117.00	0.00	6,117.00				27,901.00	12,099.00	69.75%	
fuel & oil	90,000.00	3,753.94	4,720.34	3,415.80	5,940.30	1,601.36	2,873.01	3,606.71	3,702.35				29,613.81	60,386.19	32.90%	
rent	3,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				0.00	3,700.00	0.00%	
radios & repairs	2,500.00		1,065.00	0.00	0.00	0.00	0.00	0.00	0.00				1,065.00	1,435.00	42.60%	
maint bldg gr	7,000.00	765.63	7,833.99	828.94	1,196.81	165.38	188.00	308.51	193.80				11,481.06	-4,481.06	154.02%	
maint vehicles	35,000.00	763.77	5,628.62	1,530.56	2,198.29	689.19	1,408.35	3,731.55	2,886.58				18,836.91	16,163.09	53.82%	
maint equip	15,000.00			750.00	0.00	0.00	930.00	0.00	0.00				1,680.00	13,320.00	11.20%	
cornerstone billing	70,000.00	4,184.24	2,341.16	3,809.96	2,629.70	2,412.88	12,523.35	2,659.11	3,203.96				33,764.36	36,235.64	48.23%	
supplies bldg	7,000.00	829.72	24.99	163.43	83.64	201.53	255.13	311.45	62.32				1,932.21	5,067.79	27.60%	
supplies medical	35,000.00	1,367.50	1,521.56	2,536.94	2,773.14	586.89	531.19	1,177.12	1,202.09				11,696.43	23,303.57	33.42%	
supplies oxygen	9,000.00	162.00	792.79		1,163.63	1,001.36	664.90	459.83	330.19				4,574.70	4,425.30	50.83%	
supplies office	2,000.00				66.92	134.66	0.00	0.00	0.00				201.58	1,798.42	10.08%	
professional fees	4,500.00	0.00	240.00	240.00	450.00	450.00	450.00	450.00	450.00				2,730.00	1,770.00	60.67%	
membership/dues/fees	1,000.00	401.20	252.50	245.00	282.15	205.00	205.00	285.00	205.00				2,080.85	-1,080.85	208.09%	
interest	10,000.00					0.00	0.00	0.00	0.00				0.00	10,000.00	0.00%	
bank service charges	2,000.00	255.00	71.00	189.00	136.00	93.37	105.41	81.00	56.00				986.78	1,013.22	49.34%	
electricity	5,500.00	269.11	1,039.73	609.41	474.51	401.85	439.96	483.42	220.34				3,938.33	1,561.67	71.61%	
telephone/wireless	4,000.00	85.87	113.13	113.48	115.72	115.72	116.06	115.78	43.56				819.32	3,180.68	20.48%	
internet	5,000.00	208.52	728.45	198.52	555.92	362.39	372.11	386.63	208.00				3,020.54	1,979.46	60.41%	
tv	2,000.00	188.14	188.14	188.14	188.14	188.14	188.14	188.14	188.14				1,505.12	494.88	75.26%	
fundraising	2,000.00				0.00	0.00	0.00	0.00	0.00				0.00	2,000.00	0.00%	
advertising	1,500.00				0.00	0.00	0.00	0.00	0.00				0.00	1,500.00	0.00%	
training	10,000.00		500.00	500.00	0.00	0.00	0.00	0.00	0.00				2,153.86	7,846.14	21.54%	
rescue 22 loan	22,000.00	1,640.42	1,640.42	1,640.42	1,640.42	1,640.42	1,640.42	1,640.42	1,640.42				13,123.36	8,876.64	59.65%	
uniforms	4,000.00				0.00	0.00	2,428.78	0.00	0.00				2,428.78	1,571.22	60.72%	
social	1,500.00		163.00	35.71	282.01	59.91	256.88	174.56	149.10				1,067.17	432.83	71.14%	
TOTAL EXPENDITURE BUDGET	1,453,200.00	100,567.01	141,265.55	105,718.40	126,890.56	719,370.47	128,510.02	113,492.02	140,319.76	0.00	0.00	0.00	0.00	976,133.79	477,066.21	67.17%

FY 2024 REVENUE BUDGET
CHARLOTTE COUNTY RESCUE SQUAD

DESCRIPTION	FY2024 BUDGET	FY2024 REVENUE												BALANCE			
		Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	TOTAL REVENUE	UNREALIZED	% REAL	
CORNERSTONE BILLINGS	850,000.00	55,590.80	31,104.08	60,943.01	34,937.37	32,056.78	166,381.53	35,328.28	42,566.89	✓	458,908.74	391,091.26	53.99%				
CHARLOTTE COUNTY	550,000.00	137,500.00	0.00	137,500.00	0.00	137,500.00	0.00	0.00	137,500.00	✓	550,000.00	0.00	100.00%				
FUND DRIVE	37,000.00	780.00	0.00	250.00	0.00	0.00	175.00	0.00	0.00	✓	1,205.00	35,795.00	3.26%				
DONATIONS	18,000.00	650.00	825.00	2,387.00	450.00	1,625.00	1,800.00	920.00	1,150.00	✓	9,807.00	8,193.00	54.48%				
FOUR FOR LIFE	15,000.00	12,794.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	✓	12,794.08	2,205.92	85.29%				
TOTAL REVENUES	1,470,000.00	207,314.88	31,929.08	201,080.01	35,387.37	171,181.78	168,356.53	36,248.28	181,216.89	✓	0.00	0.00	0.00	0.00	1,032,714.82	437,285.18	70.25%

8. Economic Development:

Virginia's Growth Alliance – The VGA marketing committee met on March 4th and the VGA Board of Directors met on March 7th. A Director's Summary Report is included in the packet. The February workforce summit, which had to be postponed, was discussed at both meetings. VGA plans to reschedule that event for the fall. VGA has contracted with an individual, Rey Blevins, who will serve as a part-time assistant until the end of the fiscal year, with the possibility of an extension. Ms. Blevins has a strong economic development and marketing background and works 8 to 10 hours a week, specifically assisting with data analysis, on-line marketing, and coordination.

Heartland Regional Industrial Park – Timmons Group continues to work on due diligence reports and site development for Lot #10 at the Heartland Regional Industrial Park. Staff has requested an update and timeframe for completion. Staff is also working with Timmons to establish a contract for the next phase of the water expansion project at Heartland. This is a \$50,000 project, fully funded by grants obtained by VGA from the Tobacco Commission and GO Virginia. Staff is also working with an industrial prospect interested in the park.

Regional Economic Development Organization Options – As many of you know, the Commonwealth Regional Council (CRC) has been working with a consulting team to develop a strategy to establish a new Regional Economic Development Organization (REDO) with the assistance from a GO Virginia Grant. The CRC has recently provided information and associated costs for participating in the new REDO for Fiscal Year 2024-2025. Since the County is currently an active member of VGA, staff plans to invite the Directors of both the CRC and VGA to present information about their organizations at the March 21st budget work session to help the Board better understand the two options for REDO participation. VGA bylaws, which were adopted by the County's Board, require six months written notice for membership withdrawal.

9. Salem School Resolution: Staff has drafted the resolution as directed at the January meeting. The resolution will be presented for consideration and adoption at the March 13th meeting.

10. Schedule Public Hearings for April 10, 2024, at 6:05 pm:

- Comprehensive Plan Update
- Public Hearing for Consolidated Budget FY2025- April 17th 6:00 PM

Travis A. Voyles
Secretary of Natural and Historic Resources

Matthew S. Wells
Director

Andrew W. Smith
Chief Deputy Director



Frank N. Stovall
Deputy Director
for Operations

Darryl Glover
Deputy Director for
Dam Safety,
Floodplain Management and
Soil and Water Conservation

Laura Ellis
Deputy Director for
Administration and Finance

COMMONWEALTH of VIRGINIA
DEPARTMENT OF CONSERVATION AND RECREATION

March 6, 2024

Ashton Taylor
Timmons Group
1001 Boulders Parkway, Suite 300
Richmond, VA 23225

Re: Quarter Horse Solar

Dear Ms. Taylor:

The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biotics Data System for occurrences of natural heritage resources from the area outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

According to the information in our files, the Bluestone Creek - Devils Creek Stream Conservation Site (SCS) is located within the project area. SCSs encompass stream/river reaches, waterbodies, and terrestrial contributing areas containing or associated with aquatic or semi-aquatic resources, including upstream and downstream reaches and tributaries up to 3-km stream distance from the aquatic resources. The size and dimensions of an SCS are based on the hydrology of the waterway and surrounding landscape, taking into consideration dam locations and whether the waterway is tidal. SCSs are also given a biodiversity significance ranking (B-rank) based on the rarity, quality, and number of element occurrences they contain. The Bluestone Creek - Devils Creek SCS has been given a B-rank of B4, which represents a site of moderate significance. The natural heritage resource associated with this SCS is:

Elliptio roanokensis

Roanoke Slabshell

G3/S2/NL/NL

The Roanoke Slabshell is a relatively large freshwater mussel species that is typically found in riffle habitats of large rivers. This species probably is rather sessile with only limited movement in the substrate. Passive downstream movement may occur when mussels are displaced from the substrate during floods. The Roanoke slabshell is most closely associated with large Atlantic slope rivers from the Savannah River Basin to the Chowan River Basin (NatureServe, 2009). Tributary creeks and rivers occasionally provide significant habitat. The best populations occur where anadromous fish (probable primary fish hosts) have access to lotic habitats. Small or declining populations may be found above dams and their associated reservoirs which serve as barriers to anadromous fish. Presently, this species is usually found in near-shore trough habitats in sand/gravel substrates. It may also be found in more coarse substrates. The species was probably an abundant, dominant mussel within its historical range during past centuries, but its populations are now significantly reduced due to factors such as pollution, siltation, and the creation of reservoirs along rivers.

600 East Main Street, 24th Floor | Richmond, Virginia 23219 | 804-786-6124

*State Parks • Soil and Water Conservation • Outdoor Recreation Planning
Natural Heritage • Dam Safety and Floodplain Management • Land Conservation*

Considered good indicators of the health of aquatic ecosystems, freshwater mussels are dependent on good water quality, good physical habitat conditions, and an environment that will support populations of host fish species (Williams et al., 1993). Because mussels are sedentary organisms, they are sensitive to water quality degradation related to increased sedimentation and pollution. They are also sensitive to habitat destruction through dam construction, channelization, and dredging, and the invasion of exotic mollusk species.

According to DCR's predicted suitable habitat modeling and review by a DCR biologist, there is a potential for Whitemouth Shiner (*Notropis alborus*, G4/S1/NL/LT) to occur in Bluestone Creek within the project area if suitable habitat exists on site. The Whitemouth Shiner is known from the Roanoke River drainage in Virginia and from other Atlantic Slope drainages in North Carolina and South Carolina (NatureServe, 2009). It inhabits warm, clear, or somewhat turbid, small to medium sized creeks in the middle and lower Piedmont. This species may be found in shallow, small pools and in deep and shallow portions of long pools, in places having a silt, sand, and bedrock substrate. Please note that this species is currently classified as threatened by the Virginia Department of Wildlife (VDWR).

Impoundment, channelization, siltation, and agricultural runoff are threats to the habitat of the Whitemouth shiner (Burkhead and Jenkins, 1991).

To minimize adverse impacts to the aquatic ecosystem as a result of the proposed activities, DCR recommends the implementation of and strict adherence to applicable state and local erosion and sediment control/storm water management laws and regulations, establishment/enhancement of riparian buffers with native plant species and maintaining natural stream flow.

In addition, Bluestone Creek has been designated by the VDWR as a "Threatened and Endangered Species Water" for the Whitemouth Shiner. Due to the legal status of the Whitemouth shiner, DCR recommends coordination with Virginia's regulatory authority for the management and protection of this species, the VDWR, to ensure compliance with the Virginia Endangered Species Act (VA ST §§ 29.1-563 – 570).

Furthermore, if tree removal occurs or if previously harvested areas are not allowed to regrow to forest the proposed project will impact multiple Ecological Cores (C2, C3, C4 & C5) as identified in the Virginia Natural Landscape Assessment (<https://www.dcr.virginia.gov/natural-heritage/vaconvisvnl>). Mapped cores in the project area can be viewed via the Virginia Natural Heritage Data Explorer, available here: <http://vanhde.org/content/map>.

Ecological Cores are areas of at least 100 acres of continuous interior, natural cover that provide habitat for a wide range of species, from interior-dependent forest species to habitat generalists, as well as species that utilize marsh, dune, and beach habitats. Interior core areas begin 100 meters inside core edges and continue to the deepest parts of cores. Cores also provide the natural, economic, and quality of life benefits of open space, recreation, thermal moderation, water quality (including drinking water recharge and protection, and erosion prevention), and air quality (including sequestration of carbon, absorption of gaseous pollutants, and production of oxygen). Cores are ranked from C1 to C5 (C5 being the least significant) using nine prioritization criteria, including the habitats of natural heritage resources they contain.

Impacts to cores occur when their natural cover is partially or completely converted permanently to developed land uses. Habitat conversion to development causes reductions in ecosystem processes, native biodiversity, and habitat quality due to habitat loss; less viable plant and animal populations; increased predation; and increased introduction and establishment of invasive species.

DCR recommends avoidance of impacts to cores. When avoidance cannot be achieved, DCR recommends minimizing the area of impacts overall and concentrating the impacted area at the edges of cores, so that the most interior remains intact.

The proposed project will impact a core with very high ecological integrity. If previously harvested areas are not allowed to regrow to forest further investigation of these impacts is recommended and DCR-DNH can conduct a formal impact analysis upon request. This analysis would estimate direct impacts to cores and habitat fragments and indirect impacts to cores. The final products of this analysis would include an estimate of the total impact of the project in terms of acres. For more information about the analysis and service charges, please contact Joe Weber, DCR Chief of Biodiversity Information and Conservation Tools at Joseph.Weber@dcr.virginia.gov.

DCR recommends the development of an invasive species management plan for the project and the planting of Virginia native pollinator plant species that bloom throughout the spring, summer, and fall to maximize benefits to native pollinators. DCR recommends planting these species in at least the buffer areas of the planned facility, and optimally including other areas within the project site. For screening zones outside the perimeter fencing, DCR recommends native species appropriate for the region be used. Guidance on plant species can be found here: <https://www.dcr.virginia.gov/natural-heritage/native-plants-finder>. In addition, Virginia native species alternatives to the non-native species listed in the Virginia Erosion and Sediment Control Handbook (Third Edition 1992), can be found in the 2017 addendum titled "Native versus Invasive Plant Species", here: <https://www.deq.virginia.gov/home/showpublisheddocument?id=2466>. Page 3 of the addendum provides a list of native alternatives for non-natives commonly used for site stabilization including native cover crop species (i.e., Virginia wildrye).

Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the DCR, DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects.

There are no State Natural Area Preserves under DCR's jurisdiction in the project vicinity.

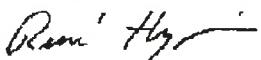
New and updated information is continually added to Biotics. Please re-submit a completed order form and project map for an update on this natural heritage information if the scope of the project changes and/or six months (September 6, 2024) has passed before it is utilized.

A fee of \$95.00 has been assessed for the service of providing this information. Please find attached an invoice for that amount. Please return one copy of the invoice along with your remittance made payable to the Treasurer of Virginia, DCR Finance, 600 East Main Street, 24th Floor, Richmond, VA 23219. Payment is due within thirty days of the invoice date. Please note late payment may result in the suspension of project review service for future projects.

The Virginia Department of Wildlife Resources (VDWR) maintains a database of wildlife locations, including threatened and endangered species, trout streams, and anadromous fish waters that may contain information not documented in this letter. Their database may be accessed <https://services.dwr.virginia.gov/fwis/> or contact Amy Martin at 804-367-2211 or amy.martin@dwr.virginia.gov.

Should you have any questions or concerns, feel free to contact me at 804-371-2708. Thank you for the opportunity to comment on this project.

Sincerely,



S. René Hypes
Natural Heritage Project Review Coordinator

Cc: Amy Martin, VDWR
Susan Tripp, DEQ
Daniel Witt, Charlotte County Administrator

Literature Cited

Burkhead, N.M. and R.E. Jenkins. 1991. Whitemouth shiner. In Virginia's Endangered Species: Proceedings of a Symposium. K. Terwilliger ed. The McDonald and Woodward Publishing Company, Blacksburg, VA.

NatureServe. 2009. NatureServe Explorer: An online encyclopedia of life [web application]. Version 7.1. NatureServe, Arlington, Virginia. Available <http://www.natureserve.org/explorer>. (Accessed: June 16, 2010).

Williams, J.D., M.L. Warren, Jr., K.S. Cummings, J.L. Harris, and R.J. Neves. 1993.

Conservation status of freshwater mussels of the United States and Canada. Fisheries 18: 6-9.

The following invoices submitted for your approval for payment for March 2024 have been properly reviewed and I certify all charges and documentation of such charges are in accordance with County Policy, State of Virginia Code and Federal laws.



Daniel N. Witt, County Administrator



Date

CHARLOTTE COUNTY GOVERNMENT
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Budget Account	Vendor ID	Description	Invoice ID	Amount
1101 BOARD OF SUPERVISORS				
10-1101-3007	CHARLOTTE GAZ-CA	ADVERTISING	24MAR 1773403	\$ 193.00
10-1101-3007	CHARLOTTE GAZ-CA	ADVERTISING	24MAR 1773865	\$ 214.00
10-1101-3007	CHARLOTTE GAZ-CA	ADVERTISING	24MAR 1773875	\$ 214.00
10-1101-3007	CHARLOTTE GAZ-CA	ADVERTISING	24MAR 1773986	\$ 224.50
Total for: 1101 BOARD OF SUPERVISORS				\$ 845.50
1201 CO ADMIN/FINANCE/PURCH/ZONING				
10-1201-5408	CHARLOTTE COUNTY	VEHICLE EQUIPMENT/SUPPLY	24MAR 2024051	\$ 78.20
10-1201-5203	KINEX-CA	PHONE	2403-0031322	\$ 134.67
10-1201-5401	RDA-CA	OFFICE SUPPLIES	24MAR 022624-00	\$ 63.53
10-1201-5201	UPS-CA	POSTAGE	0000F16V77054	\$ 29.50
Total for: 1201 CO ADMIN/FINANCE/PUR				\$ 305.90
1204 COUNTY ATTORNEY				
10-1204-3002	SLAYTON, BAIN &	PROFESSIONAL SERVICES	24MAR 15003	\$ 2,842.50
Total for: 1204 COUNTY ATTORNEY				\$ 2,842.50
1209 COMMISSIONER OF REVENUE				
10-1209-5801	COMMISSIONER OF	DUES/ASSOCIATION MEMBERSHIPS	24MAR	\$ 50.00
10-1209-5203	KINEX-CA	PHONE	2403-0031322	\$ 251.92
10-1209-4001	RDA-CA	DATA PROCESSING	24MAR APP030124	\$ 11,635.76
10-1209-5401	RICOH USA-CA	OFFICE SUPPLIES	24MAR 506892872	\$ 21.37
10-1209-5401	STEPS-CA	OFFICE SUPPLIES	24MAR 18593	\$ 53.50
10-1209-5201	UPS-CA	POSTAGE	0000F16V77064	\$ 12.36
10-1209-5201	UPS-CA	POSTAGE	0000F16V77084	\$ 24.77
Total for: 1209 COMMISSIONER OF REVE				\$ 12,049.68
1213 TREASURER				
10-1213-4001	BMS DIRECT-CA	DATA PROCESSING	24MAR 204551	\$ 1,478.84
10-1213-5201	BMS DIRECT-CA	POSTAGE	24MAR 204551	\$ 800.42-
10-1213-3007	FARMVILLE NEWSME	ADVERTISING	24MAR 130057	\$ 66.50
10-1213-5401	KEY-CA	OFFICE SUPPLIES	24MAR 584829	\$ 97.98
10-1213-5401	KEY-CA	OFFICE SUPPLIES	24MAR 584830	\$ 36.68
10-1213-5203	KINEX-CA	PHONE	2403-0031322	\$ 251.92
10-1213-4001	RDA-CA	DATA PROCESSING	24MAR APP030124	\$ 14,148.17
10-1213-3005	STEPS-CA	MAINTENANCE SRVS CONTRACT	24MAR 18588	\$ 26.75
10-1213-3011	TAXING AUTHORITY	JUDICAL COLLECTION COST	24MAR	\$ 522.00
10-1213-3005	TREASURER OF VIR	MAINTENANCE SRVS CONTRACT	24MAR	\$ 45.00
10-1213-5504	UNIVERSITY OF VA	TRAVEL/EDUCATION	24MAR 0219011	\$ 80.00
10-1213-5201	USPS-CA	POSTAGE	24MAR	\$ 750.00
10-1213-3005	VA STATE POLICE	MAINTENANCE SRVS CONTRACT	24MAR	\$ 20.00
10-1213-3005	VA STATE POLICE	MAINTENANCE SRVS CONTRACT	24MAR	\$ 15.00
10-1213-3005	VA STATE POLICE	MAINTENANCE SRVS CONTRACT	24MAR	\$ 15.00
Total for: 1213 TREASURER				\$ 16,753.42
1301 ELECTORAL BOARD				
10-1301-3006	ATLANTIC ELECT-C	PRINTING & BINDING	24MAR 712	\$ 5,702.23
10-1301-3002	ITG-CA	PURCHASED SERVICES	24MAR 31950	\$ 21.60
Total for: 1301 ELECTORAL BOARD				\$ 5,723.83
1302 REGISTRAR				
10-1302-5401	BANK OF AMERICA	OFFICE SUPPLIES	24MAR 3569	\$ 11.09
10-1302-5401	BENTON THOMAS-CA	OFFICE SUPPLIES	24MAR 0125090	\$ 143.95
10-1302-5401	BENTON THOMAS-CA	OFFICE SUPPLIES	24MAR 0125182	\$ 431.84
10-1302-5203	KINEX-CA	PHONE	2403-0031213	\$ 209.95
10-1302-8001	PITNEY B GLOBAL	LEASE EQUIPMENT	24MAR 3318690452	\$ 229.02
10-1302-5401	VA BUSINESS SYST	OFFICE SUPPLIES	24MAR 3584251	\$ 80.49
10-1302-5801	VRAV-CA	DUES/ASSOCIATION MEMBERSHIPS	24MAR 225	\$ 220.00
Total for: 1302 REGISTRAR				\$ 1,326.34
2101 CIRCUIT COURT				
10-2101-3017	CZAPLICKI, PAMELA	JURORS-COUNTY	24MAR	\$ 50.00

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Budget Account	Vendor ID	Description	Invoice ID	Amount
10-2101-3017	DUNAWAY, BEVERLY	JURORS-COUNTY	24MAR	\$ 50.00
10-2101-3017	PILLOW, KRISTI E	JURORS-COUNTY	24MAR	\$ 50.00
10-2101-3017	ROBINSON, STEVEN	JURORS-COUNTY	24MAR	\$ 50.00
10-2101-3017	SCHAEFER, ROBERT	JURORS-COUNTY	24MAR	\$ 50.00
10-2101-3017	STEPPE, AARON M-	JURORS-COUNTY	24MAR	\$ 50.00
Total for: 2101 CIRCUIT COURT				\$ 300.00
2102 GENERAL DIST COURT				
10-2102-5401	CRYSTAL SPRINGS-	OFFICE SUPPLIES	655491714660868	\$ 26.98
10-2102-5203	KINEX-CA	PHONE	2403-0031322	\$ 155.99
10-2102-5401	STEPS-CA	OFFICE SUPPLIES	24MAR 18589	\$ 53.50
Total for: 2102 GENERAL DIST COURT				\$ 236.47
2105 JUVENILE COURT				
10-2105-5203	KINEX-CA	PHONE	2403-0031322	\$ 180.33
Total for: 2105 JUVENILE COURT				\$ 180.33
2106 CIRCUIT COURT CLERK				
10-2106-5401	CASKIE GRAPHICS-	OFFICE SUPPLIES	24MAR 35755	\$ 613.72
10-2106-5401	CRYSTAL SPRINGS-	OFFICE SUPPLIES	792877218208003	\$ 47.81
10-2106-5401	KEY-CA	OFFICE SUPPLIES	24MAR 586060	\$ 60.62
10-2106-5203	KINEX-CA	PHONE	2403-0031322	\$ 297.06
10-2106-5401	OFFICE PLUS-CA	OFFICE SUPPLIES	24MAR 101858	\$ 34.82
10-2106-3005	SUPREME COURT-CA	MAINTENANCE SRVS CONTRACT	24MAR 24037CRMS	\$ 5,221.92
Total for: 2106 CIRCUIT COURT CLERK				\$ 6,275.95
2201 COMMONWEALTH'S ATTORNEY				
10-2201-5203	KINEX-CA	PHONE	2403-0031322	\$ 169.58
Total for: 2201 COMMONWEALTH'S ATTOR				\$ 169.58
3101 PUBLIC SAFETY				
10-3101-3018	BLUE RIDGE TELE	LEASED TOWERS	24MAR	\$ 620.00
Total for: 3101 PUBLIC SAFETY				\$ 620.00
3102 SHERIFF'S DEPARTMENT				
10-3102-5409	ARROWHEAD FORENS	POLICE SUPPLIES	24MAR167007	\$ 64.05
10-3102-5408	ATLANTIC TIRE-CA	VEHICLE EQUIPMENT/SUPPLY	24MAR164-221539	\$ 1,023.92
10-3102-5410	BKT UNIFORMS-CA	UNIFORMS	24MAR93998	\$ 193.26
10-3102-5410	BKT UNIFORMS-CA	UNIFORMS	24MAR94057	\$ 95.88
10-3102-5410	BKT UNIFORMS-CA	UNIFORMS	24MAR94093	\$ 3,836.00
10-3102-5408	BKT UNIFORMS-CA	UNIFORMS	24MAR94204	\$ 170.30
10-3102-5409	BROWN, DUSTIN-CA	VEHICLE EQUIPMENT/SUPPLY	24MARBROWND8	\$ 20.01
10-3102-5409	BROWN, DUSTIN-CA	POLICE SUPPLIES	24MARBROWND8	\$ 130.31
10-3102-5408	CHARLOTTE CO JAI	POLICE SUPPLIES	24MAR022024	\$ 161.94
10-3102-5408	CHARLOTTE COLLIS	VEHICLE EQUIPMENT/SUPPLY	24MAR 9084762	\$ 550.00
10-3102-5408	CHARLOTTE COLLIS	VEHICLE EQUIPMENT/SUPPLY	24MAR BE70FDC3	\$ 537.98
10-3102-5409	CHARLOTTE COUNTY	VEHICLE EQUIPMENT/SUPPLY	24MAR2024050	\$ 5,613.93
10-3102-5409	CHARLOTTE PRINTJ	POLICE SUPPLIES	24MAR1687	\$ 78.36
10-3102-5201	CHARLOTTE PRINTI	POLICE SUPPLIES	24MAR1689	\$ 2,832.50
10-3102-5409	COLBERT, JOHN-CA	POSTAGE	24MARCOLBERTJA	\$ 11.55
10-3102-5408	CORBAN VET-CA	POLICE SUPPLIES	24MAR109640	\$ 76.29
10-3102-5408	COUNTRY CLUB SER	VEHICLE EQUIPMENT/SUPPLY	24MAR574258	\$ 250.00
10-3102-5408	COUNTRY CLUB SER	VEHICLE EQUIPMENT/SUPPLY	24MAR574259	\$ 1,025.00
10-3102-5408	COUNTRY CLUB SER	VEHICLE EQUIPMENT/SUPPLY	24MAR574260	\$ 190.00
10-3102-5408	COUNTRY CLUB SER	VEHICLE EQUIPMENT/SUPPLY	24MAR574261	\$ 500.00
10-3102-5410	DESGANTIS, JENNIF	UNIFORMS	24MARDESGANTISJ	\$ 145.00
10-3102-5408	DRAKES FARM & HO	VEHICLE EQUIPMENT/SUPPLY	24MARDESGANTISJ	\$ 110.00
10-3102-7001	JTS TECHNOLOGY G	VEHICLE EQUIPMENT/SUPPLY	24MAR2402004242	\$ 17.98
10-3102-5408	EXXON MOBIL-CA	VEHICLE EQUIPMENT/SUPPLY	INV202401088	\$ 1,228.59
10-3102-5409	FIRE & SAF-CA	POLICE SUPPLIES	24MAR127948	\$ 418.81
10-3102-7001	FLOCK GROUP-CA		24MARINV31270	\$ 49.92
10-3102-5401	ITG-CA	OFFICE SUPPLIES	24MAR 31918	\$ 18,250.00
10-3102-3002	ITG-CA	PROFESSIONAL SRVS	24MAR 31950	\$ 562.27
10-3102-5501	JONES, JEREMY A.	TRAVEL/MILEAGE	24MARJONESJA	\$ 3,114.87
10-3102-5408	JONES, JEREMY A.	VEHICLE EQUIPMENT/SUPPLY	24MARJONESJA	\$ 36.55
				\$ 115.59

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10-3102-3005	KEY-CA	MAINTENANCE SRVS CONTRACT	24MAR584106	\$ 78.00
10-3102-3005	KEY-CA	MAINTENANCE SRVS CONTRACT	24MAR584107	\$ 216.78
10-3102-3005	KEY-CA	MAINTENANCE SRVS CONTRACT	24MAR584109	\$ 73.00
10-3102-3005	KEY-CA	MAINTENANCE SRVS CONTRACT	24MAR584112	\$ 24.72
10-3102-3005	KEY-CA	MAINTENANCE SRVS CONTRACT	24MAR584471	\$ 153.03
10-3102-3005	KEY-CA	MAINTENANCE SRVS CONTRACT	24MAR585751	\$ 73.00
10-3102-3005	KEY-CA	MAINTENANCE SRVS CONTRACT	24MAR585755	\$ 24.72
10-3102-3005	KEY-CA	MAINTENANCE SRVS CONTRACT	24MAR585759	\$ 153.03
10-3102-3005	KEY-CA	MAINTENANCE SRVS CONTRACT	24MAR585761	\$ 216.78
10-3102-5401	KEY-CA	MAINTENANCE SRVS CONTRACT	24MAR585765	\$ 78.00
10-3102-5408	KEYSVILLE AUTO P	VEHICLE EQUIPMENT/SUPPLY	24MAR586087	\$ 146.97
10-3102-3005	KINEX-CA	MAINTENANCE SRVS CONTRACT	24MAR943506	\$ 29.98
10-3102-5203	KINEX-CA	PHONE	INV24030031338	\$ 214.95
10-3102-5408	LUGNUTZ TIRE-CA	VEHICLE EQUIPMENT/SUPPLY	2403-0031322	\$ 44.90
10-3102-5408	LUGNUTZ TIRE-CA	VEHICLE EQUIPMENT/SUPPLY	24MAR1443	\$ 50.00
10-3102-5408	LUGNUTZ TIRE-CA	VEHICLE EQUIPMENT/SUPPLY	24MAR1446	\$ 319.28
10-3102-5401	LYNN CARD-CA	OFFICE SUPPLIES	24MAR1452	\$ 81.73
10-3102-5408	NEWCOMB, JOSH-CA	VEHICLE EQUIPMENT/SUPPLY	24MAR2240212003	\$ 107.00
10-3102-5408	PHENIX SERVICE C	VEHICLE EQUIPMENT/SUPPLY	24MARNEWCOMBJ	\$ 61.06
10-3102-5400	PYLE SOLUTIONS-C	VEHICLE EQUIPMENT/SUPPLY	24MARUNIT24	\$ 107.94
10-3102-5409	QUILL-CA	POLICE SUPPLIES	24MAR3819	\$ 139.00
10-3102-5401	QUILL-CA	OFFICE SUPPLIES	24MAR36915958	\$ 35.99
10-3102-5409	QUILL-CA	POLICE SUPPLIES	24MAR36991759	\$ 34.81
10-3102-5409	SIRCHIE-CA	POLICE SUPPLIES	24MAR37016922	\$ 25.58
10-3102-7001	SIRCHIE-CA	POLICE SUPPLIES	24MAR0630854IN	\$ 92.78
10-3102-7001	SIRCHIE-CA		24MAR0631609IN	\$ 2,704.64
10-3102-5408	SMITH'S GLASS &	VEHICLE EQUIPMENT/SUPPLY	24MAR0632950IN	\$ 429.86
10-3102-5408	SMITH'S GLASS &	VEHICLE EQUIPMENT/SUPPLY	24MAR 1020	\$ 750.00
10-3102-5408	TRICOUNTY-CA	VEHICLE EQUIPMENT/SUPPLY	24MAR 1021	\$ 375.00
10-3102-5203	US CELLULAR IL-C	PHONE	24MAR158256	\$ 89.95
10-3102-5203	US CELLULAR IL-C	PHONE	0634694034	\$ 1,455.33
10-3102-7001	VENTOSA K9 KENNE		0634767002	\$ 187.58
10-3102-5409	VISA-CA	POLICE SUPPLIES	24MAR2316	\$ 11,500.00
			24MAR5797	\$ 214.78

Total for: 3102 SHERIFF'S DEPARTMENT \$ 61,701.03

3103 DARE PROGRAM
10-3103-5413 CREATVE PRODUCT OPERATING SUPPLIES 24MAR156965 \$ 48.90

Total for: 3103 DARE PROGRAM \$ 48.90

3104 E911 SYSTEM
10-3104-5203 AT & T-CA PHONE 24MAR7102607803 \$ 4,869.83
10-3104-5504 DUFFEY, BETHANY- TRAVEL 24MAR \$ 44.21
10-3104-3005 ESRI-CA MAINTENANCE SRVS CONTRACT 24MAR 94663909 \$ 3,741.00
10-3104-5203 VOIANCE-C/A PHONE 24MAR 202400325 \$ 10.00
10-3104-5203 VOIANCE-C/A PHONE 24MAR 202401281 \$ 11.73
10-3104-5413 VULCAN INC-CA OPERATING SUPPLIES 24MAR R42494 \$ 715.50

Total for: 3104 E911 SYSTEM \$ 9,392.27

3108 VA WITNESS FED ASS'T GRANT
10-3108-5413 KINEX-CA OPERATING SUPPLIES 2403-0031372 \$ 203.02
10-3108-5413 QUILLC-CA OPERATING SUPPLIES 24MAR QL7010688 \$ 47.61

Total for: 3108 VA WITNESS FED ASS'T \$ 250.63

3109 VA WITNESS STATE ASS'T GRANT
10-3109-5413 KINEX-CA OPERATING SUPPLIES 2403-0031372 \$ 96.68
10-3109-5413 QUILLC-CA OPERATING SUPPLIES 24MAR QL7010688 \$ 22.67

Total for: 3109 VA WITNESS STATE ASS \$ 119.35

3119 PUBLIC SAFETY COVID-19
11-3119-7019 FRANCIS EXCAVATI CAPITAL OUTLAY 24MAR SEWER PRJ \$ 70,250.00
Total for: 3119 PUBLIC SAFETY COVID- \$ 70,250.00

3301 JAIL OPERATIONS
10-3301-5406 ALSOCO-CA LINEN SUPPLIES LROA1115852 \$ 646.30
10-3301-5406 ALSOCO-CA LINEN SUPPLIES LROA1116598 \$ 708.60

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10-3301-5406	ALSCO-CA	LINEN SUPPLIES	LROA1117358	\$ 698.01
10-3301-5406	ALSCO-CA	LINEN SUPPLIES	LROA1118104	\$ 708.60
10-3301-3001	ANTHEM-CA	PROFESSIONAL HEALTH	177618342300	\$ 31.12
10-3301-5410	BKT UNIFORMS-CA	UNIFORMS	24MAR93923	\$ 364.94
10-3301-5410	BKT UNIFORMS-CA	UNIFORMS	24MAR94117	\$ 242.45
10-3301-5404	CHARLOTTE DRUG-C	MEDICAL SUPPLIES	24MAR022024	\$ 1,593.15
10-3301-3002	CROSSROADS-CA	PROFESSIONAL SERVICES	24MAR012024	\$ 75.00
10-3301-5101	DOMINION VA POWER	ELECTRIC	24MAR7507	\$ 4,946.66
10-3301-5203	KINEX-CA	PHONE	2403-0031322	\$ 50.00
10-3301-3001	MEDIKO-CA	PROFESSIONAL HEALTH	24MAR5137	\$ 4,870.37
10-3301-5401	QUILL-CA	OFFICE SUPPLIES	24MAR36968052	\$ 74.99
10-3301-5401	QUILL-CA	OFFICE SUPPLIES	24MAR37015252	\$ 146.99
10-3301-5402	SUMMIT FOOD-CA	FOOD SUPPLIES	INV2000199348	\$ 4,826.64
10-3301-5402	SUMMIT FOOD-CA	FOOD SUPPLIES	INV2000199895	\$ 4,826.38
10-3301-5402	SUMMIT FOOD-CA	FOOD SUPPLIES	INV2000200441	\$ 4,868.42
10-3301-5402	SUMMIT FOOD-CA	FOOD SUPPLIES	INV2000200980	\$ 4,839.12
Total for: 3301 JAIL OPERATIONS				\$ 34,517.74

3303 JUVENILE COURT SERVICES UNIT				
10-3303-3002	3RD MILLENNIUM C	VJCCA FUNDS	24MAR 10CH 0124	\$ 60.00
10-3303-3002	3RD MILLENNIUM C	VJCCA FUNDS	24MAR 10CH 1223	\$ 60.00
10-3303-5203	KINEX-CA	PHONE	2403-0031322	\$ 111.09
10-3303-3009	PIEDMONT REG JUV	PURCHASE SERVICES	24MAR 2185	\$ 175.00
10-3303-3009	PIEDMONT REG JUV	PURCHASE SERVICES	24MAR 2193	\$ 6,300.00
Total for: 3303 JUVENILE COURT SERV				\$ 6,706.09

3401 BLDG INSPECTOR				
10-3401-5408	CHARLOTTE COUNTY	VEHICLE EQUIPMENT/SUPPLY	24MAR 2024051	\$ 205.83
10-3401-5203	KINEX-CA	PHONE	2403-0031322	\$ 33.98
10-3401-5408	TR1COUNTY-CA	VEHICLE EQUIPMENT/SUPPLY	24MAR 158422	\$ 90.43
Total for: 3401 BLDG INSPECTOR				\$ 330.24

3501 ANIMAL CONTROL				
10-3501-5413	BANK OF AMERICA-	OPERATING SUPPLIES	24MAR 3569	\$ 355.90
10-3501-3002	VIRGINIA DEPARTM	PURCHASED SERVICES	24MAR8125556	\$ 1,197.50
10-3501-5413	WHITE'S BLDG.-CA	OPERATING SUPPLIES	24MAR 36955	\$ 29.98
10-3501-5413	WHITE'S BLDG.-CA	OPERATING SUPPLIES	24MAR 37079	\$ 386.41
Total for: 3501 ANIMAL CONTROL				\$ 1,969.79

3503 MEDICAL EXAMINER				
10-3503-3001	TREASURER VA DEP	PROFESSIONAL HEALTH	24MAR	\$ 40.00
10-3503-3001	TREASURER VA DEP	PROFESSIONAL HEALTH	24MAR	\$ 20.00
Total for: 3503 MEDICAL EXAMINER				\$ 60.00

4204 SOLID WASTE/RECYCLING				
10-4204-5203	BANK OF AMERICA-	PHONE	24MAR 3569	\$ 29.89
10-4204-5408	CHARLOTTE COUNTY	VEHICLE EQUIPMENT/SUPPLY	24MAR 2024051	\$ 3,751.15
10-4204-5105	DRAKES BRANCH-CA	UTILITIES/CONVENIENCE CENTERS	24MAR 37	\$ 52.00
10-4204-5408	DRAKES FARM & HO	VEHICLE EQUIPMENT/SUPPLY	24MAR2402004263	\$ 15.16
10-4204-7012	EMANUEL TIRE MAN	TIRE DISPOSAL	24MAR ETAP_0207	\$ 634.75
10-4204-3004	FARMVILLE ELEC-C	REPAIR & MAINTENANCE	24MAR 785395	\$ 209.40
10-4204-5408	KEYSVILLE AUTO P	VEHICLE EQUIPMENT/SUPPLY	24MAR 944123	\$ 86.72
10-4204-5408	KEYSVILLE AUTO P	VEHICLE EQUIPMENT/SUPPLY	24MAR 945843	\$ 105.30
10-4204-5408	KEYSVILLE AUTO P	VEHICLE EQUIPMENT/SUPPLY	24MAR 946402	\$ 37.49
10-4204-5105	PHENIX-CA	UTILITIES/CONVENIENCE CENTERS	24MAR 19345	\$ 32.50
10-4204-3009	TEC-CA	TIPPING FEES	24MAR IAC254029	\$ 167.70
10-4204-3004	THC ENTERPRISES-	REPAIR & MAINTENANCE	24MAR BP0002411	\$ 4,056.01
10-4204-5413	WHITE'S BLDG.-CA	OPERATING SUPPLIES	24MAR 37128	\$ 51.78
10-4204-5413	WHITE'S BLDG.-CA	OPERATING SUPPLIES	24MAR 37193	\$ 63.96
10-4204-5413	WHITE'S BLDG.-CA	OPERATING SUPPLIES	24MAR 37894	\$ 159.99
10-4204-5413	WHITE'S BLDG.-CA	OPERATING SUPPLIES	24MAR 37959	\$ 27.75
Total for: 4204 SOLID WASTE/RECYCLIN				\$ 9,471.63

4302 BUILDINGS & GROUNDS				
10-4302-3004	BANK OF AMERICA-	REPAIR & MAINTENANCE	24MAR 3569	\$ 307.21
10-4302-5104	BUG BUSTERS-CA	EXTERMINATING SERVICES	24MAR 939692	\$ 121.88

CHARLOTTE COUNTY GOVERNMENT
INVOICES SELECTED FOR PAYMENT FOR MARCH 13, 2024
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Budget Account	Vendor ID	Description	Invoice ID	Amount
10-4302-5104	BUG BUSTERS-CA	EXTERMINATING SERVICES	24MAR 939732	\$ 65.00
10-4302-5104	BUG BUSTERS-CA	EXTERMINATING SERVICES	24MAR 943868	\$ 65.00
10-4302-5104	BUG BUSTERS-CA	EXTERMINATING SERVICES	24MAR 943897	\$ 40.62
10-4302-5104	BUG BUSTERS-CA	EXTERMINATING SERVICES	24MAR 943973	\$ 121.88
10-4302-5104	BUG BUSTERS-CA	EXTERMINATING SERVICES	24MAR 946265	\$ 100.00
10-4302-5408	CHARLOTTE COUNTY	VEHICLE EQUIPMENT/SUPPLY	24MAR 2024051	\$ 124.03
10-4302-3004	COMFORT SYSTEMS-	REPAIR & MAINTENANCE	24MAR 128306	\$ 4,475.00
10-4302-3004	COMFORT SYSTEMS-	REPAIR & MAINTENANCE	24MAR 129052	\$ 2,033.00
10-4302-3004	COMFORT SYSTEMS-	REPAIR & MAINTENANCE	24MAR 129135	\$ 928.83
10-4302-5101	DOMINION VA POWER	ELECTRIC	24MAR0042364500	\$ 22.03
10-4302-5103	DRAKES BRANCH-CA	WATER/SEWAGE SERVICES	24MAR	\$ 6,560.00
10-4302-3004	DRAKES FARM & HO	REPAIR & MAINTENANCE	24MAR2401003565	\$ 5.69
10-4302-3004	DRAKES FARM & HO	REPAIR & MAINTENANCE	24MAR2401003575	\$ 4.26
10-4302-3004	DRAKES FARM & HO	REPAIR & MAINTENANCE	24MAR2401003633	\$ 15.97
10-4302-3004	DRAKES FARM & HO	REPAIR & MAINTENANCE	24MAR2401003639	\$ 0.55
10-4302-3004	DRAKES FARM & HO	REPAIR & MAINTENANCE	24MAR2402004093	\$ 19.98
10-4302-3004	DRAKES FARM & HO	REPAIR & MAINTENANCE	24MAR2402004252	\$ 4.58
10-4302-3004	DRAKES FARM & HO	REPAIR & MAINTENANCE	24MAR2402004727	\$ 10.60
10-4302-3004	DRAKES FARM & HO	REPAIR & MAINTENANCE	24MAR2402005360	\$ 29.56
10-4302-3004	FALWELL CORP-CA	REPAIR & MAINTENANCE	24MAR 106970	\$ 15,872.00
10-4302-3004	FARMVILLE ELEC-C	REPAIR & MAINTENANCE	24MAR784873	\$ 300.25
10-4302-3004	FARMVILLE ELEC-C	REPAIR & MAINTENANCE	24MAR785032	\$ 22.22
10-4302-3004	GUPTON INSULATIO	REPAIR & MAINTENANCE	24MAR 2017	\$ 790.00
10-4302-3004	KEYSV BUILDING-C	REPAIR & MAINTENANCE	24MAR 240211943	\$ 13.99
10-4302-3004	LOWES 1-CA	REPAIR & MAINTENANCE	24MAR	\$ 535.94
10-4302-3005	OTIS ELEV-CA	MAINT. CONTRACTS	24MAR1004014655	\$ 4,633.17
10-4302-3002	PAIGE'S CLEANING	PROFESSIONAL SERVICES	24MAR 0224	\$ 9,583.00
10-4302-5102	PARKER-CA	HEATING SERVICES	24MAR 735384	\$ 217.07
10-4302-5102	PARKER-CA	HEATING SERVICES	24MAR 739254	\$ 671.53
10-4302-5102	PARKER-CA	HEATING SERVICES	24MAR 747280	\$ 2,692.01
10-4302-3004	RIDDLEBERGER BRO	REPAIR & MAINTENANCE	24MAR 151889	\$ 1,274.02
10-4302-3004	SEWAH STUDIOS-CA	REPAIR & MAINTENANCE	24MAR 45922B	\$ 1,865.00
10-4302-5103	VIRGINIA UTILITY	WATER/SEWAGE SERVICES	24MAR 02240077	\$ 5.75
10-4302-3004	WHITE'S BLDG.-CA	REPAIR & MAINTENANCE	24MAR 36873	\$ 37.55
10-4302-3004	WHITE'S BLDG.-CA	REPAIR & MAINTENANCE	24MAR 36957	\$ 200.87
10-4302-3004	WHITE'S BLDG.-CA	REPAIR & MAINTENANCE	24MAR 36978	\$ 60.15
10-4302-3004	WHITE'S BLDG.-CA	REPAIR & MAINTENANCE	24MAR 36980	\$ 25.99
10-4302-3004	WHITE'S BLDG.-CA	REPAIR & MAINTENANCE	24MAR 37303	\$ 40.98
10-4302-3004	WHITE'S BLDG.-CA	REPAIR & MAINTENANCE	24MAR 37350	\$ 183.56
10-4302-3004	WHITE'S BLDG.-CA	REPAIR & MAINTENANCE	24MAR 37392	\$ 108.27
10-4302-3004	WHITE'S BLDG.-CA	REPAIR & MAINTENANCE	24MAR 37745	\$ 81.91
10-4302-3004	WHITE'S BLDG.-CA	REPAIR & MAINTENANCE	24MAR 37750	\$ 21.98
10-4302-3004	WHITE'S BLDG.-CA	REPAIR & MAINTENANCE	24MAR 37893	\$ 37.39
10-4302-3004	WHITE'S BLDG.-CA	REPAIR & MAINTENANCE	24MAR 37941	\$ 134.96
10-4302-3004	WHITE'S BLDG.-CA	REPAIR & MAINTENANCE	24MAR37772/1	\$ 34.98
10-4302-3004	WHITE'S BLDG.-CA	REPAIR & MAINTENANCE	24MAR38012/1	\$ 77.98

Total for: 4302 BUILDINGS & GROUNDS \$ 54,578.19

5309 COMPREHENSIVE SERVICES				
40-5309-3164	CROSSROADS-CA	MANDATED PURCHASED SERVICES	24MAR 1016981	\$ 367.31
40-5309-3164	FULCRUM COUNSEL	MANDATED PURCHASED SERVICES	24MAR 3532	\$ 735.00
40-5309-3164	FULCRUM COUNSEL	MANDATED PURCHASED SERVICES	24MAR 3533	\$ 1,170.00
40-5309-3164	FULCRUM COUNSEL	MANDATED PURCHASED SERVICES	24MAR 3534	\$ 2,295.00
40-5309-3164	FULCRUM COUNSEL	MANDATED PURCHASED SERVICES	24MAR 3535	\$ 1,200.00
40-5309-3164	FULCRUM COUNSEL	MANDATED PURCHASED SERVICES	24MAR 3536	\$ 900.00
40-5309-3164	FULCRUM COUNSEL	MANDATED PURCHASED SERVICES	24MAR 3539	\$ 555.00
40-5309-3164	GRAFTON-CA	MANDATED PURCHASED SERVICES	24MAR 5398042	\$ 5,481.95
40-5309-3164	HUGHES CENTER-CA	MANDATED PURCHASED SERVICES	24MAR40002700108	\$ 5,500.00
40-5309-3164	HUMANKIND-CA	MANDATED PURCHASED SERVICES	24MAR 81394	\$ 250.00
40-5309-3164	HUMANKIND-CA	MANDATED PURCHASED SERVICES	24MAR 81428	\$ 250.00
40-5309-3164	INTERCEPT YOUTH-	MANDATED PURCHASED SERVICES	24MAR 123582	\$ 694.54
40-5309-3164	LIFE PUSH-CA	MANDATED PURCHASED SERVICES	24MAR 14317	\$ 1,984.00
40-5309-3164	NATIONAL COUNSEL	MANDATED PURCHASED SERVICES	24MAR 5821403	\$ 1,657.50
40-5309-3164	NATIONAL COUNSEL	MANDATED PURCHASED SERVICES	24MAR 5825115	\$ 1,521.00
40-5309-3164	SH VARSITY LLC-C	MANDATED PURCHASED SERVICES	24MAR 80137	\$ 6,228.03
40-5309-3164	SH VARSITY LLC-C	MANDATED PURCHASED SERVICES	24MAR 80138	\$ 5,022.00
40-5309-3164	SH VARSITY LLC-C	MANDATED PURCHASED SERVICES	24MAR 80139	\$ 5,022.00
40-5309-3164	SH VARSITY LLC-C	MANDATED PURCHASED SERVICES	24MAR 80140	\$ 6,228.00
40-5309-3164	SH VARSITY LLC-C	MANDATED PURCHASED SERVICES	24MAR 80141	\$ 2,076.00
40-5309-3164	SH VARSITY LLC-C	MANDATED PURCHASED SERVICES	24MAR 80142	\$ 6,228.00
40-5309-3164	SH VARSITY LLC-C	MANDATED PURCHASED SERVICES	24MAR 80143	\$ 6,228.00

CHARLOTTE COUNTY GOVERNMENT
 INVOICES SELECTED FOR PAYMENT FOR MARCH 13, 2024
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Budget Account	Vendor ID	Description	Invoice ID	Amount
40-5309-3164	SH VARSITY LLC-C	MANDATED PURCHASED SERVICES	24MAR 80144	\$ 6,228.00
40-5309-3164	SH VARSITY LLC-C	MANDATED PURCHASED SERVICES	24MAR 80145	\$ 6,228.00
40-5309-3164	SH VARSITY LLC-C	MANDATED PURCHASED SERVICES	24MAR 80146	\$ 692.00
40-5309-3164	THREE RIVERS TRE	MANDATED PURCHASED SERVICES	24MAR01012024AK	\$ 3,900.00
Total for: 5309	COMPREHENSIVE SERVIC			\$ 18,631.30
7109 YOUTH RECREATION				
10-7109-5610	WYLLIESBURG LIBR	WYLLIESBURG LIBRARY	24MAR	\$ 3,000.00
Total for: 7109	YOUTH RECREATION			\$ 3,000.00
7301 LIBRARY ADMIN				
20-7301-5401	BANK OF AMERICA-	OFFICE SUPPLIES	24MAR 3569	\$ 259.05
20-7301-5405	BANK OF AMERICA-	JANITORIAL SUPPLIES	24MAR 3569	\$ 16.38
20-7301-5101	DOMINTON VA POWE	ELECTRIC	24MAR 008954480	\$ 237.52
20-7301-1009	EPPS, ARIEL-CA	SALARIES/WAGES/LABORERS	24MAR	\$ 75.00
20-7301-1009	HUDSON, W-CA	SALARIES/WAGES/LABORERS	24MAR	\$ 225.00
20-7301-5411	INGRAM-CA	BOOKS/SUBSCRIPTIONS	24MAR 80305419	\$ 312.33
20-7301-5411	INGRAM-CA	BOOKS/SUBSCRIPTIONS	24MAR 80379289	\$ 19.77
20-7301-5411	INGRAM-CA	BOOKS/SUBSCRIPTIONS	24MAR 805572565	\$ 36.65
20-7301-5411	INGRAM-CA	BOOKS/SUBSCRIPTIONS	24MAR 80746580	\$ 42.77
20-7301-5411	INGRAM-CA	BOOKS/SUBSCRIPTIONS	24MAR 80755895	\$ 12.95
20-7301-1009	OSBORNE, T-CA	SALARIES/WAGES/LABORERS	24MAR 80801999	\$ 633.91
20-7301-3004	PUTNEY MECHANIC-	REPAIR & MAINTENANCE	24MAR 52394	\$ 40.00
20-7301-5201	RUSSELL COUNTY P	POSTAGE	24MAR	\$ 232.50
20-7301-8002	STEMBRIDGE, W-CA	LEASE BLDGS	24MAR	\$ 5.32
20-7301-4001	THE LIBRARY CORP	DATA PROCESSING	24MAR 11001245	\$ 325.00
20-7301-5302	THOMPSON INSURAN	FIRE INSURANCE	24MAR	\$ 602.00
20-7301-5103	TOWN OF CHARLOT-	WATER/SEWAGE SERVICES	100-0022200-1	\$ 32.00
20-7301-5103	TOWN OF CHARLOT-	WATER/SEWAGE SERVICES	100-0022100-1	\$ 32.00
20-7301-5201	WYTHE-GRAYSON RE	POSTAGE	24MAR 1051	\$ 17.25
20-7301-4001	ZACHARY MCKINNEY	DATA PROCESSING	24MAR 112202300	\$ 2,428.20
Total for: 7301	LIBRARY ADMIN			\$ 5,912.01
8101 PLANNING				
10-8101-3002	ADAMS, MILLER-CA	PROFESSIONAL SERVICES	24MAR	\$ 30.00
10-8101-3002	ANDREWS, PATRICK	PROFESSIONAL SERVICES	24MAR	\$ 30.00
10-8101-3002	BENN, JIM-CA	PROFESSIONAL SERVICES	24MAR	\$ 30.00
10-8101-3002	BERKLEY GROUP-CA	PROFESSIONAL SERVICES	24MAR 6	\$ 1,299.00
10-8101-3002	BERKLEY GROUP-CA	PROFESSIONAL SERVICES	24MAR 7	\$ 5,647.50
10-8101-3002	CARWILE, ANDREW-	PROFESSIONAL SERVICES	24MAR	\$ 30.00
10-8101-3002	KUNATH, K-CA	PROFESSIONAL SERVICES	24MAR	\$ 30.00
10-8101-3002	NICHOLS, WV-CA	PROFESSIONAL SERVICES	24MAR	\$ 30.00
10-8101-3002	STROM, H-CA	PROFESSIONAL SERVICES	24MAR	\$ 30.00
10-8101-3002	WATKINS, DC-CA	PROFESSIONAL SERVICES	24MAR	\$ 30.00
Total for: 8101	PLANNING			\$ 7,186.50
8119 COMMUNITY DEVELOPMENT				
12-8119-7019	MECKLENBURG ELEC	BROADBAND PROJECT	23MAR 7782	\$ 11,479.40
12-8119-5811	REVIZE LLC-CA	GRANTS	23MAR 17762	\$ 1,000.00
12-8119-7019	WEST PIEDMONT PI	BROADBAND PROJECT	INV-1019CHC022	\$ 18,578.99
12-8119-7019	WEST PIEDMONT PL	BROADBAND PROJECT	INV-1020CHC023	\$ 33,727.85
Total for: 8119	COMMUNITY DEVELOPMEN			\$ 64,786.24
8203 SOIL & WATER CONSERVATION				
10-8203-5621	VIRGINIA'S RETRE	VIRGINIA'S RETREAT	24MAR	\$ 4,500.00
Total for: 8203	SOIL & WATER CONSERV			\$ 4,500.00
8301 VPI EXTENSION PROGRAM				
10-8301-5604	VIRGINIA COOP-CA	CONTRIBUTIONS	24MAR 202402	\$ 14,804.44
Total for: 8301	VPI EXTENSION PROGR			\$ 14,804.44
9203 FIXED CHARGES				
10-9203-5408	FUEL FREEDOM-CA	VEHICLE EQUIPMENT/SUPPLY	24MAR CL15251	\$ 282.18
10-9203-3002	ITC-CA	PROFESSIONAL, IT SERVICES	24MAR 31950	\$ 3,114.86

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Budget Account	Vendor ID	Description	Invoice ID	Amount
10-9203-4001	KINEX-CA	DATA PROCESSING	2403-0031322	\$ 287.26
10-9203-4001	RDA-CA	DATA PROCESSING	24MAR 021424-00	\$ 5,000.00
10-9203-4001	RDA-CA	DATA PROCESSING	24MAR APP030124	\$ 48,814.35
Total for: 9203 FIXED CHARGES				\$ 57,498.65
9400 CAPITAL PROJECTS				
71-9400-8500	D.E.M. IMPROVEME	VARIOUS SCHOOL CAPITAL PROJECTS	24MAR 43	\$ 40,200.00
71-9400-8500	D.E.M. IMPROVEME	VARIOUS SCHOOL CAPITAL PROJECTS	24MAR 47	\$ 65,000.00
Total for: 9400 CAPITAL PROJECTS				\$ 105,200.00
9901 DEBT SERVICE				
10-9901-6327	US BANK OPERATIO	COURTHOUSE INTEREST	24MAR	\$ 230,243.76
Total for: 9901 DEBT SERVICE				\$ 230,243.76
Total Payments: \$ 868,788.26				

Payments for County utility and postage invoices paid after January 2024 Board of Supervisors Meeting.

CHARLOTTE COUNTY GOVERNMENT
VENDOR PAYMENTS CHECK REGISTER
Executed By: htb

Page: 1
Date: 02/27/2024
Time: 12:52:25

CHECK NUMBER	CHECK DATE	VENDOR IDENTIFICATION	VENDOR NAME	TYPE	AMOUNT
BCC		BANK OF CHARLOTTE COUNTY			
209247	02/27/2024	BRIGHTSPEED-CA	BRIGHTSPEED	DIRECT	\$ 239.00
209248	02/27/2024	DOMINION VA POWER-CA	DOMINION VIRGINIA POWER	DIRECT	\$ 13,523.54
209249	02/27/2024	GRANITE-CA	GRANITE TELECOMMUNICATIONS	DIRECT	\$ 1,964.94
209250	02/27/2024	MECKLENBURG ELECTRIC-CA	MECKLENBURG ELECTRIC COOPERATIVE	DIRECT	\$ 350.50
209251	02/27/2024	SOUTHSIDE ELEC-CA	SOUTHSIDE ELECTRIC COOPERATIVE	DIRECT	\$ 165.97
209252	02/27/2024	SOUTHSIDE ELEC-CA	SOUTHSIDE ELECTRIC COOPERATIVE	DIRECT	\$ 808.42
209253	02/27/2024	TOWN OF CHARLOT-CA	THE TOWN OF CHARLOTTE COURT HOUSE	DIRECT	\$ 1,046.00
209254	02/27/2024	US CELLULAR IL-CA	US CELLULAR	DIRECT	\$ 846.18
209255	02/27/2024	VERIZON NY-CA	VERIZON	DIRECT	\$ 220.19
		TOTAL BANK BCC		9 CHECKS	\$ 19,164.74
				TOTAL ALL	\$ 19,164.74



County of Charlotte

Office of the Treasurer

Post Office Box 267

201 David Bruce Avenue

Charlotte Court House, VA 23923

Phone (434) 542-5125

Fax (434) 542-4710

Patricia P. Berkeley, MFT

Treasurer

Date: March 4, 2024

To: John Hess

From: Patricia Berkeley, MGT *Patricia Berkeley*

RE: Building Permits- February 2024

Building Permit #'s 1062, 1071, 1083 -1101,1104, 1106-1108 , 1110	\$2,454.10
Surcharge	49.08
Land Disturbance/Erosion & Sediment Control Fees	450.00
Zoning appeal	300.00
Conditional Use Permit Fee	.00
Total Collections	\$3,253.18

Pending 1085
1102
1103
1105
1109

CRC'S FEBRUARY ITEMS OF INTEREST

Grant Assistance:

- SCRC, State Economic and Infrastructure Development (SEID) Grant Program:** The CRC assisted the Town of Blackstone with an application to fund construction costs for the renovation and rehabilitation of Harris Memorial Armory.
- USDOT FTA, Innovative Coordinated Access and Mobility grant:** The CRC assisted Piedmont Senior Resources with an application to purchase a vehicle.
- VDOF, Virginia Trees for Clean Water:** The CRC assisted the Town of Kenbridge with an application to fund the planting and mulching of 45 American Holly Trees in the Town's Park and between the soccer field and wastewater treatment plant.
- USDOT, RAISE Planning Grant:** The CRC assisted Prince Edward County with submitting an application for a planning grant to complete a Prince Edward County - Farmville US 460 East Interchange Study.
- VDACS, AFID Planning Grant:** The CRC is assisting Virginia Food Works with a grant application to purchase a new liquid goods filling machine and dry goods filling machine for the Prince Edward County Cannery.

Updates:

- CRC Creation of New Economic Development Organization (REDO):** The CRC is advertising for a part-time individual to provide administrative support to the fundraising consultant, Convergent. CRC also has executed the contract with the fundraising consultant.

Creation of the Central Virginia Poultry Cooperative Update



Congratulations to the Central Virginia Poultry Cooperative! The CRC is honored to have been able to assist with this regional project. The CRC served as the applicant/recipient of \$1,791,750.00 in grant funds from the Virginia Tobacco Commission and the Virginia Department of Agriculture and Consumer Services for funding of start-up costs for the Central Virginia Poultry Cooperative. Also, a big thanks to Tony Banks at the Virginia Farm Bureau Federation for his assistance in this project. The Announcement and Presentation of funds were made on Wednesday, February 28th at the farm of Tom Schaubach in Burkeville, Virginia.

Buckingham County Comprehensive Plan Update

CRC staff held a Work Session with the Planning Commission on February 20th. At this meeting, CRC staff reviewed revised Draft Section 2 (Community Profile), and 3 (Inventory and Analysis: Community Resources) of the plan, the citizen survey summary report, and draft section 4 (transportation). The Planning Commission requested some revisions that the CRC staff are working on making.



Amelia County Comprehensive Plan Modified Update

CRC staff are working with Amelia County staff and the Planning Commission on revising the Future Land Use map. A Draft map was presented on Monday, February 26th for review. The Commission requested a second option, which CRC staff are working to develop and present to the Commission for review at its next meeting in March.



Lunenburg Co. Comprehensive Plan Kick-off Meeting



The CRC held a kick-off meeting for the working committee on Thursday, February 8, 2024. CRC staff presented and distributed information on the existing CRC Comprehensive Planning process. The next meeting is scheduled for Thursday, March 7th. At this meeting, the committee will discuss likes/dislikes from the previous plan in more detail and the CRC staff will discuss the logistics of the community meeting(s).

DHR Emergency Supplemental Historic Preservation Funds (ESHP) Charlotte County Courthouse Drainage Project



Charlotte County was awarded funds to address moisture issues for the Charlotte Courthouse Complex that flooded and was damaged during Hurricane Micheal. The CRC staff worked with County staff to submit a final reimbursement request, complete a final site visit, and complete a final report.

South Broad Street Lofts - Ribbon Cutting



CRC staff attended the Ribbon Cutting in the Town of Kenbridge for the opening of South Broad Street Lofts. Vanessa and Lee Smyth, the owner and developers of the property, is a participant in the CRC's Affordable Workforce Housing Program as a housing partner. The Smyth's were awarded \$250,000 in Virginia Housing grant funds to development seven housing units in two mixed-use properties in downtown Kenbridge.

Upcoming Funding Opportunities:

Assistance to Firefighters Grant (AFG): Closes on 3/8/24

CENTRA Health Grant: Mandatory Training was held on 2/21/24 (required for submission of application), Closes on 5/1/24

VDACS AFID Planning Grant: Open; Rolling Basis

DCR, Land and Conservation Trust Fund: Pre-app. due on 3/15/24

VOF, Get Outdoors Fund: pre-app. due on 2/12/24; full-app. closes on 3/8/24

VOF, Preservation Trust Fund: Closes 3/8/24

VDOF, Virginia Trees for Clean Water: Open - Rolling Basis

Sentra Health Grant: Opens 3/1/24, Closes on 4/1/24

The CRC provides free grant writing services for member localities and local 501C3 non-profits.



Executive Director's Summary Report
March 2024 (for period of January 1-February 29)

- 1 VEDP REDO meeting
- Participated in VEDA Rural SiG meeting
- Worked on 2 Projects; attended an FDI meeting on one with a Taiwanese delegation
- Conversations with VBRSP re. pending application from VGA member
- Investor relations meetings with Microsoft and Dominion
- 2 VGA Project Advisory/Marketing Committee meetings
- Attended VEDA Legislative Reception and Visit to the GenAss. Met with our four state elected officials
- Hours and hours developing and launching Workforce Summit which had to be ultimately postponed
- Interviewed, contracted with, and trained a new part-time assistant for VGA
- Found alternative servicing for MicoLoan borrower in default
- GOVA meetings to secure funding for KV Road Site in Lunenburg County
- Conducted 12 virtual meetings with site consultants arranged by our contracted lead generator, Site Location Partners.

Phone
540.392.3321

Email
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Address
C/o SPDC
200 S. Mecklenburg Ave.
South Hill, VA 23970

CHARLOTTE COUNTY GOVERNMENT
FD-B/S BALANCE SHEET ACTIVITY REPORT DEFINITION TYPE #0

Posted Only Figures

Executed By: Fpb

From: 2024-00 To: 2024-13

Page: 1
Date: 03/08/2024

Time: 09:14:53

PY-PM	Post Date	Entry Date	Trans#	Debits	Credits	Balance	Source	User	Comments
FD 71 (1% LOCAL SALES TAX SCHOOL PROJECTS)									
B/S 101 ()									
Account Code: 71-101 (CASH)									
Fiscal Year 2024 Beginning Balance:									
2024-07 Yes 07/25/2023 07/25/2023 1 \$ 64,730.90 \$ 0.00 \$ 1,362,917.20									
Total Month JULY				\$ 64,730.90		64,730.90	ppb		CNTY REC JRNL - FINMGT - RECDIST
2024-08 Yes 08/28/2023 08/25/2023 2 \$ 74,934.14 \$ 0.00 \$ 64,730.90									
Total Month AUGUST				\$ 74,934.14		74,934.14	sara		CNTY REC JRNL - FINMGT - RECDIST
2024-09 Yes 09/25/2023 09/25/2023 3 \$ 65,556.74 \$ 0.00 \$ 65,556.74									
Total Month SEPTEMBER				\$ 65,556.74		65,556.74	ppb		CNTY REC JRNL - FINMGT - RECDIST
2024-10 Yes 10/26/2023 10/26/2023 4 \$ 66,226.95 \$ 0.00 \$ 66,226.95									
Total Month OCTOBER				\$ 66,226.95		66,226.95	ppb		CNTY REC JRNL - FINMGT - RECDIST
2024-11 Yes 11/27/2023 11/27/2023 5 \$ 64,617.79 \$ 0.00 \$ 64,617.79									
Total Month NOVEMBER				\$ 64,617.79		64,617.79	ppb		CNTY REC JRNL - FINMGT - RECDIST
2024-12 Yes 12/22/2023 12/22/2023 6 \$ 58,454.03 \$ 0.00 \$ 58,454.03									
Total Month DECEMBER				\$ 58,454.03		58,454.03	ppb		CNTY REC JRNL - FINMGT - RECDIST
2024-01 Yes 01/26/2024 01/25/2024 7 \$ 67,665.63 \$ 0.00 \$ 67,665.63									
Total Month JANUARY				\$ 67,665.63		67,665.63	ppb		CNTY REC JRNL - FINMGT - RECDIST
2024-02 Yes 02/15/2024 02/15/2024 8 \$ 0.00 \$ 133,500.00 \$ 133,500.00									
2024-02 Yes 02/23/2024 02/23/2024 9 \$ 73,905.99 \$ 0.00 \$ 59,594.01									htb NON-CLEARING JOURNAL - VENPMGT - VENCICK CNTY REC JRNL - FINMGT - RECDIST
Total Month FEBRUARY				\$ 73,905.99		59,594.01			
Total Fiscal Year 2024				\$ 1,899,009.37		133,500.00			3,128,426.57
Total 71-101				\$ 1,899,009.37		133,500.00			1,765,509.37
Total B/S 101				\$ 1,899,009.37		133,500.00			1,765,509.37

CHARLOTTE COUNTY GOVERNMENT
FD-B/S BALANCE SHEET ACTIVITY REPORT DEFINITION TYPE #0
Posted Only Figures

Page: 2
Date: 03/08/2024
Time: 09:14:53
Executed By: ppb
From: 2024-00 To: 2024-13

Trans#	Debits	Credits	Balance	Source	User	Comments
Total FD 71 1% LOCAL SALES TAX \$ 1,899,009.37 \$ 133,500.00 \$ 1,765,509.37						
Report Grand Total	\$ 1,899,009.37	\$ 133,500.00	\$ 1,765,509.37			

Front Desk
NEWSLETTER
February 2024



**CHARLOTTE COUNTY
ADMINISTRATION OFFICE**
250 LeGrande Avenue
Charlotte Court House, Virginia
434-542-5117



Behind the Desk Operations

February has been full of intensive FOIA requests and revamping older front desk processes in order to work more efficiently and have more information readily available to citizens. Staff is also cleaning out older files and creating new processes for retiring data, via the guidelines established by the Library of Congress.

New brochures have been created and displayed for building permits, specifically new construction permits, along with why its important to hire a licensed contractor. The 2023 Local Residential Construction Fees Survey has been completed and submitted to the Department of Housing and Community Development and is available for public review online. There was one new construction permit submitted to the census bureau for February.

Countywide hazardous chemical inventory forms have been collected, recorded and distributed to the Public Safety Director.

New binders have been created for Supervisors monthly packets. If you have any suggestions on this new process setup, we are happy to include them! Packets were prepped and distributed for the February Board of Supervisors meeting and the Charlotte County Rescue Squad Oversight Committee. Minutes from both meetings are included in March's packet for your review.



Rachel A. Napier
Permit Technician
Administrative Assistant

FEBRUARY DATA

We're Growing:

Building Permits Processed: 36
Zoning Permits Processed: 9
Plats Approved: 1
Land Disturbance Permits: 3

Going Green:

Keysville: 110.81 tons
Drakes Branch: 49.97 tons
Phenix: 48.60 tons
Madisonville: 43.90 tons
Saxe: 20.89 tons
Red Oak: 33.50 tons
Charlotte Court House: 72.06 tons

Total Comingle Recycling tonnage
to Landfill: 379.73 tons

Staying Busy:

834 incoming calls were answered.
6 meetings were scheduled and held in the Board Room.

Being Transparent:

16 Freedom of Information Act requests were submitted and fulfilled by the Front Desk.

Public Safety month end review for February 2024

E911

- FOIA Requests: Fulfilled 17 requests.
- 3 Letters of 911 Address verification done
- QA and scored 45 EMS Call Taking skills and 56 EMS Call Dispatch skills.
- Leadership Break Out Group Meetings:
 - Thursday, Feb. 1, 2024
 - Thursday, Feb. 8, 2024,
 - Thursday, Feb. 15, 2024
- Leadership Live Classes:
 - Monday, Feb 5, 2024, 11am
 - Friday, Feb. 9, 2024, 11am
 - Friday, Feb. 16, 2024, 11am
 - Friday, Feb 23, 2024, 11am (recording)

Sheriff's Department

- Working on DCJS grant for replacement of obsolete body worn cameras.
- Working with Vendors to get patrol cars delivered and into upfit shop as soon as possible.
- Worked with Captain and ITG getting new taser download and charger docking station connected and registered.

Public Safety

- Leadership training daily classes.
- Working with the Fire Departments on getting the LODD roster completed.
- 5 of 7 fire departments membership rosters filed in court of records.
- Trouble with radio channel at the Red Oak Tower site. Went to tower and reset dispatch channel but would not stay out of alarm. Called RCV to replace channel power supply, repair that day. 2/1/24
- Received a call from SEC that a microwave cable appears loose on the Sugar Hill Tower site. Went to the tower site to inspect and appeared there is a loose cable bracket. Will need to coordinate a tower climb with SEC to repair bracket.
- Responded to three emergency calls.
- Obtained a quote from ESO for reporting software that will help the fire departments with their NFIRS reports and needed information for future grants.
- Met with fire chiefs to discuss fire reporting software and AFG grants.
- Went to CCVRS monthly meeting.
- Took RS 22 to Station 2 to replace RS 25 due to water leak.
- Added antifreeze to RS 25 and checked for leaks, could not find leak at present time put 25 back in service.
- Replaced RS 22 with RS 25 at Station 2 due to headlight out on 22.
- Took RS 22 to shop and replaced headlight, worked on valve stem and put RS 22 back at Station 1.
- Took RS 26 to shop for oil change.
- Went to Station 8 due to RS 21 door locks sticking not allowing back doors to open. Put silicone on latch mechanisms no trouble since.
- Contacted vendor about the delivery date of RS 23. Still waiting on the front bumper to arrive.
- Went to Station 1 to meet with Stryker Technician on problem with RS 25 stretcher not charging and broken wheel on stretcher in RS 22.
- Replaced wire connections on RS 25 load system during charging troubleshooting trying to find intermittent ground issue.
- Went to Station 1 to check on the radio in RS 21 and RS 22 reported intermittent reception. Checked all antennas and tested transmitting and receiving radio traffic.

- Purchased extra oil, antifreeze, and tire pressure gauges to be kept at each squad station for staff to use during their daily truck checks.
- Worked with Sally on updating the daily check list to be completed by staff at the beginning of each shift.
- Worked with Sally and Magen on CCVRS FY24/25 budget.
- Checked mileage on squad trucks for oil changes.

Addressing and signs

- Replaced/repaired 6 road signs.
- Installed 9 new 911 number markers.
- Marked 2 properties for 911 numbers. (CCH)
- Added 2 address numbers and locations on the 911 mapping.
- Added 3 new residential photos to 911 mapping.
- Worked with Intrado on the correction of 1 phone number's MSAG information. (Master Street Address Guide) Hunter Ridge Ln.

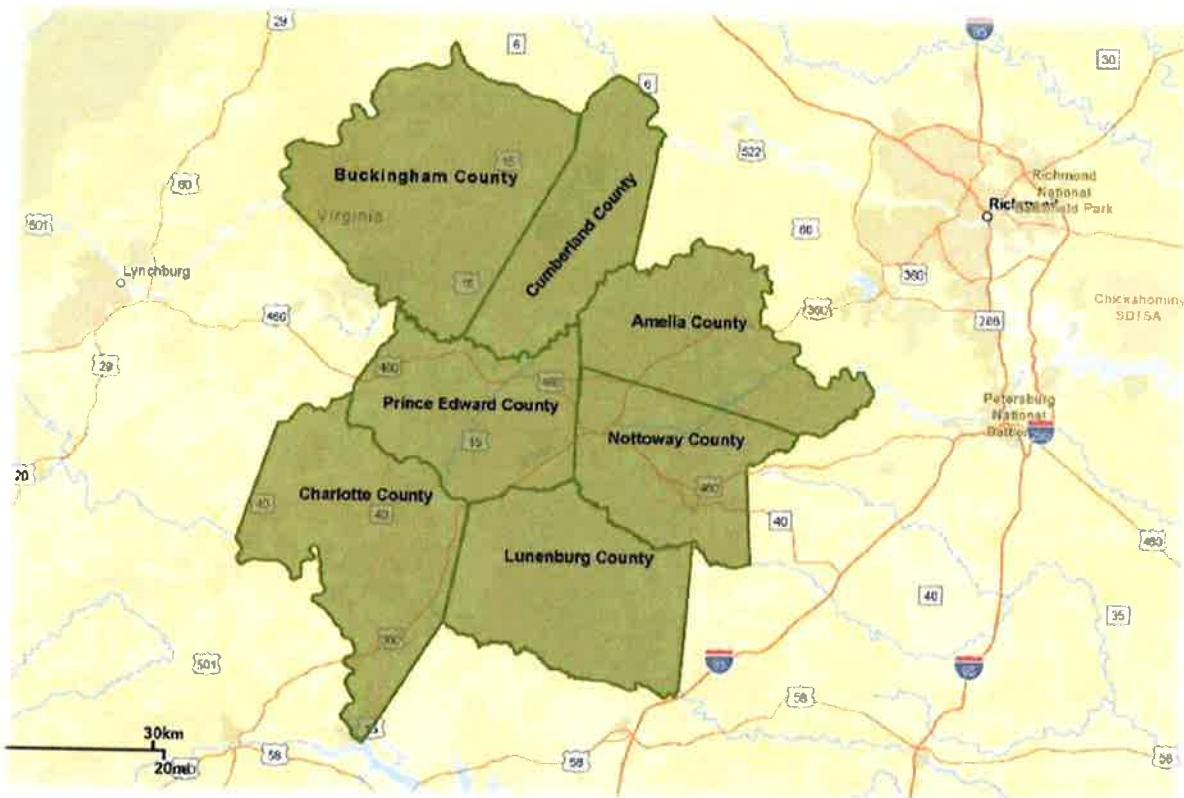
Reporting of Patients Serviced January 2024

Program Name	County	Number of Face to-Face Services	Patients Served	Patient Gender		Number of Children 17 and under	Number of Seniors 65 and above	Number of Veterans
				F	M			
Emergency Services	Charlotte	6	4	2	2	0	1	0
Evaluation / Assessment	Charlotte	14	9	5	4	2	0	0
Medical Services	Charlotte	0	0	0	0	0	0	0
Mental Health Case Management	Charlotte	270	111	57	54	18	7	1
Mental Health Outpatient	Charlotte	0	37	22	15	12	1	1
Mental Health Skill Building	Charlotte	65	6	3	3	0	1	0
Substance Abuse Case Management	Charlotte	6	4	3	1	0	1	1
Substance Abuse Outpatient	Charlotte	28	12	5	7	0	1	1
Town House Psychosocial Rehabilitation	Charlotte	0	0	0	0	0	0	0
Unduplicated Totals: All Clinical Programs	Charlotte	456	183	97	86	32	12	4

*Face-to-Face Services are reported as services where Crossroads staff provides a service directly to a patient, except:

- a.) Emergency Services are reported as Preadmission Screenings related to possible psychiatric hospitalization, and
- b.) Town House Psychosocial Rehabilitation services are reported as Days of Attendance at the Program location.

**Request for Public Funding Investment
for the Creation of
Virginia's Heartland Regional Economic Development Alliance**



100,000+
population

47,000+
labor force

18,000+
employed

South Central Virginia, the state's Heartland region, has come out of the pandemic poised for economic development. The area benefits in part to adjacency to metropolitan areas which are in growth mode. The time is right for the seven counties (Amelia, Buckingham, Charlotte, Cumberland, Lunenburg, Nottoway, and Prince Edward) to work together to advance the economic prospects of this region by adding capacity to local economic development, preparing for job growth and new investment, supporting start-up businesses and existing employers in the area, and working together to plan for and fund needed infrastructure to increase the competitiveness of this region.

To support economic growth across the region, there is a need for prioritized, high-quality economic development programs and staff. Investing in quality leaders, tailoring efforts to specific county needs, and establishing clear goals with firm timelines are crucial. Collaboration with colleges and small businesses, alongside emphasis on character and skill-building, can enhance program effectiveness.

Leveraging resources and opportunities through collaboration and partnerships is essential for regional growth. The region needs to develop stronger ties to programs at Virginia Economic Development Partnership (VEDP) to successfully market the region. Identifying suitable development sites, bolstering trade programs, and establishing strong partnerships can harness the region's potential for economic growth. Progress in one county can serve as a catalyst for regional development and attract attention to neighboring counties.

Based on the mission of the organization, the work it intends to carry out, and best practices of regional economic development organizations, it is recommended the new Regional Economic Development Organization (REDO) incorporate as a 501(c)(3) nonprofit corporation. This status will allow for the widest range of public, private, grant, and foundation sources of funding.

The 501(c)(3) nonprofit organization is a charitable nonprofit, whereby the private sector investment is treated as a charitable deduction. The 501(c)(6) organization is a nonprofit association, whereby the private sector investment is treated as a business expense. Many nonprofit EDOs have both a 501(c)(6) that allows for stronger public policy support and a 501(c)(3) for operations. While not a public agency, nonprofit corporations have extensive annual reporting requirements that provide a view into the spending and actions of the organization. Over time, the REDO may determine that an accompanying 501(c)(6) is desirable.

Public-private nonprofit corporations receive annual appropriations from local governments and private sector investment. Funding is typically 50% public and 50% private. This structure type offers several advantages in economic development: Ability to raise private sector funds to supplement public funding, private sector leadership balancing the waxing/waning support of elected leaders, confidentiality, flexible staff compensation structure, insulating the local government entity in economic development transactions, nimbleness, and flexibility of expenditures. Efficiency is another reason for their popularity. There are few disadvantages of this structure. One is reliance on multi-year pledges of private funding.

Public/private partnerships enable governments to deliver public infrastructure/services and leverage the financial resources and expertise of the private sector. Well organized and managed REDOs can create social value through on-time and on-cost delivery, generating efficiency gains and offering innovation in project design, incorporation of global expertise, and accessing new sources of capital. A cohesive region with a unified vision and voice will be more successful than local entities going it alone.

The counties that make up the proposed new REDO face economic challenges that require professional attention and action. The effectiveness of past economic development programs and staff is uncertain in today's economy and needs redesigning. Leveraging resources, strengthening regional ties, and supporting economic growth are essential for the region to thrive. With focused efforts and collaboration, the region has the potential to improve its economic standing and promote growth.

After conducting a comprehensive feasibility study to gauge public and private sector support for a new regional economic development organization, a national independent consulting firm (Convergent Nonprofit Solutions) found favorable dynamics for the launch of a fundraising campaign to secure private financial commitments to implement a robust, proactive economic development plan, to include resources to staff the new organization. There was overall receptivity and strong indications of financial support.

Alignment & Formalized Strategy: Many of those interviewed were excited to see a thorough plan and an interest in the counties working together. Many of the counties and private sector interviewees indicated a broad showing of support, through dollars and or time invested in volunteering.

Recognition of Need: Most interviewees understand that for the new REDO to be successful, a campaign is warranted to sufficiently fund and implement the strategic plan to achieve anticipated results. There is appreciation that leadership is visioning forward and setting forth a path, rather than coasting. The philosophy is that growth is forthcoming and business leaders want to get ahead with strategic intent.

Positive Trends in Feedback: Trends of positive response and support indicators of the new REDO's vision and subsequent fundraising campaign were strong.

Timing: The timing is right. Enthusiasm is being generated and the momentum is building. The timing is right to be visiting both the public and private sectors in the coming months for consideration of investment.

Given the consideration and analysis of present conditions, the consultant recommended a private sector goal of \$240,000-\$300,000 per year. Convergent identified the appropriate mix of critical elements to support a successful fundraising campaign. In consideration for the findings outlined above, and with application of appropriate response to recommendations, a funding campaign with a goal range of \$1.2 million to \$1.5 million from all funding sources beyond the public sector, is reasonable and attainable for a 5-year period.

The Commonwealth Regional Council (CRC) signed an agreement with Convergent on March 1, 2024 to begin the Fundraising Campaign April 1, 2024. Until funding pledges are received, the CRC will be paying all costs of the Consultant until pledges or public funds are received to reimburse the CRC for these expenses. The CRC will be overseeing the creation of the new REDO – Virginia's Heartland Regional Economic Development Alliance.

Implementation Timeline

Year 1 is expected to be a startup year for the organization and programming. In Year 2, programming expands as resources grow. The organization begins to mature in Year 3 with more large scale and outward-facing initiatives. Implementation is dependent upon the support of the seven localities and allies and funding.



Steps to be taken by Commonwealth Regional Council to assist with the creation of the Virginia's Heartland Regional Economic Development Alliance:

1. Currently five (5) of the seven (7) counties in the CRC are not members of any Regional Economic Development Organization. Two (2) counties - Charlotte and Lunenburg, are members of the Virginia's Growth Alliance (VGA). VGA's membership includes: Brunswick County, Lunenburg County, Charlotte County, Greensville County, Mecklenburg County and the City of Emporia.
2. The CRC was tasked by its seven (7) counties to consider the formation of a new Regional Economic Development Organization for the footprint of the CRC.
3. The CRC received a GO Virginia Enhanced Capacity Building Grant award to conduct a feasibility study for the creation of a Regional Economic Development Organization (REDO) to include a Strategic Plan and Fundraising Feasibility Study. These products have been completed. The CRC, all seven counties and Longwood University (as a partner) provided matching funds to conduct and complete this Study.
4. As a result of the Study's findings, the Commonwealth Regional Council took action in December 2023 to move forward with the creation of the Virginia's Heartland Regional Economic Development Alliance (VHREDA).
5. As a result, the Commonwealth Regional Council entered into an agreement with Convergent Nonprofit Solutions beginning April 1, 2024 to begin a private fundraising campaign with a five-year VHREDA goal of \$1.2 to \$1.5 million. The CRC will be reimbursed for costs from local public investments/private pledges received for the VHREDA.
6. The Commonwealth Regional Council also took action to determine public funding investment for VHREDA will be \$2.50 per capita from the seven counties of the region and Longwood University as a partner, with a minimum floor investment of \$25,000. The CRC is currently seeking FY24-25 investments from all seven CRC counties and Longwood University. Total anticipated annual public investment is \$278,573.
7. The Commonwealth Regional Council will also be moving forward to establish the VHREDA as a 501(c)3 non-profit for acceptance of VHREDA funding.
8. The Commonwealth Regional Council will oversee the creation of the VHREDA and will be developing a Memorandum of Understanding for its services with the newly created VHREDA.
9. A Start-Up Board of Director's Meeting will be held the first week of April 2024. County Administrators from each County and a representative of Longwood University will be invited to attend.

The return on investment of these types of public/private partnerships is substantial. Often it is two to three times the direct wages that new jobs provide and reach every employer and business in a region. Now that the Private Fundraising Agreement has been finalized, the Consultant will take feedback from the stakeholder interviews to refine the plan based on the feedback from key stakeholders to finalize the plan. Once the VHREDA Start-Up Board of Directors has met and specifics of the VHREDA strategic plan are finalized, the Consultant will provide a detailed analysis of potential impacts to the region based on numbers of jobs, the industries targeted, and the earnings that these jobs inject into our region. These ripple effects will be estimated using Bureau of Economic Analysis economic

multipliers specific to our service area. This analysis will be completed before VHREDA private-sector solicitations begin.

Based on the completed Strategic Plan and Fundraising Feasibility Study, the Commonwealth Regional Council has determined the public funding investment to be set at \$2.50 per capita with a floor minimum of \$25,000 for all seven county members and Longwood University. The total anticipated public funding is \$278,573 per year.

Therefore, the Commonwealth Regional Council as the oversight agency for the creation of the Virginia's Heartland Regional Economic Development Alliance, is requesting public funding investment of \$28,688 for Charlotte County for FY24-25 to participate in the Virginia's Heartland Regional Economic Development Alliance.

NOTE: 2022 US Census Population Estimates Program (PEP – updated annually). Charlotte Population – 11,475.

Please see attached supporting documentation. If you any questions, please contact Melody Foster, Executive Director, 434-392-6104 (ext 202) or mfoster@virginiasheartland.org