

**CAMPBELL COUNTY  
PLANNING COMMISSION  
RECOMMENDATION REPORT  
JANUARY 6, 2026**



**CAMPBELL COUNTY GOVERNMENT**  
**PLANNING COMMISSION**

<b><u>Commission Member</u></b>	<b><u>District</u></b>
David Gough	Altavista
Dean Monroe Chair	Brookneal
Megan Witt	Concord
Michael Condrey	Rustburg
Robert Otero	Spring Hill
John Thilking Vice Chair	Sunburst
Trish Hedges	Timberlake
Charlie Watts	Board of Supervisors Representative

**Staff**

Kate Reusch	Planner
Brian Stokes	Community Development Director
Paul Harvey	Assistant County Administrator

## MEETING AGENDA

<b>Case</b>	<b>Applicant</b>	<b>Request</b>	<b>Recommendation</b>
PL-25-236	Tony Wood	Special Use Permit 250' Flag Pole	Approval
PL-25-238	Tim Geisland	Special Use Permit Mixed Use Residential Structure	Approval
PL-25-243	Ed Willman	Rezoning A-1 to R-MH	Denial
PL-25-248	Morgan Vickery	Special Use Permit Solar Facility	Approval

**Please note that decisions made by the Planning Commission are not final until after the Board of Supervisors confirms the recommendations on January 6, 2025.**

# CAMPBELL COUNTY

## ZONING DISTRICTS

### Agricultural Districts

**A-1** Agricultural

### Residential Districts

**R-SF** Single Family

**R-MF** Multi Family

**R-MH** Manufactured Housing

### Business Districts

**B-LC** Limited Commercial

**B-GC** General Commercial

**B-HC** Heavy Commercial

### Industrial Districts

**I-G** Industrial Heavy

**I-H** Industrial General

# **EXCERPTS FROM CODE OF VIRGINIA**

## **ZONING**

### **§ 15.2-2200. Declaration of legislative intent.**

This chapter is intended to encourage localities to improve the public health, safety, convenience and welfare of its citizens and to plan for the future development of communities to the end that transportation systems be carefully planned; that new community centers be developed with adequate highway, utility, health, educational, and recreational facilities; that the need for mineral resources and the needs of agriculture, industry and business be recognized in future growth; that residential areas be provided with healthy surroundings for family life; that agricultural and forestal land be preserved; and that the growth of the community be consonant with the efficient and economical use of public funds.

### **§ 15.2-2283. Purpose of zoning ordinances.**

Zoning ordinances shall be for the general purpose of promoting the health, safety or general welfare of the public and of further accomplishing the objectives of § 15.2-2200. To these ends, such ordinances shall be designed to give reasonable consideration to each of the following purposes, where applicable: (i) to provide for adequate light, air, convenience of access, and safety from fire, flood, crime and other dangers; (ii) to reduce or prevent congestion in the public streets; (iii) to facilitate the creation of a convenient, attractive and harmonious community; (iv) to facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements; (v) to protect against destruction of or encroachment upon historic areas; (vi) to protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health, or property from fire, flood, panic or other dangers; (vii) to encourage economic development activities that provide desirable employment and enlarge the tax base; (viii) to provide for the preservation of agricultural and forestal lands and other lands of significance for the protection of the natural environment; (ix) to protect approach slopes and other safety areas of licensed airports, including United States government and military air facilities; (x) to promote the creation and preservation of affordable housing suitable for meeting the current and future needs of the locality as well as a reasonable proportion of the current and future needs of the planning district within which the locality is situated; and (xi) to provide reasonable protection against encroachment upon military bases, military installations, and military airports and their adjacent safety areas, excluding armories operated by the Virginia National Guard. Such ordinance may also include reasonable provisions, not inconsistent with applicable state water quality standards, to protect surface water and ground water as defined in § 62.1-255.

## MEMORANDUM

To: Board of Supervisors  
From: Kate N. Reusch, Planner *KNR*  
CC: Paul E. Harvey, Assistant County Administrator *PEH*  
Subject: Special Use Permit #PL-25-236 (7566 Wards Road)  
Date: December 2, 2025

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### **General Information**

**Applicant:** Tony Wood  
**Owner:** Wood Family Investments, LLC  
**Request:** Special Use Permit in the B-GC district to allow for a 250ft flagpole  
**Location:** 7566 Wards Road  
**Election District:** Spring Hill  
**Tax Map Number(s):** 43-A-57  
**Acreage:** 2.795 +/- acres  
**Magisterial District:** Flat Creek (2020 population 19,313)

### **Subject Property Analysis**

The applicant is seeking to erect a 250' flagpole as part of The Ultimate Sacrifice Flag Foundation Memorial that will be located at the site. County Code 22-12.1.30 allows, with a special use permit, "a building or structure serving a permitted B-GC district use, but exceeding the maximum height established for a B-GC district." The applicant had originally indicated that a manufactured home sales center would also be located on the property but stated to the Planning Commission that he may lease a portion of the property to another business. The maximum permitted height is 70' in the B-GC zoning district. The applicant has submitted the request to the FAA, and they have determined that the structure would pose no hazard to aircraft. The structure's current wind speed rating with a flag does not meet building code requirements, if the special use permit was approved the applicant would need to provide engineered drawings and inspections through a third party to ensure compliance.

### **Land Use Compatibility**

This request is generally consistent with the Comprehensive Plan.

## Conditions

The Planning Commission may recommend, and the Board of Supervisors may impose any reasonable conditions upon approval of the permit. Staff recommends the following conditions: the applicant utilizes the site in conformance with the use described in the narrative and shown on the survey submitted with this request.

## Recommendation

This Planning Commission recommended approval of the request with staff recommended conditions by a vote of 7-0.

## Site Data

Surrounding Zoning: The area is mixed use in nature. Zoning in the vicinity is B-GC (Business – General Commercial); A-1 (Agricultural).

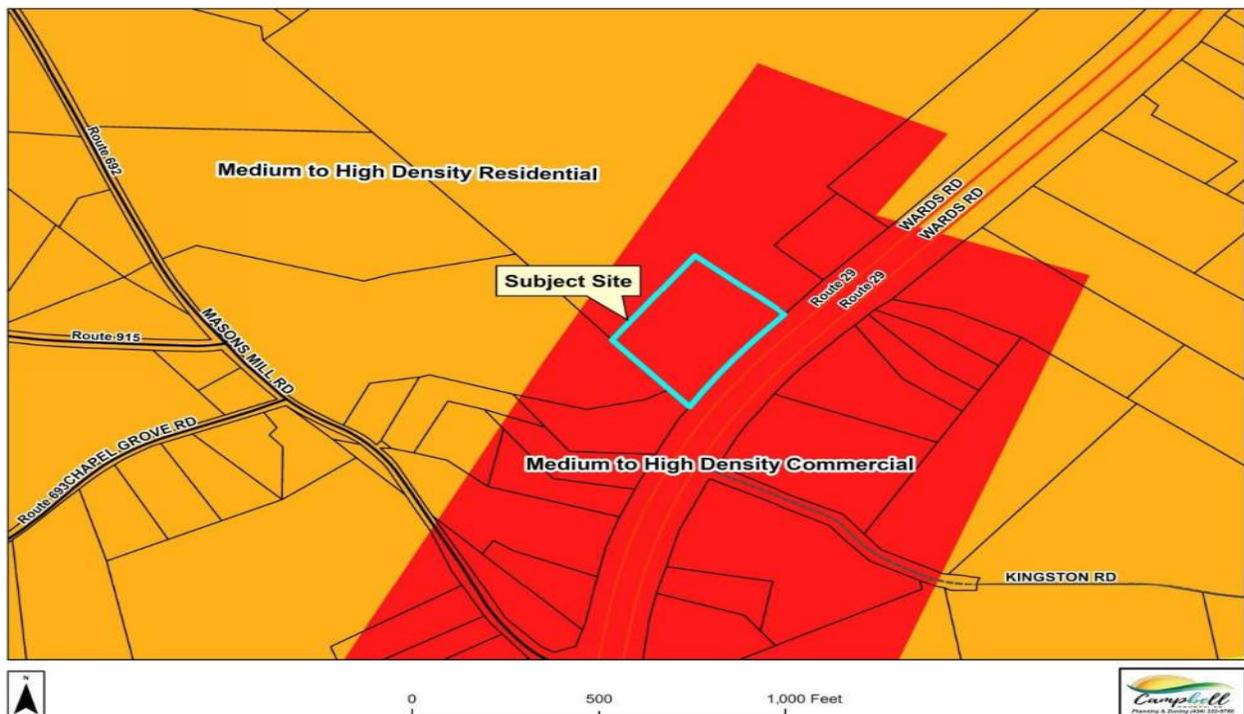
Land Use/Floodplain: The property does not lie within any FEMA 100-year flood zones.

Access and Traffic: The parcel would be accessed by one proposed entrance on Wards Road - Route 29 (average daily traffic 4,400 vehicles).

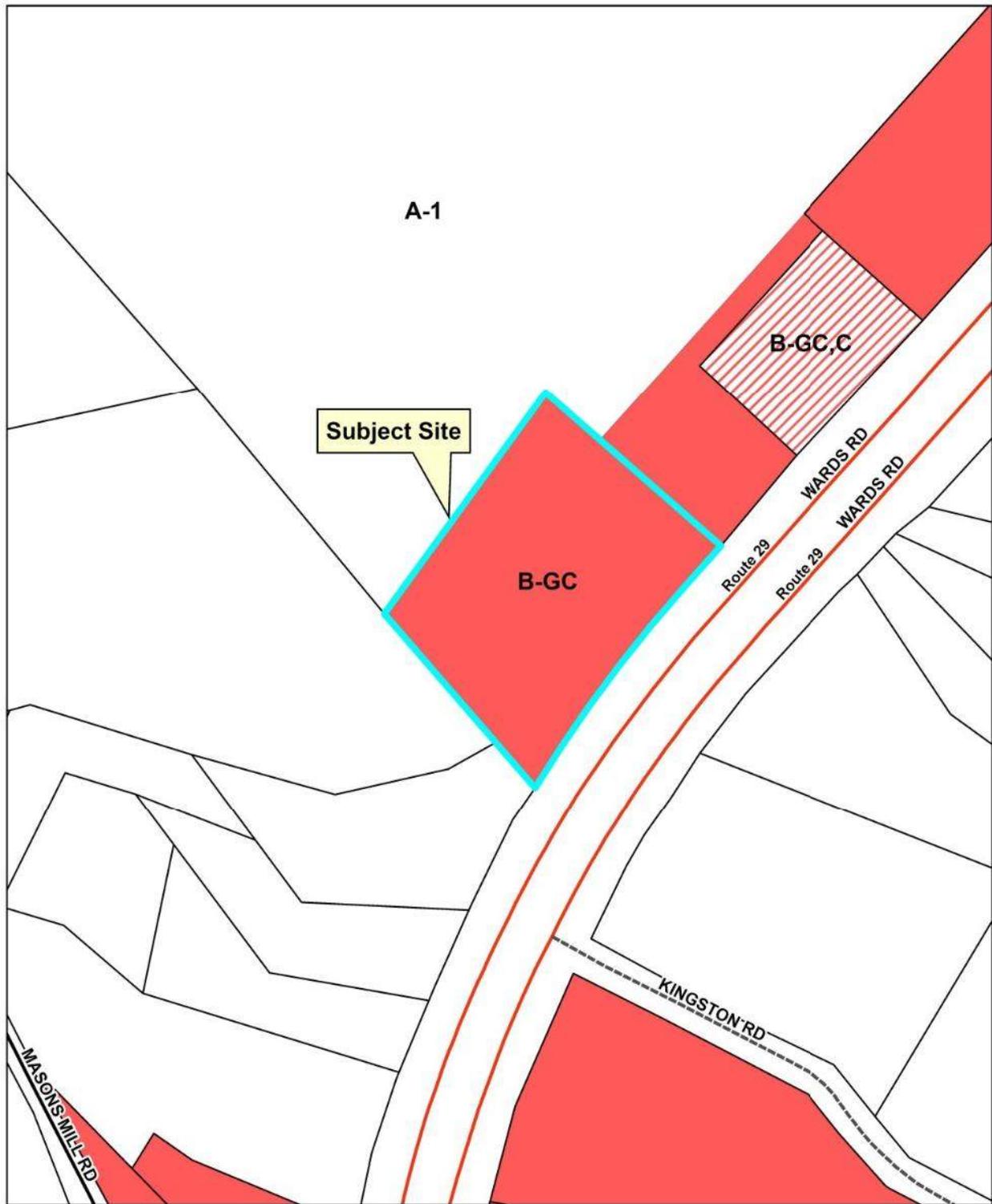
Utilities: The parcel is served by private well and on-site septic system.

Comprehensive Plan: The property is located in an area designated as medium to high density commercial.

## **Comprehensive Plan Map**



# Zoning Map



# Aerial Map

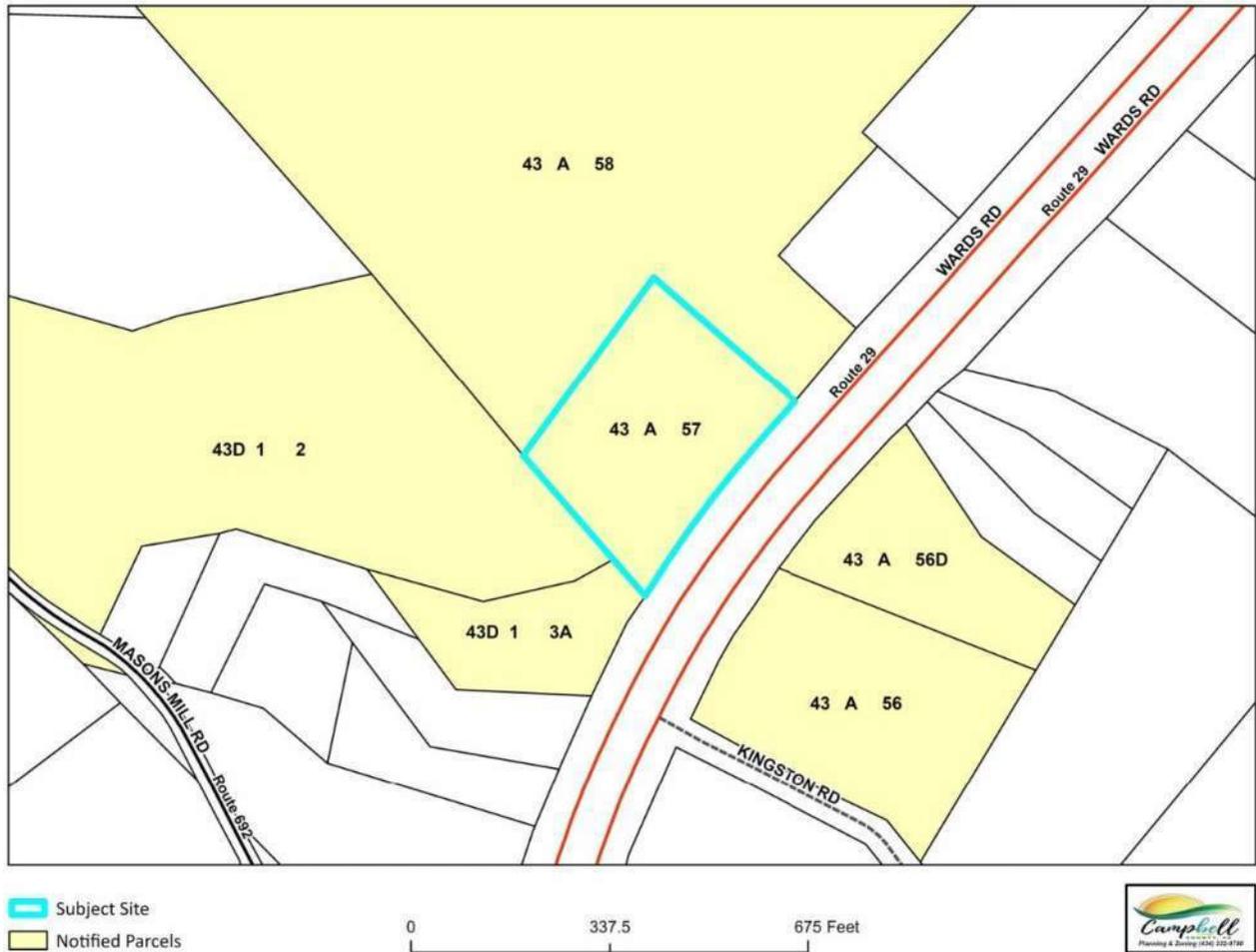


0 115 230 Feet



## Public Notification

In accordance with Section 15.2-2204, Code of Virginia of 1950, as amended, all adjoining property owners and those located immediately across the street of the subject parcel were notified by mail of the rezoning request. At the time of this report, no comments in support or opposition of the request have been received.



**Purpose**

The overall purpose of the 250' flagpole is to remember those who made the ultimate sacrifice for their purpose in life. The flagpole is the main focal point of the nonprofit organization known as "The Ultimate Sacrifice Flag Foundation". The foundation exists to remember those who gave their lives as a Christian Missionary, First Responder, or in the Military.



**Tony Wood**  
**Owner**  
**Redwood Property Investments**

LINE	BEARING	DISTANCE
L1	S 41°50'00" W	75.74'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	343.50'	1909.86'	10°18'18"	S 36°40'51" W	343.04'

*Katherine Pugh* DATE *7/24/25*  
 AGENT FOR THE BOARD OF SUPERVISORS  
 APPROVED FOR RECORDATION  
 IN ACCORDANCE WITH CHAPTER 21  
 SEC. 21-*3* OF THE  
 CAMPBELL COUNTY CODE  
 PLAT FEE \$ *29*

IDYL HOUR 1984 L.L.C.  
 INST# 220000149  
 TM# 43-A-58

20' OH/UG  
 VEPCO EASEMENT  
 INST# 230002243

15' OH/UG  
 VEPCO EASEMENT  
 INST# 230002243

15' OH/UG  
 VEPCO EASEMENT  
 INST# 230002243

2.795 AC.  
 TM# 43-A-57

1 STORY  
 FRAME  
 #5766  
 DILAPIDATED

**LEGEND**

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- ⊙ WELL
- ⊙ ELECTRIC POLE
- ⊔ GUARDRAIL
- ⊙ TELEPHONE POLE
- TELEPHONE PEDESTAL
- OH E— OVERHEAD ELECTRIC
- OH T— OVERHEAD TELEPHONE
- VDOT MON. HIGHWAY MON.

ALBERT J. CALLAHAN  
 WILL INST# 090000418  
 TM# 43D-1-2

JASON WATTS  
 INST# 220007575  
 TM# 43D-1-3A

THIS PLAT DOES NOT CONSTITUTE  
 A SUBDIVISION UNDER THE CURRENT  
 CAMPBELL COUNTY SUBDIVISION  
 AND/OR ZONING ORDINANCES

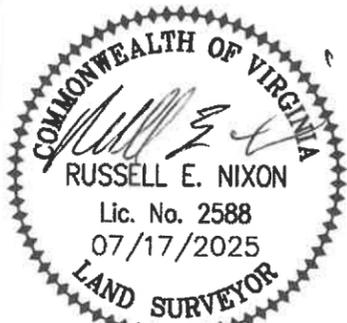
**NOTES:**

1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
2. THIS PROPERTY IS NOT IN A FLOOD ZONE. THIS PROPERTY IS IN UNSHADED FLOOD ZONE X AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP(S).
3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.
4. THIS PROPERTY IS SERVED BY PRIVATE WATER AND PRIVATE SEWER.



**PAID**  
 \$25 A/R  
 VOID if not recorded  
 within six (6) months

SOURCE OF TITLE  
 GARY P. HUBBARD  
 INST# 020003849  
 TM# 43-A-57



**SURVEYED FOR:**

**Nixon Land Surveying, L.L.C.**  
 1063C Airport Road  
 Lynchburg, VA 24502  
 Phone: (434) 237-3600  
 Fax: (434) 237-0699  
 Email: russ@nixonlsec.com  
 www.nixonlsec.com

**TONY WOOD**

PLAT SHOWING RESURVEY OF  
 2.795 ACRES PROPERTY OF  
 GARY P. HUBBARD  
 AT #5766 WARDS RD.  
 FLAT CREEK DIST., CAMPBELL COUNTY, VIRGINIA

COMM. NO.: 2025148	REVISED:
SCALE: 1"=80'	DR. BY: WAR/JRC
SHEET: 1 OF 1	DATE: 07/14/25
CHK. BY: REN	DRW. NME.

DO NOT MOVE AN ANCIENT BOUNDARY STONE OR ENCROACH ON THE FIELDS OF THE FATHERLESS. PROVERBS 23:10 (NIV)

## ESTIMATE

The Flagpole Company  
171 Twin Lake Dr  
Onsted, MI 49265-9507

orders@flagpolecompany.com  
+1 (800) 805-9728  
www.flagpolecompany.com

# THE FLAGPOLE COMPANY

"The Flagpole Professionals"



**Bill to**  
Tony Wood  
Redwood Property Investments  
Project:  
250ft Evington VA 24550

**Ship to**  
Tony Wood  
Redwood Property Investments  
Project:  
250ft Evington VA 24550

### Estimate details

Estimate no.: 1309663  
Estimate date: 10/02/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>LMS-250</b>	250' x 48" Butt Dia. x .500" Wall Internal Halyard Electric Winch, Ground Sleeve Set A-36 Carbon Steel Landmark Series Flagpole.	1	\$192,000.00	\$192,000.00
2.	<b>60X100N-USA</b>	60'x100' Outdoor Sewn Nylon American Flag. Reinforced Fly End and Lock Stitching. Made in the USA	1	\$8,985.00	\$8,985.00
3.	<b>Dedicated Freight</b>	Dedicated Freight to Evington VA 24550 Requires Two Trucks.	1	\$6,900.00	\$6,900.00
4.	<b>LMS-150-Details With Installation</b>	The Flagpole Company accepts no liability for foundation design or embedment depth unless foundation engineering is done by us. All permitting, FAA , City & local approvals are the responsibility of the buyer.	1	\$123,300.00	\$123,300.00

#### Possible additional Fees:

\*Stamped Engineering for flagpole & foundation: \$1,600.00

\*Engineering may change the cost of the flagpole & or installation.

Spoils to remain on site: \$2500.00 additional if we haul away.

Freight: is for one complete dedicated shipment.

If ground sleeves ships ahead additional fees will apply.

If access site is hindered for equipment

additional fees may apply.  
Installation is for good firm soil. Any rocks or hindrances or loose or wet soils encountered requiring additional labor time, equipment may result in additional fees.

\*\*\*NOTE: This quote is for normal excavation & does not include a SLURRY DRILL if needed due to poor soils.\*\*\*

Material: Material: A-36 Carbon Steel  
Standard Finish: 2 Part Epoxy Paint, Color Choice White, Gray, Dark Brown, Black  
Overall Length: 275ft  
Exposed Height: 250ft  
Shipping Sections: 7  
Field Welds: 6.625  
Top Diameter: 6.0"  
Butt Diameter: 48"  
Wall Thickness: .0500  
Flagpole Shaft Weight: 52000 lbs.  
Max Unflagged Wind Speed: 130 mph  
Max Flagged Wind Speed: 90 mph  
Standard Flag Size: 50'x100' (Flag Sold Separately) To be removed during high wind events.  
Standard Electric Winch Included.  
\*Electrical service by others.  
Cast Aluminum Internal Revolving Truck Assembly.  
Removeable Locking Door Frame Access Panel.  
18" Heavy Duty Revolving Truck Ball Assembly WITH 1.25" SS Steel Spindle.  
4.5" Stainless Steel Snap Hooks.  
3/8" SS Quick Links.  
Beaded Retainer Rings.  
420' 1/8" SS Aircraft Cable  
Plastic Covered Counterweight With Beaded Sling.  
Machine Spun Aluminum Flash Collar.  
Galvanized Corrugated Ground Sleeve.  
Complete Installation Instructions.  
Installation Tech Support.  
Warranty: 1 Year Hardware. Cables & Flags not Included.  
All Landmark Series Flagpoles Ship Dedicated Freight at additional cost.  
Origin: MADE IN THE USA.

Lead Time is 6 to 12 weeks for Delivery.  
Lead times are not guaranteed.  
50% Deposit Required to Process the order.  
Balance due upon Completion.  
Estimate is good for 30 days.

**Total**

**\$331,185.00**

**1.Sponsor**

Name: Tony Wood  
 Attn of: Redwood Property Investments LLC  
 Address: 1785 Dearborn Road  
 City: EVINGTON  
 State: Virginia  
 Zip: 24550  
 Country: US  
 Phone: +1-1-434-907-7650  
 Fax:

**9.Latitude:** 37° 12' 43.16" N

**10.Longitude:** 79° 12' 5.15" W

**12.Nearest**  
 State: VA  
 County: Campbell

**13.Nearest Public Use** LYH  
**Airport:**  
*(or Military Airport/Heliport)*

**14.Distance from Airport** 41290 ft

**to Structure:**

**15.Direction from Airport** 180°

**to Structure:**

**16.Site Elevation (SE):** 884 ft

**17.Structure Height (AGL):** 250 ft

**18.Overall Height (AMSL):** 1134 ft

**19.Prior ASN (if applicable):**

**20.Description of Location:**

5766 Wards Road Evington VA 24550

**21.Description of Proposal:**

Add a 250' flagpole

**2.Sponsor's Representative**

Name: Tony Wood  
 Attn of: Tony Wood  
 Address: 1785 Dearborn Road  
 City: EVINGTON  
 State: Virginia  
 Zip: 24550  
 Country: US  
 Phone: +1-1-434-907-7650  
 Fax:

**3.Notice of:** New Construction

**4.Duration:**

Permanent (Months:0 Days:0)

**5.Work Schedule:**

**6.Type:** Flagpole

**7.Marking/Lighting:** Other

**8.FCC Antenna**

**Registration Number:**  
*(if applicable)*

**Frequencies:**

[View Frequencies](#)

**Letters:**

16 10 2023 DET

Privacy Act Statement (5 U.S.C. § 552a(e)(3)): Authority: Information solicited by the Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) is authorized by 49 U.S.C. § 44718 and 47101 Purpose: The FAA OE/AAA is an application used to evaluate all structures that may affect the national airspace system and defend against potential hazards to the safety and efficient use of the navigable airspace. The information collected is used to allow a user access to the OE/AAA and to administer the Aeronautical Study Process. Routine Uses: In accordance with the Privacy Act system of records notice, DOT/ALL 16 Mailing Management System and DOT/FAA 826 Petitions for Exemptions, Other than Medical Exemptions this information may be disclosed to officials within the federal government and the public in general. DOT/ALL 13 - Internet/Intranet Activity and Access Records, this information is routinely used; • To provide information to any person(s) authorized to assist in an approved investigation of improper access or usage of DOT computer systems; • To an actual or potential party or his or her authorized representative for the purpose of negotiation or discussion of such matters as settlement of the case or matter, or informal discovery proceedings; • To contractors, grantees, experts, consultants, detailees, and other non-DOT employees performing or working on a contract, service, grant cooperative agreement, or other assignment from the Federal government, when necessary to accomplish an agency function related to this system of records; and • To other government agencies where required by law.

Disclosure: Submission of the information is voluntary, however, failure to submit requested information will result in FAA's inability to grant you access to the system and may result in an inability of the FAA to process the notice or administer the aeronautical study process for the construction, alteration, activation, or deactivation proposed.



U.S. Department of  
Transportation  
Federal Aviation  
Administration

*Failure to Provide All Requested Information May Delay Processing of your  
Notice*

### Notice of Proposed Construction or Alteration

FOR FAA USE ONLY

Aeronautical Study  
Number  
2025-AEA-12001-OE

Status: Determined - No  
Hazard

## MEMORANDUM

To: Board of Supervisors  
From: Kate N. Reusch, Planner *KNR*  
CC: Paul E. Harvey, Assistant County Administrator *PEH*  
Subject: Special Use Permit #PL-25-238 (20635 Timberlake Road)  
Date: December 2, 2025

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### **General Information**

**Applicant:** Tim Geisland of Verita Building Co.  
**Owner:** Timberlake Corner, LLC  
**Request:** Special Use Permit in the B-GC district to allow for a mixed-use residential structure  
**Location:** 20635 Timberlake Road  
**Election District:** Timberlake  
**Tax Map Number(s):** 12J-11-11A  
**Acreage:** 0.38 +/- acres  
**Magisterial District:** Tomahawk (2020 population 3,938)

### **Subject Property Analysis**

The applicant is seeking to construct a 3-story mixed use structure with approximately 11,424 sq. ft. The first floor would contain 3,688 sq. ft. of retail space with 6 residential units on the second and third floors. The PEC met on November 6, 2025 to discuss the project and notes from that meeting are included.

### **Land Use Compatibility**

This request is generally consistent with the Comprehensive Plan.

### **Conditions**

The Planning Commission may recommend, and the Board of Supervisors may impose any reasonable conditions upon approval of the permit. Staff recommends the following conditions: the applicant utilizes the site in conformance with the use described in the narrative and shown on the survey submitted with this request.

### **Recommendation**

The Planning Commission recommended approval of this request with staff recommended conditions by a vote of 7-0.

## **Site Data**

Surrounding Zoning: The area is mixed use in nature. Zoning in the vicinity is B-GC (Business – General Commercial); R-SF (Residential – Single Family); R-MF (Residential – Multi Family).

Land Use/Floodplain: The property does not lie within any FEMA 100-year flood zones.

Access and Traffic: The parcel would be accessed by two existing entrances, one on Timberlake Road – Route 460 (average daily traffic 24,000 vehicles) and one on Tanzalon Drive - Route 796 (no traffic data available).

Utilities: The parcel is served by public water and sewer.

Comprehensive Plan: The property is located in an area designated as medium to high density commercial.

## **Comprehensive Plan Map**



# Zoning Map



# Aerial Map



0 45 90 Feet



## Public Notification

In accordance with Section 15.2-2204, Code of Virginia of 1950, as amended, all adjoining property owners and those located immediately across the street of the subject parcel were notified by mail of the rezoning request. At the time of this report, no comments in support or opposition of the request have been received.



**From:** [Shrader, Karissa M.](#)  
**To:** [Norm Walton \(nwalton@perkins-orrison.com\)](#); [Inc. \(Rebecca\) Perkins & Orrison \(RCarroll@Perkins-Orrison.com\)](#); [veritasynchburg@gmail.com](#)  
**Subject:** PEC Meeting Summary - Timberlake Corner, LLC - Mixed Use Residential  
**Date:** Friday, November 7, 2025 4:16:59 PM  
**Attachments:** [80-6907 Timberlake WL Shelor to Silver Spring.pdf](#)  
[80-7502 Tanzalon Drive.pdf](#)  
[Pages from 80-9443 Tomahawk Ph2 - Yellowstone Indian Ridge Westridge ventura terrace hill powtan beechwood cambridge.pdf](#)

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Dear Norm,

The Project Evaluation Committee met on Thursday, November 6, 2025 at 10:30 AM to discuss the plan for the Timberlake Corner, LLC - Mixed Use Residential. The following is a synopsis of the meeting; it does not necessarily reflect all comments or indicate all requirements of the permitting process.

Present:

Norman Walton	Perkins & Orrison, Inc.
Corey Argentino	Owner/Developer
Paul Harvey	Assistant County Administrator
Karissa Shrader	Zoning Administrator
Kate Reusch	Planner
Zachary Lee	Plan Reviewer
Randall Johnson	Fire Marshal
Daniel Brown	Virginia Dept. of Transportation (VDOT)
Steven Wright	Virginia Dept. of Transportation (VDOT)
Kelly Cole	Virginia Dept. of Transportation (VDOT)
Tim Wagner	Campbell County Utilities & Services Authority (CCUSA)
Todd Asselborn	Campbell County Utilities & Services Authority (CCUSA)

### Overview

The developer is looking to build a mixed-use building on the corner of Tanzalon Dr. and Timberlake Rd. The ground floor would be retail/commercial use with apartments on the second and third floors. The property currently has an old house on the property that was most recently used as a massage business. That structure would be demolished, and this new building would take its place. Due to the size of the parcel, an underground detention system would be needed for stormwater. There is both public water and public sewer available for this site. The property would be served by two entrances, one shared entrance with the adjoining parcel and a second entrance from Tanzalon. The second entrance will be pushed as far back from Timberlake Rd as possible. The adjoining property is owned by the same developer along with several other properties there along Timberlake and Beechwood.

### VDOT

The biggest concern here is trip generation and how the site's going to flow. An AME

for the entrance on Tanzalon will be needed and the existing shared entrance on Timberlake Rd doesn't currently meet throat length. The trip generation information will determine if any kind of turn lane will be required. It has also been discussed about adding curb and gutter through this section. This is a small parcel and tough to develop for entrances. Sidewalks would be a good idea here, especially with the pedestrian crossing that was being evaluated at Powatan Dr. One has been finished on Waterlick Rd and now working on Oakdale so sidewalks are coming this direction. VDOT requested an additional TEAMS meeting to discuss all of the developments on Timberlake.

#### E&S

Full plan will be reviewed when submitted. Stormwater to discharge into ditch along Timberlake Rd from underground detention system. Ensure the underground detention meets the set back requirements from the building per the manufacturer.

#### AEP

When ready, contact the service center 888-710-4237 when ready to apply for service for the residential building. That will get a technician assigned to the project to evaluate the service, usage load, etc, Any existing facilities that would need to be moved for this construction would be charged to the customer at total costs

#### CCUSA

Based on the description of the project, you'd want a 2" master meter there that would be installed by CCUSA at cost plus 15%. It is suggested to do a flow test or get a private booster pump for the upper floors as there may be a pressure issue because of the height of the building. It is estimated about 32 PSI there. CCUSA would probably abandon the existing water and sewer service and put in a 6" commercial service at cost plus 15%. Record drawings for the area can be provided. The concept plan shows trees near the sewer lines. There should not be trees close to the water or sewer lines. A backflow prevention would be required and CCUSA will look into the missing fire hydrant. **\*See attachments\***

#### Assistant County Administrator

Will sidewalks be required here? If introducing a residential use, they should be considered. This conversation is continued with VDOT and the Zoning Administrator.

#### Fire Marshal

System is showing a fire hydrant on the corner of Tanzalon Rd and Timberlake Rd, however it appears to no longer be there. It could have been hit by a car and not replaced. We would want to work with CCUSA to get that hydrant back in place. What is the distance from the usable roadway to the building for fire access? That information is not available at this moment but can be provided later. This will be reviewed again with the site plan to ensure that there is access for a ladder to reach the top story of the building. Complete building height is estimated around 36' to 40' right now.

#### Building Inspections

A full plan review will take place when building plans have been received. Please

have the architect show the details of the separation between the uses. There are some existing power lines and communication lines there so just ensure you know the setbacks from those lines. The developer stated that they were planning to have those lines moved to underground lines.

### Zoning

Sidewalks do make sense for this development and will be required. The property adjoins residential zoning on the rear so buffering and screening will be required. There is some concern regarding the number of parking spaces shown. It is suggested to look at the guidelines that the County has regarding how many spaces would be adequate for this type of development. It is recommended to run on the side of caution and do as many spots as possible since the use of the ground floor is still undetermined. Landscaping will be required for 5% of the parking lot.

Thank you,

*Karissa Shrader*  
Zoning Administrator  
Campbell County  
85 Carden Lane, Suite A  
Rustburg, VA 24588  
Office: 434.332.9615

# Timberlake Mixed Use Building Narrative

October 15, 2025

## Location: 20635 Timberlake Rd, Lynchburg, VA 24502

Once a quiet, single-lane road, Timberlake Road has grown into one of Lynchburg's most vibrant commercial corridors. Our proposed project—a modern three-story mixed-use building at the corner of Timberlake Road and Tanzalon Drive—will further that progress by replacing a long-neglected property with a thoughtfully designed space that blends residential living and retail energy.

## Project Overview

This 11,424-square-foot building embodies modern design and urban functionality. The ground floor features 3,688 square feet of high-visibility retail space—ideal for local businesses seeking exposure along this busy thoroughfare. The upper levels offer six residential units designed for comfort and convenience. The building's architecture emphasizes clean lines, balanced proportions, and refined materials that complement Timberlake Road's evolving character.

- **Total Building SF (Proposed):** 11,424 SF
  - **First Floor:** 3,808 SF
    - 3,688 SF - Retail Space
    - 120 SF - Stairs
  - **Second Floor:** 3,808 SF
    - (2) 1,568 SF - 4 Bedroom Apartments
    - 120 SF - Stairs
    - 552 SF - Common space (w/ Storage)
  - **Third Floor:** 3,808 SF
    - (4) 784 SF - 1 & 2 Bedroom Apartments
    - 120 SF - Stairs
    - 552 SF - Common space (w/ Storage)
- **Estimated Project Value:** \$2 million

# Timberlake Mixed Use Building Narrative

October 15, 2025

## Community Impact

This development represents more than new construction—it's a catalyst for renewal. The site's current building, a long-standing blighted property, will be demolished to make way for a structure that enhances the corridor's visual appeal and economic vitality.

The project supports the ongoing revitalization of this area, aligning with nearby investments such as Calvary Chapel's renovations across the street. It strengthens local commerce, expands housing options, and contributes to the county's growing tax base.

This property is served by both public water and sewer; and we will utilize an underground detention system to provide section IIB compliance for state and county stormwater ordinance requirements.

## Proven Local Investors: Corey Argentino & Tim Dantas

Developer **Corey Argentino**, owner of Earthright Mid-Atlantic, has a demonstrated a record of successful redevelopment along Timberlake Road, including:

- Revitalizing the Beechwood Block shopping center.
- Redeveloping the former Point Source Audio building for Earth Right Solar.
- Constructing two new triplex developments nearby.
- Renovating an old dentist office on Shelor Drive into a productive commercial space.

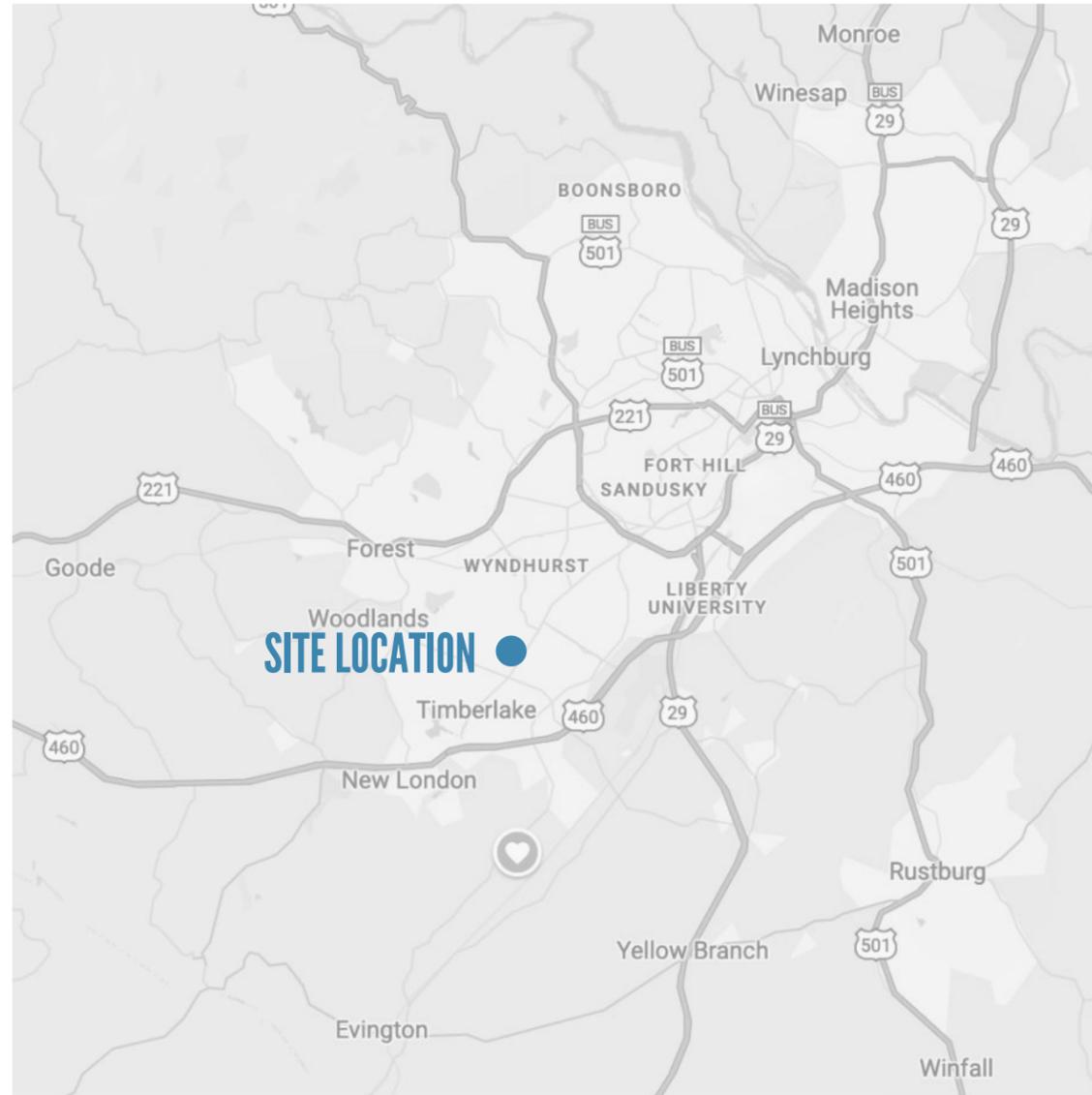
Developer **Tim Dantas**, owner of Mr. Pave, has years of building experience, including the transformative project called The Work District, along Carroll Ave, in Lynchburg, developing multiple, new, state-of-the-art commercial spaces.

Together, these two forward-thinking developers have brought millions of dollars in new investment to the community, providing fresh infrastructure, supporting local businesses, and creating employment opportunities.

## Conclusion

This mixed-use development transforms a neglected site into a modern, attractive centerpiece for Timberlake Road's continued growth. It reflects the area's evolution from a rural roadway to a thriving urban corridor—creating a place where people can live, work, and connect.

We respectfully request the Campbell County Planning Commission's support in approving this project and helping us continue the positive momentum along Timberlake Road.



# TIMBERLAKE MIXED-USE BUILDING PROJECT CONCEPT

October 15, 2025

**LOCATION: CAMPBELL COUNTY**

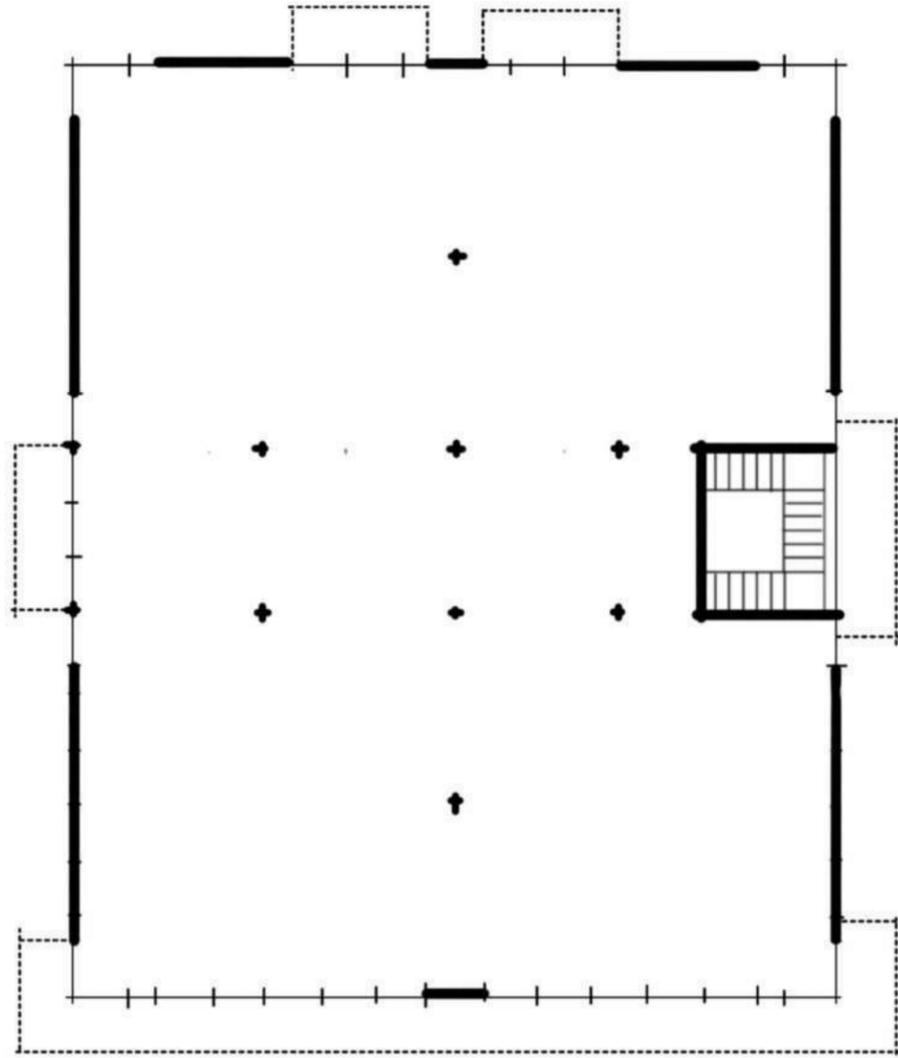
**ADDRESS: 20635 TIMBERLAKE RD, LYNCHBURG, VA 24502)**

**ZONED: BUSINESS - GENERAL COMMERCIAL**

**OWNER: CA & TD INVESTMENTS, LLC**



# CONCEPT FLOOR PLANS

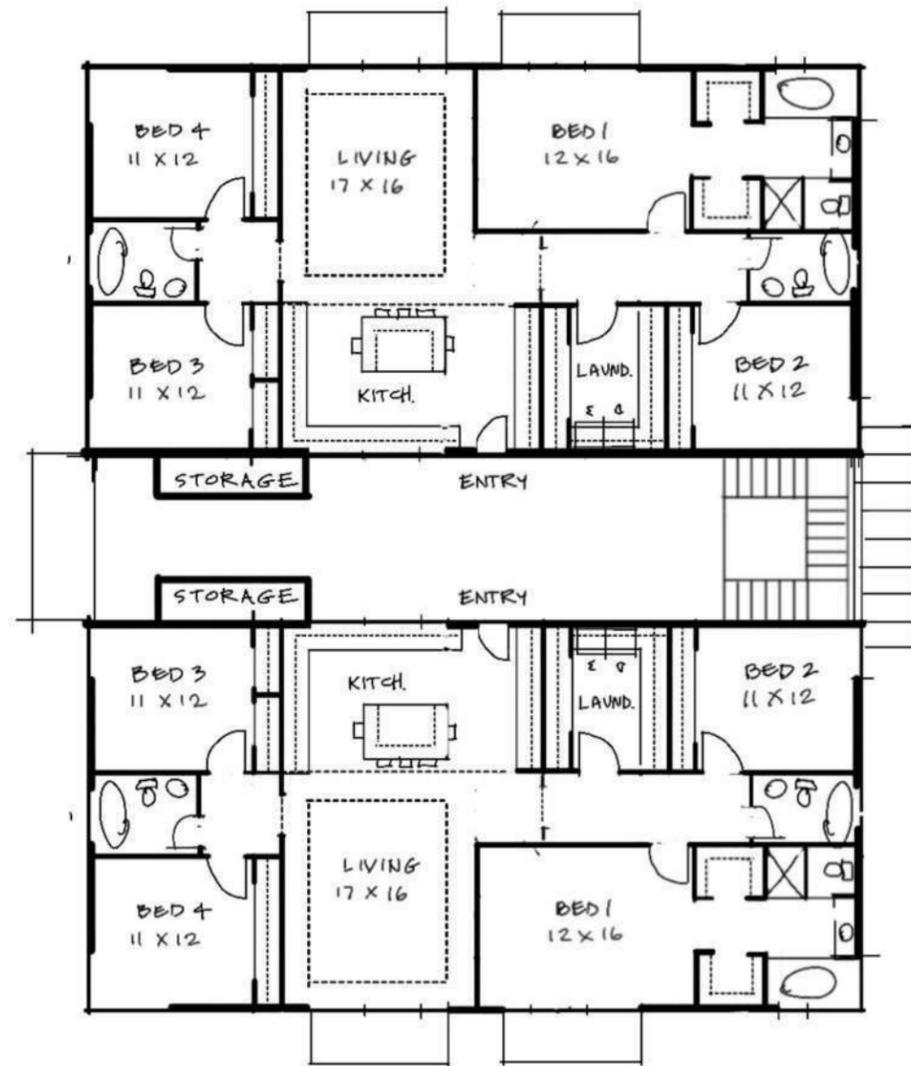


## FIRST FLOOR (56' X 68' FOOTPRINT):

3,688 SF - RETAIL SPACE

120 SF - STAIRS

3,808 SF - TOTAL



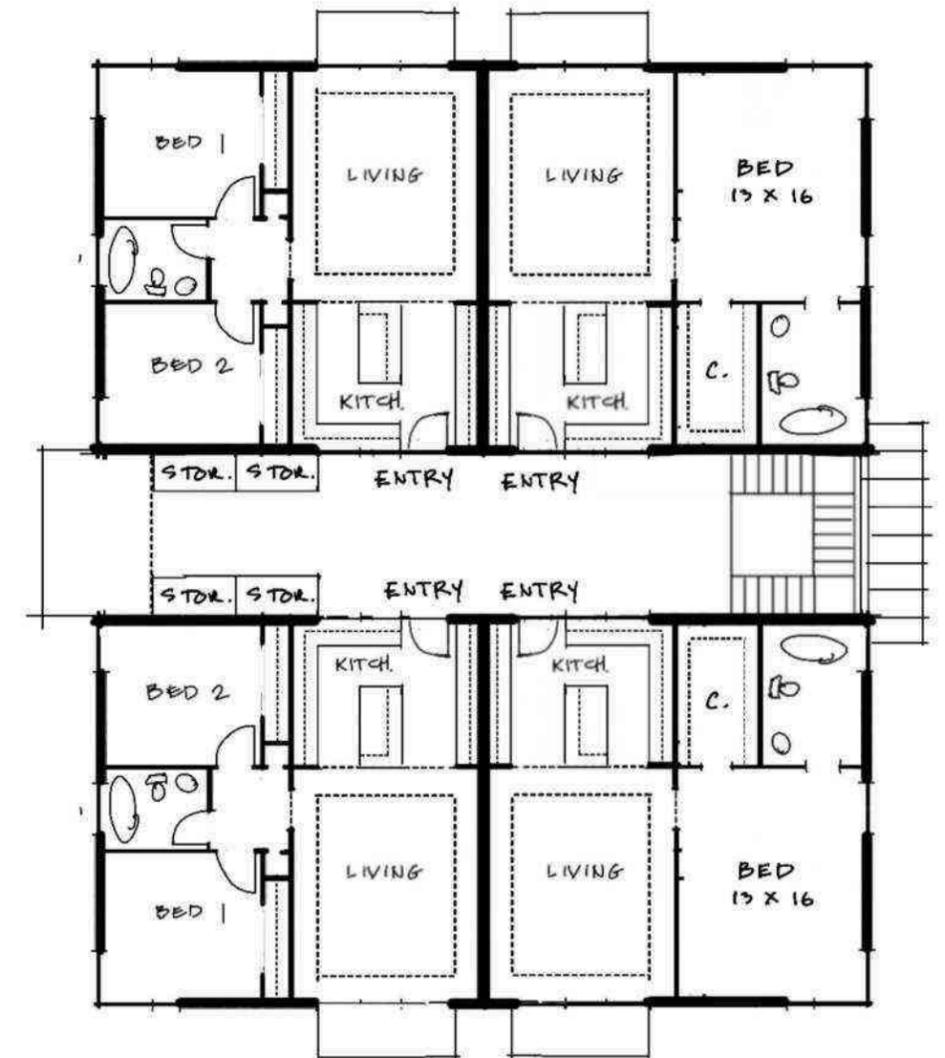
## SECOND FLOOR:

(2) 1,568 SF - 4 BR APARTMENTS

120 SF - STAIRS

552 SF - COMMON SPACE (W/ STOR.)

3,808 SF - TOTAL



## THIRD FLOOR:

(4) 784 SF - APARTMENTS

120 SF - STAIRS

552 SF - COMMON SPACE (W/ STOR.)

3,808 SF - TOTAL

17 W. Nelson Street  
Lexington, Virginia 24450



317 Brook Park Place  
Forest, Virginia 24551

540-464-9001

434-525-5985

[pno@perkins-orrison.com](mailto:pno@perkins-orrison.com)

## Traffic Impact Narrative FOR

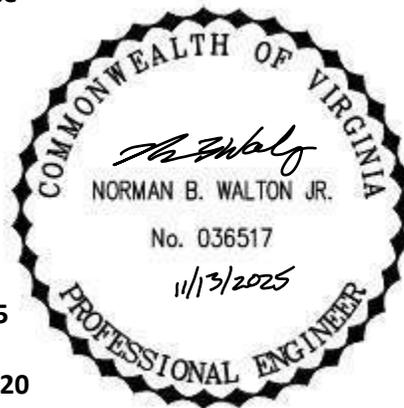
### Timberlake Corner Campbell County, Virginia

PREPARED BY:

**Perkins & Orrison**

Engineers - Planners - Surveyors

317 Brook Park Place  
Forest, VA 24551  
434-525-5985



November 13, 2025

P&O Project No. 25320

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4. Right Turn Warrants.....	<b>Error! Bookmark not defined.</b>
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# Introduction and Background Data

## 1. Site Location

The site is located in the northwest quadrant of the intersection of Tanzalon Drive (Route 828) and Timberlake Road (Business US 460) in Campbell County, Virginia.



## 2. Existing and Proposed Site Uses

The project consists of two parcels with 2 existing entrances onto Timberlake Rd, and one entrance onto Tanzalon Dr. The parcel nearest Tanzalon is the property being developed. There is an existing frame building that will be removed and replaced with a mixed use 3-story building. The first floor will be commercial, and the upper 2 floors will be apartments.

## 3. Existing and Proposed Nearby Uses

The surrounding areas are developed with mixed use of residential and commercial properties.

## 4. Existing Roadways and Programmed Improvements

There are no improvements found for Route 460 on VDOT's Six-Year Improvements Program website nor on VDOT's Dashboard.

## Site Analysis

### 1. Daily and Peak Hour Traffic Volumes

Based on VDOT's published 2024 Traffic Data.

Rte 460 BUS		
AADT	24000	From VDOT's 2019 Traffic Data
		See description above
Peak Factor	8%	
Am Peak Hour	1994.4	
Direction Split	54%	46%
Peak Hour Tips	1081.763	54%
	912.6374	46%
Tanzalon		
AADT	200	From VDOT's 2019 Traffic Data
		See description above
Peak Factor	12%	
Am Peak Hour	24	
Direction Split	50%	50%
Peak Hour Tips	12	50%
	12	50%

## 2. Trip Generation

The 11<sup>th</sup> Edition of the ITE Trip Generation Manual Land Use Code 220 – Multifamily Housing (Low-Rise) and Code 712 – Small Office Building

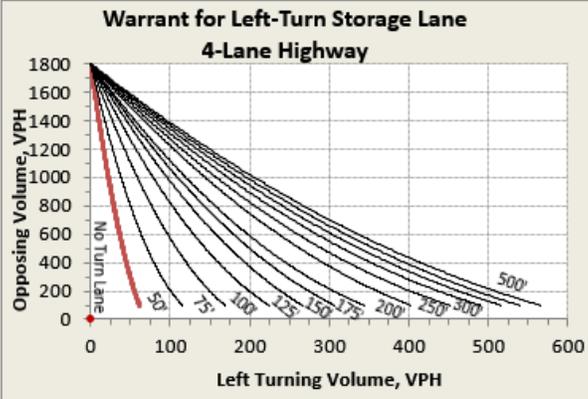
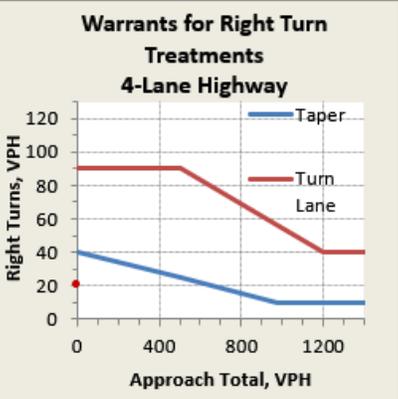
		Weekday			AM				PM			
Use	ITE Code	Avg ADT per unit	No. of Units	ADT	Avg Peak Hour per unit	Peak Hour	Direction Split % Enter/Exit	Trips Entering /Exit	Avg Peak Hour per unit	Peak Hour	Direction Split % Enter/Exit	Trips Entering /Exit
Existing Facility												
Multifamily Housing (Low-Rise)	220	6.74	6.00	114	0.47	30	24%	7	0.57	37	62%	23
							76%	23			38%	14
					AM Adj Street 7-9 AM				PM Adj Street 4-6 PM			
					Avg Peak Hour per unit	Peak Hour	Direction Split % Enter/Exit	Trips Entering /Exit	Avg Peak Hour per unit	Peak Hour	Direction Split % Enter/Exit	Trips Entering /Exit
					0.4	25	24%	6	0.57	37	62%	23
							76%	19			38%	14
					Weekday			AM		PM		
Use	ITE Code	Avg ADT per unit	No. of Units	ADT	Avg Peak Hour per unit	Peak Hour	Direction Split % Enter/Exit	Trips Entering /Exit	Avg Peak Hour per unit	Peak Hour	Direction Split % Enter/Exit	Trips Entering /Exit
Existing Facility												
Small Office Building	712	14.39	3.70	53	2.61	10	60%	6	3.15	12	42%	5
							40%	4			58%	7
					AM Adj Street 7-9 AM				PM Adj Street 4-6 PM			
					Avg Peak Hour per unit	Peak Hour	Direction Split % Enter/Exit	Trips Entering /Exit	Avg Peak Hour per unit	Peak Hour	Direction Split % Enter/Exit	Trips Entering /Exit
					2.61	10	60%	6	3.15	12	42%	5
							40%	4			58%	7
					Weekday			AM		PM		
Use	ITE Code	Avg ADT per unit	No. of Units	ADT	Avg Peak Hour per unit	Peak Hour	Direction Split % Enter/Exit	Trips Entering /Exit	Avg Peak Hour per unit	Peak Hour	Direction Split % Enter/Exit	Trips Entering /Exit
Existing Facility												
Totals				167		40		13		49		28
								26.8				21.02
					AM Adj Street 7-9 AM				PM Adj Street 4-6 PM			
					Avg Peak Hour per unit	Peak Hour	Direction Split % Enter/Exit	Trips Entering /Exit	Avg Peak Hour per unit	Peak Hour	Direction Split % Enter/Exit	Trips Entering /Exit
						35		12		49		28
								23				21.02

It is assumed that 25% of traffic will enter the Tanzalon entrance and 100% will exit onto Tanzalon.

Tanzalon					AM			PM		
Use	ITE Code						Trips Entering /Exit			Trips Entering /Exit
Existing Facility										
Totals							3.25			7
							26.8			21.02
					AM Adj Street 7-9 AM			PM Adj Street 4-6 PM		
							Trips Entering /Exit			Trips Entering /Exit
							3			7
							23			21.02
Timberlake					AM			PM		
Use	ITE Code						Trips Entering /Exit			Trips Entering /Exit
Existing Facility										
Totals							9.75			21
							0			0
					AM Adj Street 7-9 AM			PM Adj Street 4-6 PM		
							Trips Entering /Exit			Trips Entering /Exit
							9			21
							0			0

### 3. Timberlake Entrance

The spreadsheet below shows no improvements for the Timberlake entrance are required.

VIRGINIA DEPARTMENT OF TRANSPORTATION		COMMERCIAL ENTRANCE DESIGN				
<b>General Project Information</b>		Enter a value for all input cells				
Project Name:	Timberlake Corner					
County:	Campbell					
Reviewer:	Norm Walton			Date:	11/13/2025	
<b>Adjacent Roadway Data</b>						
Adjacent Road Name:	Timberlake		Type:	4 Lane Divided w/ 18' Median		
Posted Speed:	45 mph *		Classification:	Principal Urban Arteria		
AADT:	24000 VPD	D:	0.5424	k:	0.0831 <i>enter N/A if factors are unknown</i>	
*Use Design Speed if available						
<b>Trip Generation</b>						
Generated Trips:	21 VPD	% Trucks in Entrance:	5 %			
Right In:	21 VPH	Advancing Volume:	1082 VPH			
Left In:	0 VPH	0%	Opposing Volume:	0 VPH**		
**Also used as Approaching Volume for Rt. Turns						
<b>Entrance Criteria</b>		Entrance is a Low Volume Commercial Entrance				
Entrance Type:	Partial Access Right-in/Right-out only					
Minimum Spacing:	305 ft	SDL:	465 ft	SDR:	0 ft	
Left Turn Lane Warrant: Left Turn in Volume $\geq$	68 VPH	Left Turn Lane	Not Required			
Right Turn Taper Warrant: Rt. Turn Volume $\geq$	40 VPH	No Taper	Required			
Right Turn Lane Warrant: Rt. Turn Volume $\geq$	90 VPH	No Right Turn Lane	Required			
 <p><b>Warrant for Left-Turn Storage Lane 4-Lane Highway</b></p> <p>This graph plots Opposing Volume (VPH) on the y-axis (0 to 1800) against Left Turning Volume (VPH) on the x-axis (0 to 600). It shows several curves representing different stacking lengths: 50', 75', 100', 125', 150', 175', 200', 250', and 300'. A red line labeled 'No Turn Lane' is also shown. The curves indicate that as the stacking length increases, the required opposing volume for a given turning volume decreases.</p>			 <p><b>Warrants for Right Turn Treatments 4-Lane Highway</b></p> <p>This graph plots Right Turns (VPH) on the y-axis (0 to 120) against Approach Total (VPH) on the x-axis (0 to 1200). It shows two lines: a blue line for 'Taper' and a red line for 'Turn Lane'. The 'Turn Lane' line starts at approximately 90 VPH for approach totals up to 400, then drops to 40 VPH for approach totals above 400. The 'Taper' line starts at approximately 40 VPH for approach totals up to 400, then drops to 10 VPH for approach totals above 400.</p>			
1. The Minimum Warranted Left Turn Stacking Length 50' unless more required as plotted above.						
Version 2.1 -Based on July 2012 Appendix F - VDOT Road Design Manual 8-1-12						

### 4. Tanzalon Entrance

The spreadsheet below shows no improvements for the Tanzalon entrance are required.

VIRGINIA DEPARTMENT OF TRANSPORTATION  
COMMERCIAL ENTRANCE DESIGN

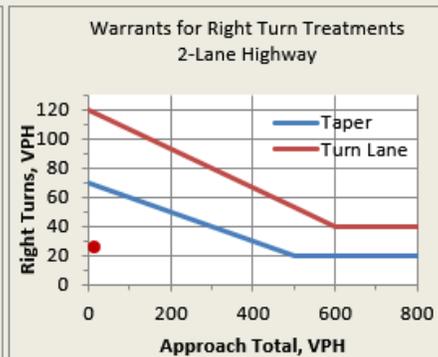
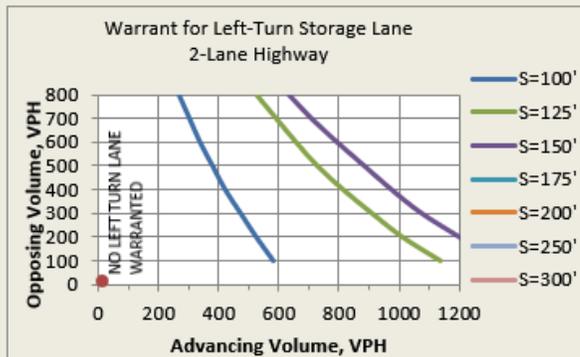


General Project Information		Enter a value for all input cells	
Project Name:	Timberlake Corner		
County:	Campbell		
Reviewer:	Norm Walton	Date:	11/13/2025

Adjacent Roadway Data			
Adjacent Road Name:	Tanzalon	Number of Lanes:	2
Posted Speed:	25 mph *	Classification:	Local Street/Road
AADT:	200 VPD	D:	N/A
		k:	N/A <i>enter N/A if factors are unknown</i>
*Use Design Speed if available			

Trip Generation			
Generated Trips:	167 VPD	% Trucks in Entrance:	5 %
Right In:	26 VPH	Advancing Volume:	12 VPH
Left In:	1 VPH	8%	Opposing Volume: 12 VPH**
**Also used as Approaching Volume for Rt. Turns			

Entrance Criteria		Entrance is a Moderate Volume Commercial Entrance	
Entrance Type:	Full Access Entrance		
Minimum Spacing:	50 (clear) ft	SDL:	280 ft
		SDR:	280 ft
Left Turn Lane Warrant: Advancing Volume $\geq$	583 VPH	<b>No Left Turn Lane</b>	
Right Turn Taper Warrant: Rt. Turn Volume $\geq$	69 VPH	<b>No Taper Required</b>	
Right Turn Lane Warrant: Rt. Turn Volume $\geq$	118 VPH	<b>No Right Turn Lane Required</b>	



- The minimum warranted left turn lane length shall be 100' for speeds  $\leq$  40 mph and 200' for speeds  $\geq$  45 mph
- Left turn lanes with high truck volume shall be increased as calculated and tabulated below:

Left Turn Storage Length Increase Required for Truck Ratio (in Feet)						
S = 100'	S = 125'	S = 150'	S = 175'	S = 200'	S = 250'	S = 300'
0	0	0	0	0	0	0

Version 2.1 -Based on July 2012 Appendix F - VDOT Road Design Manual 8-1-12

## ***Summary***

Based on the analysis provided, the commercial entrances on Timberlake and Tanzalon do not require turn lanes or tapers.

## Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

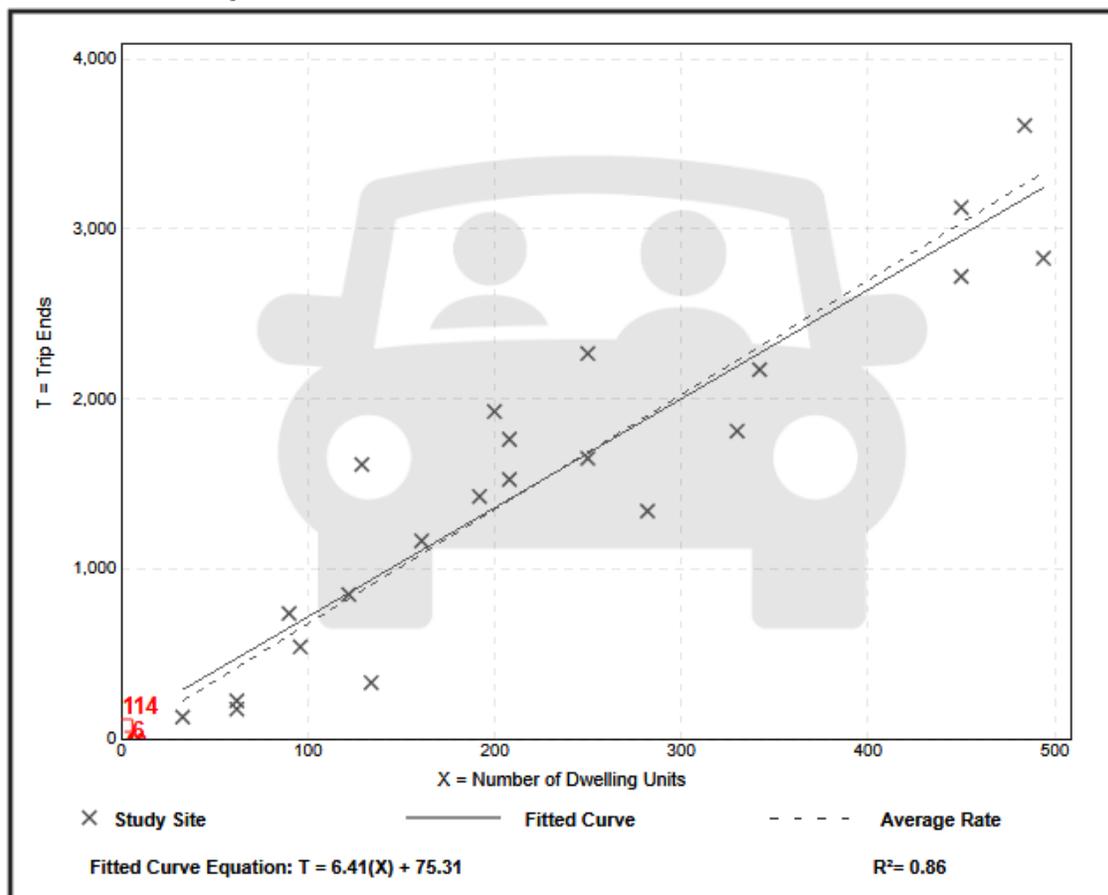
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 22  
Avg. Num. of Dwelling Units: 229  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

### Data Plot and Equation



## Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

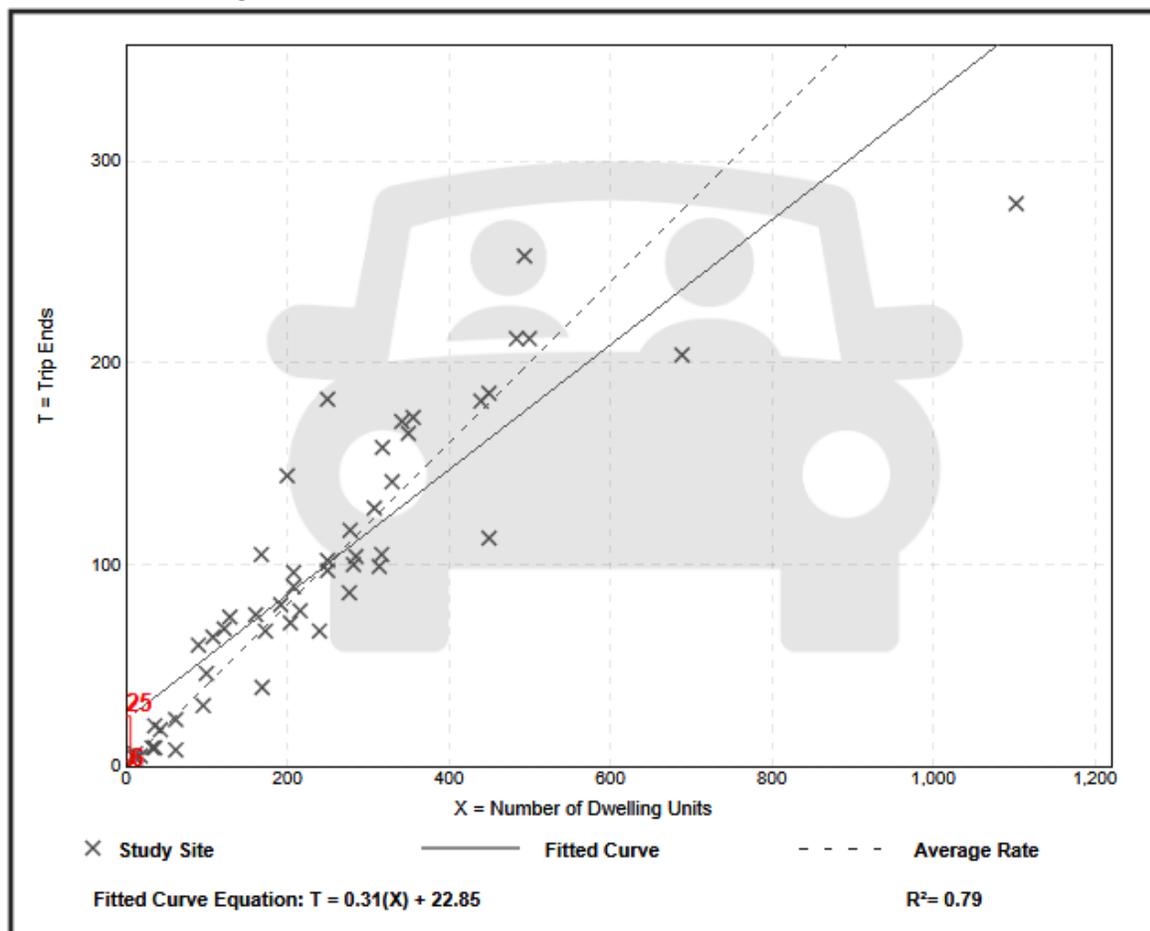
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

### Data Plot and Equation



## Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

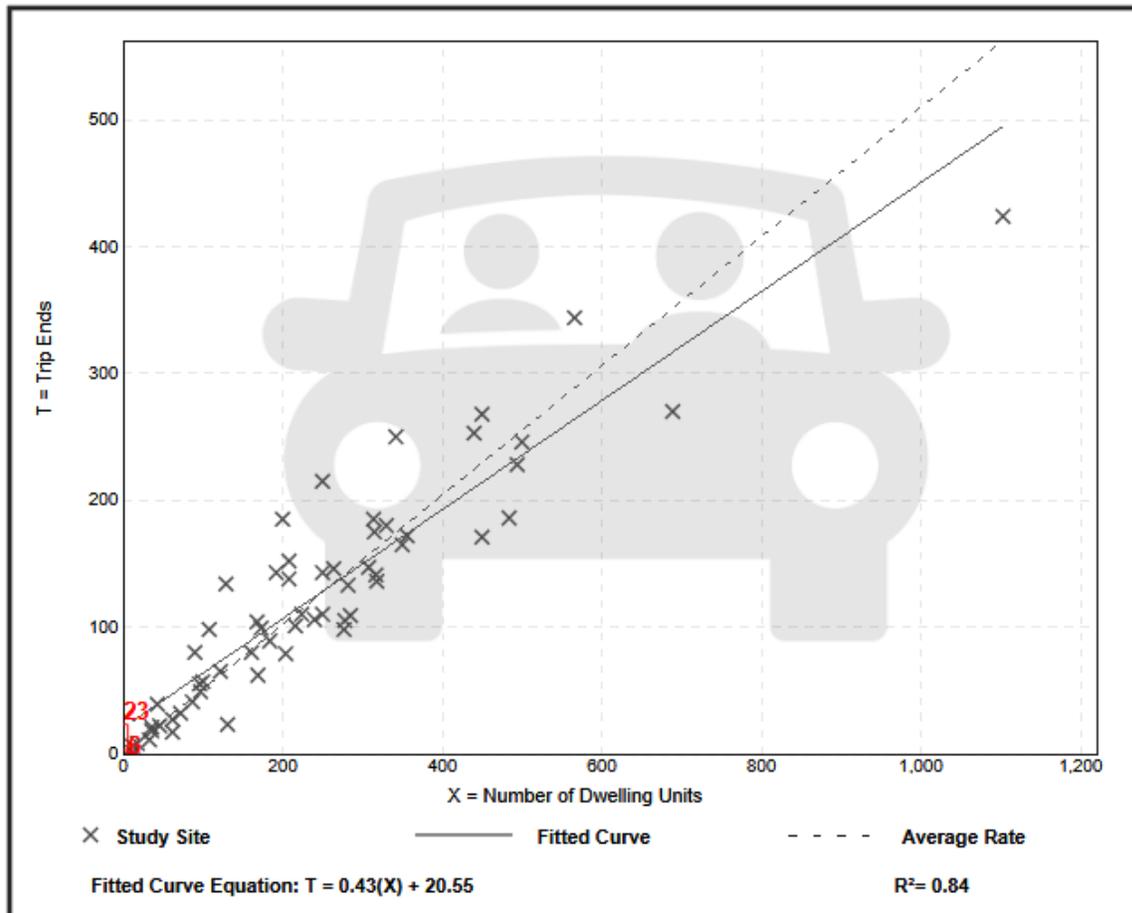
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

### Data Plot and Equation



## Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

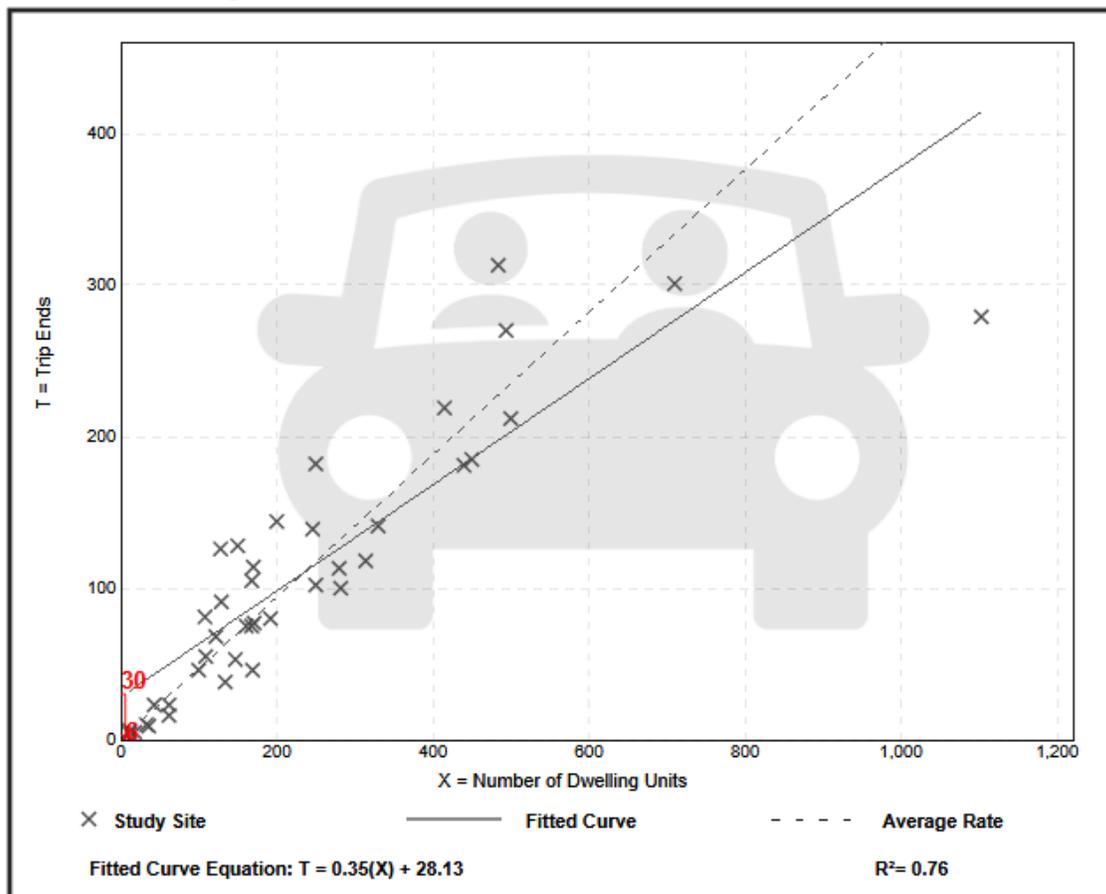
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 40  
Avg. Num. of Dwelling Units: 234  
Directional Distribution: 24% entering, 76% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.25 - 0.98	0.16

### Data Plot and Equation



## Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

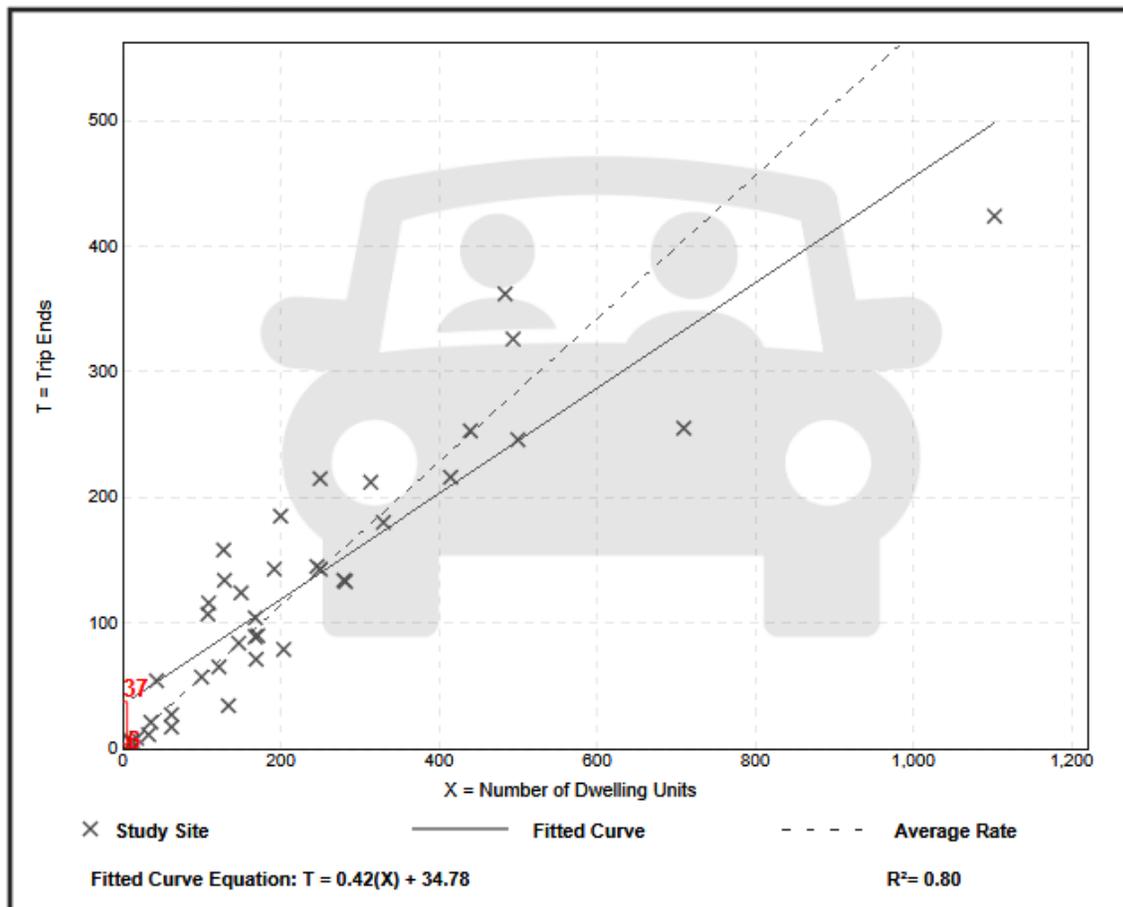
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 38  
Avg. Num. of Dwelling Units: 231  
Directional Distribution: 62% entering, 38% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.25 - 1.26	0.20

### Data Plot and Equation



## Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 21

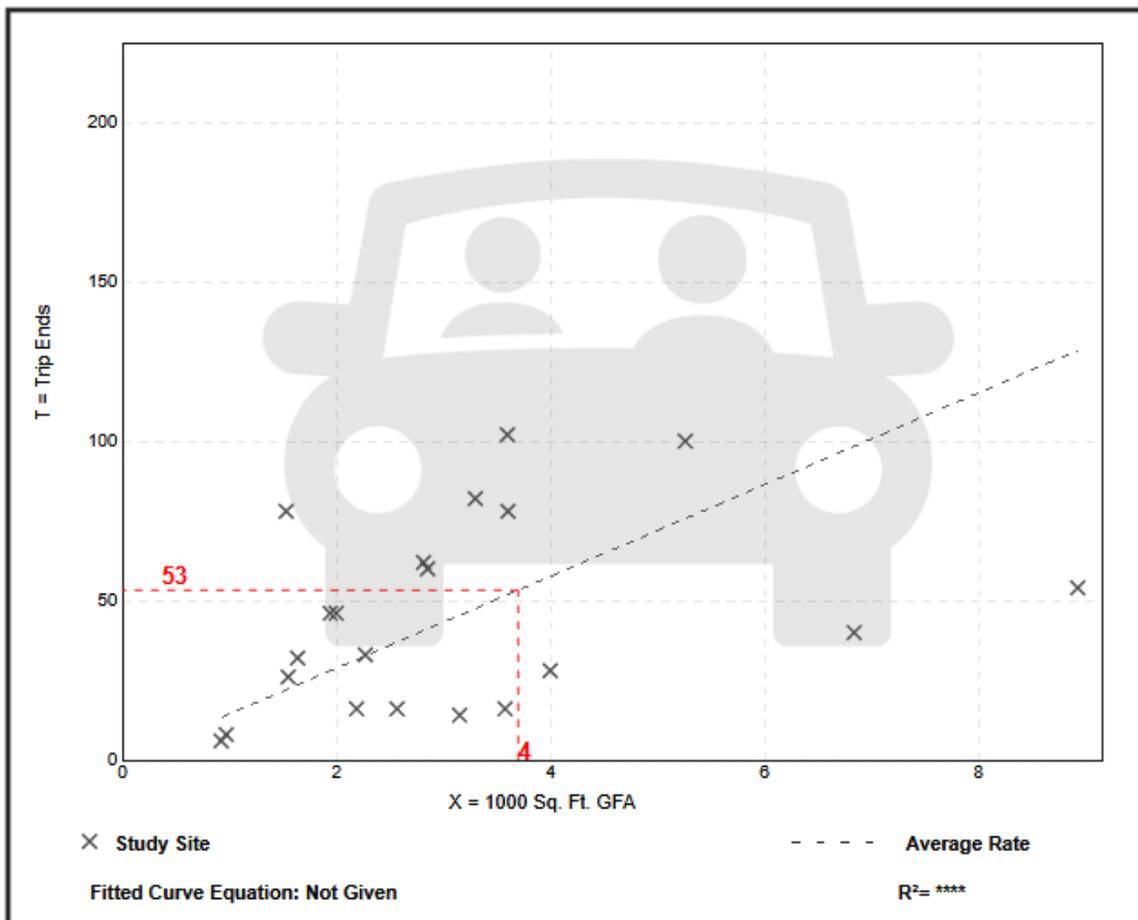
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

### Data Plot and Equation



## Small Office Building (712)

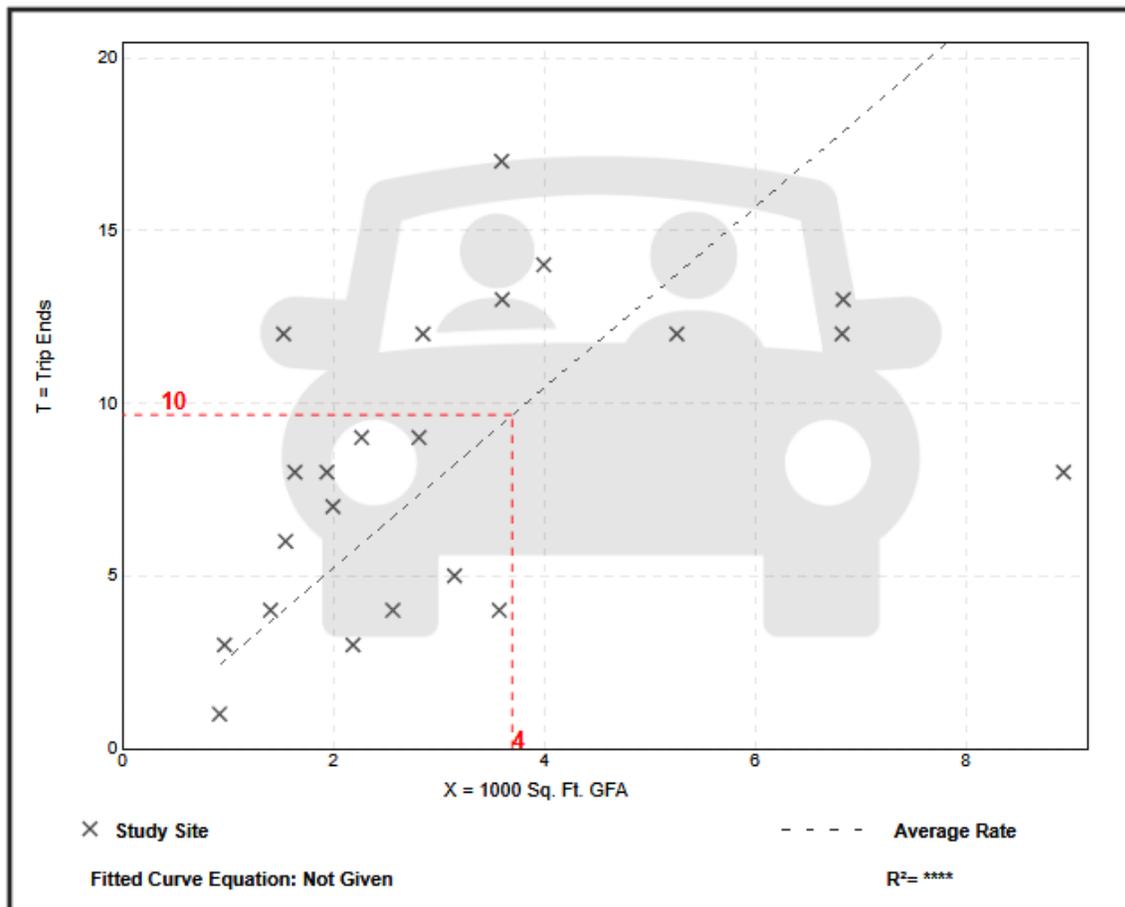
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**AM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 22  
 Avg. 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 60% entering, 40% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.61	0.90 - 7.83	1.49

### Data Plot and Equation



## Small Office Building (712)

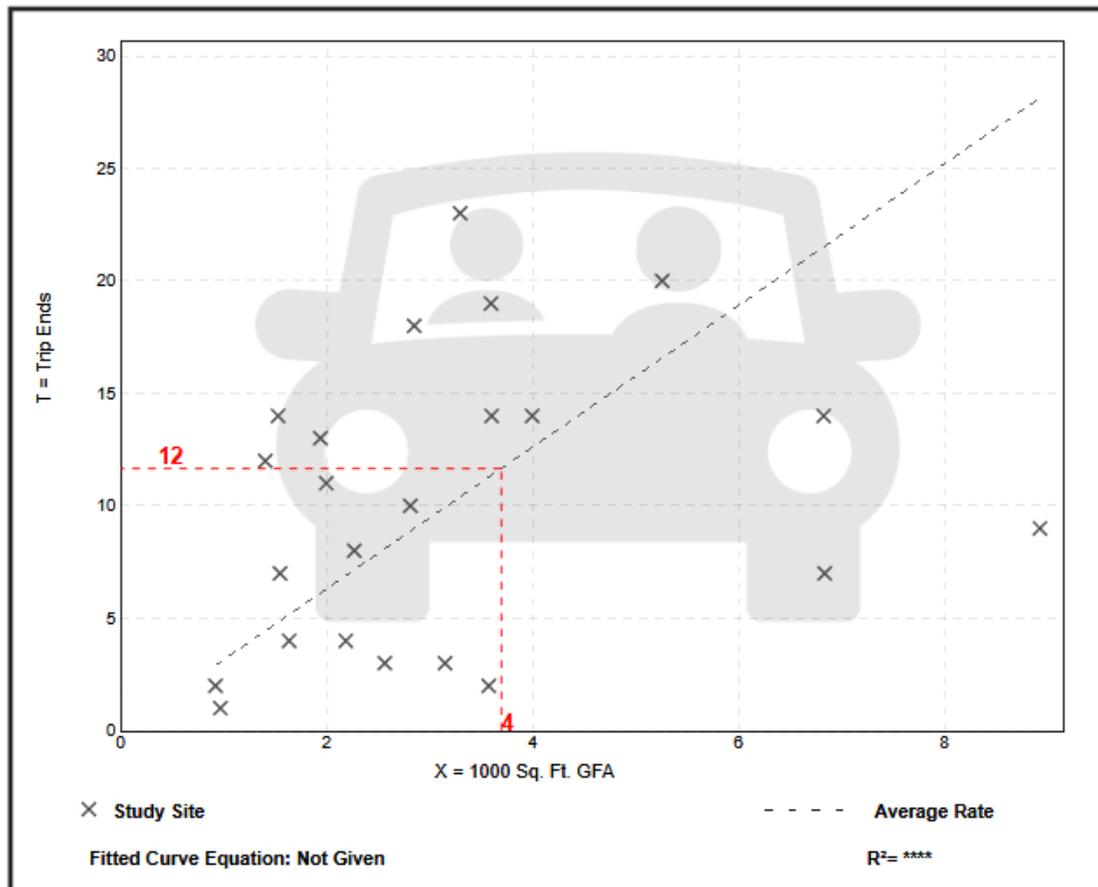
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 23  
 Avg. 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 42% entering, 58% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.15	0.56 - 9.14	2.29

### Data Plot and Equation



## Small Office Building (712)

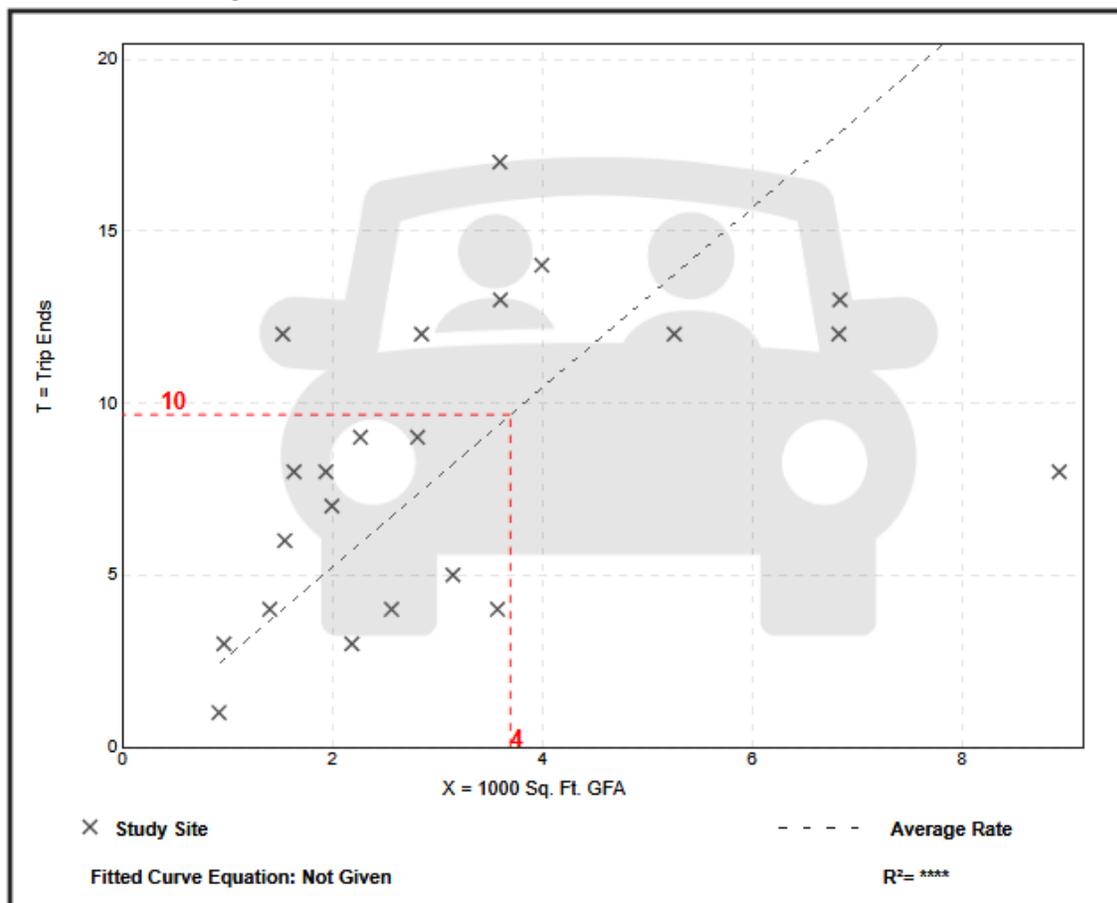
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday,  
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 22  
Avg. 1000 Sq. Ft. GFA: 3  
Directional Distribution: 60% entering, 40% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.61	0.90 - 7.83	1.49

### Data Plot and Equation



## Small Office Building (712)

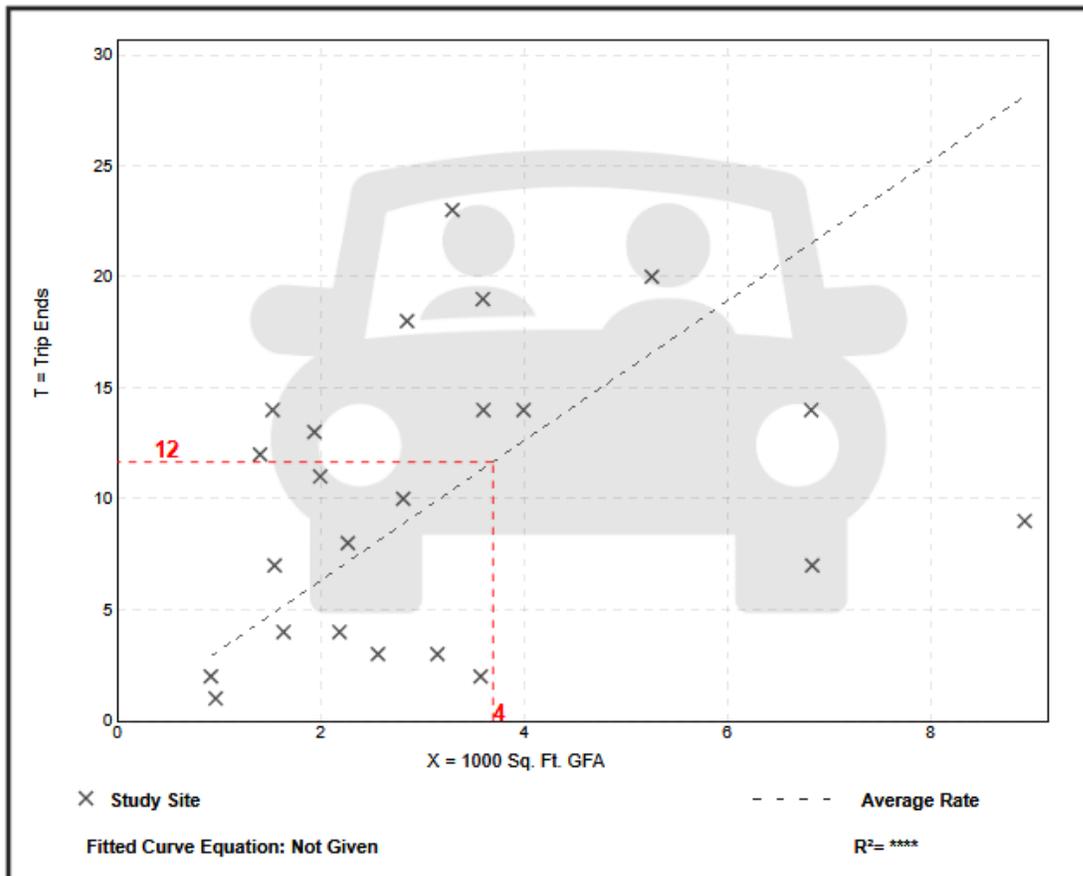
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 23  
 Avg. 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 42% entering, 58% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.15	0.56 - 9.14	2.29

### Data Plot and Equation



## MEMORANDUM

To: Board of Supervisors  
From: Kate N. Reusch, Planner *KNR*  
CC: Paul E. Harvey, Assistant County Administrator *PEH*  
Subject: Rezoning #PL-25-243 (659 Covered Bridge Road)  
Date: December 2, 2025

---

### **General Information**

**Applicant:** Ed Willman of Accupoint Surveying & Design  
**Owner:** Betty Bailey  
**Request:** A-1 (Agricultural) to  
R-MH (Residential – Manufactured Housing)  
**Location:** 659 Covered Bridge Road  
**Election District:** Brookneal  
**Tax Map Number(s):** 88-A-1C  
**Acreage:** 1.5 +/- acres  
**Proposed Use:** Allow for a family division and to place a manufactured home on the property  
**Magisterial District:** Patrick Henry (2020 population 6,821)

### **Subject Property Analysis**

The applicant is seeking to rezone the parcel to R-MH in order for the property to be divided via a family division into 2 parcels, the existing single family residence would have 0.822 acres, and the new proposed lot would have 0.678 acres. If approved, a mobile home would be placed on the new parcel for the owner's son. The lot does not have sufficient size to place a second dwelling or be subdivided without a rezoning.

### **Land Use Compatibility**

This request is in an area that is not supported for increased density per the Comprehensive Plan. A rezoning that is contrary to the Comprehensive Plan and seemingly benefits only the private interests of the applicant/landowner, can be found to be an illegal spot zoning. There would need to be a determination that there is a public necessity for increased density in this area for this to be considered a legal rezoning. This would typically necessitate a corresponding change to the land use map to realign the Comprehensive Plan with the zoning change.

## **Recommendation**

This Planning Commission recommended denial of this request by a vote of 7-0.

## **Site Data**

Surrounding Zoning: The area is agricultural in nature. Zoning in the vicinity is A-1 (Agricultural).

Land Use/Floodplain: The property does not lie within any FEMA 100-year flood zones.

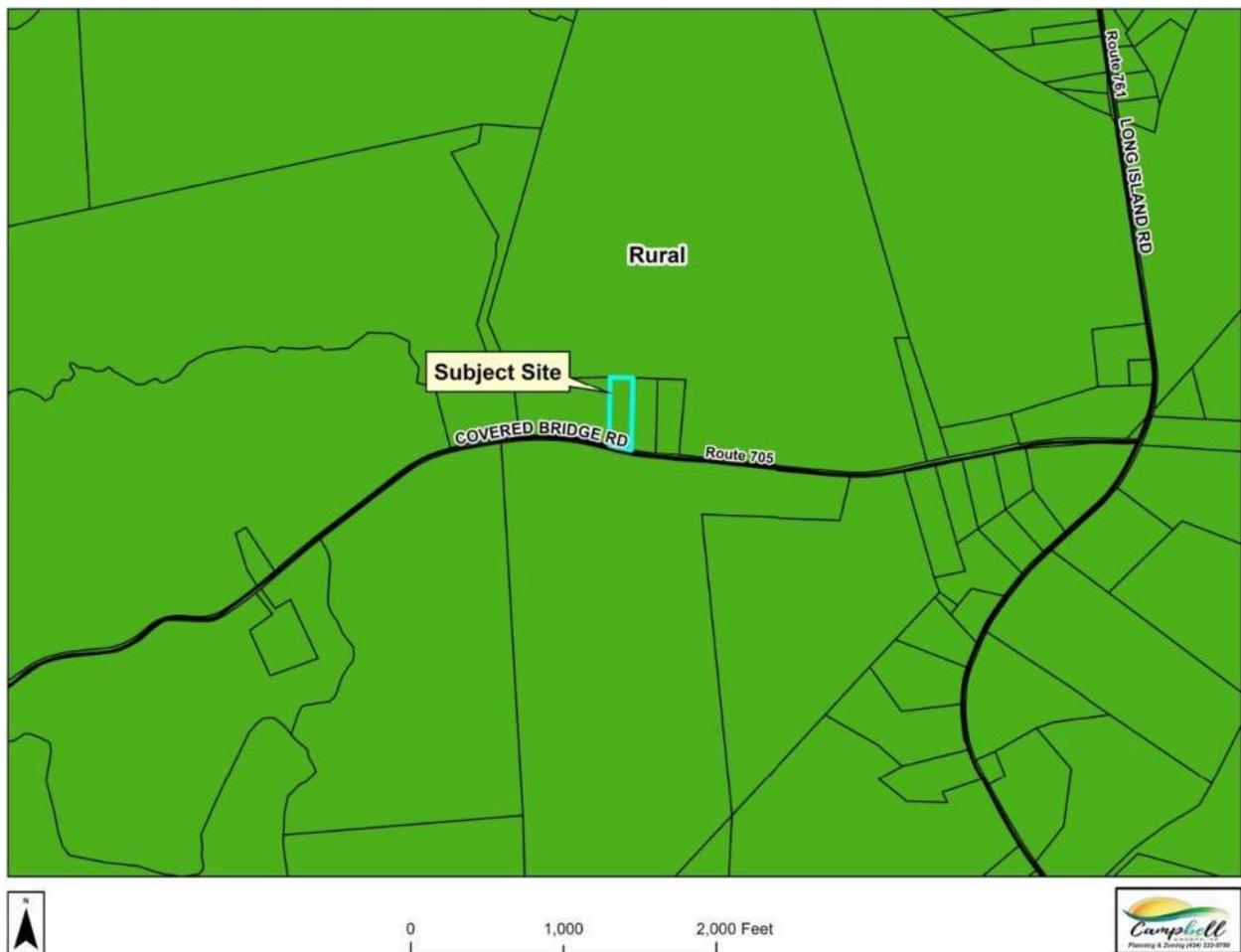
Access and Traffic: The property is accessed by one private driveway on Covered Bridge Road – Route 705 (average daily traffic 90 vehicles).

Utilities: The parcel is served by private well and private septic.

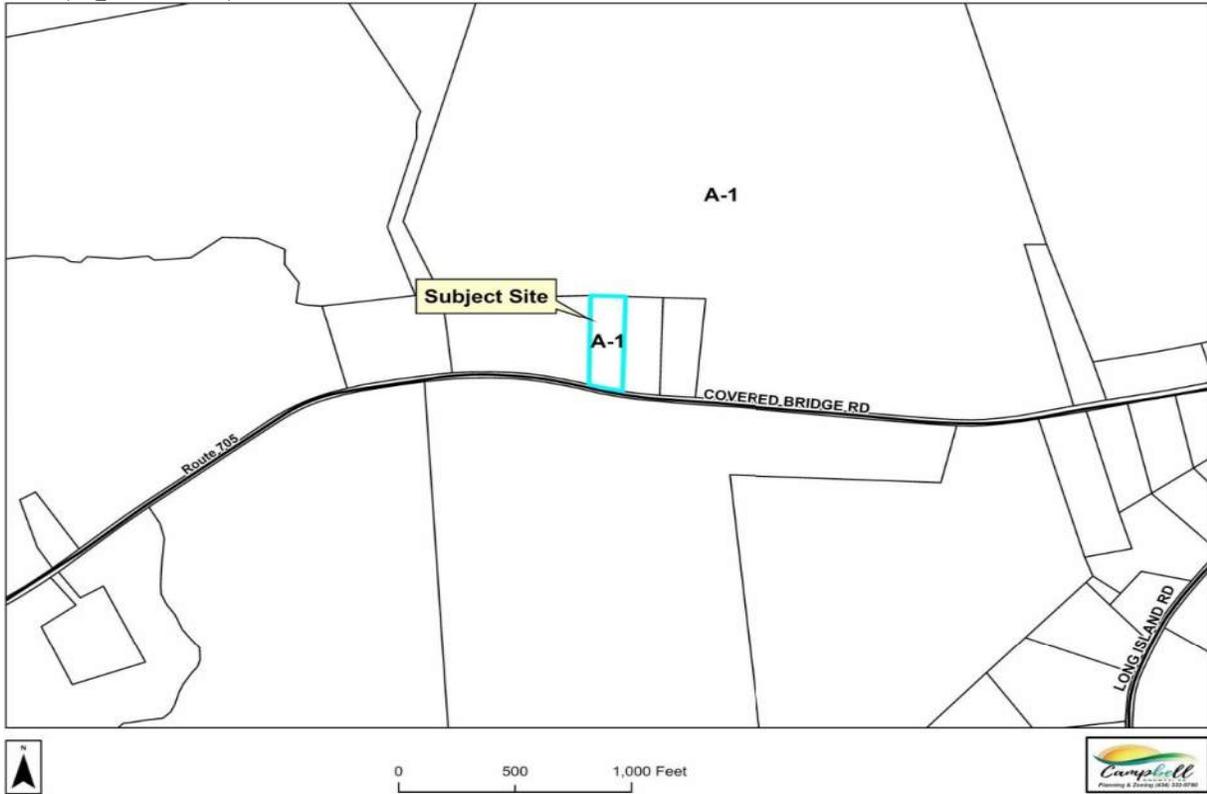
Proffers: No proffers have been submitted with this request. No one employed by or associated with Campbell County has suggested, requested, or required proffers as a condition of this request

Comprehensive Plan: The property is located in an area designated as rural.

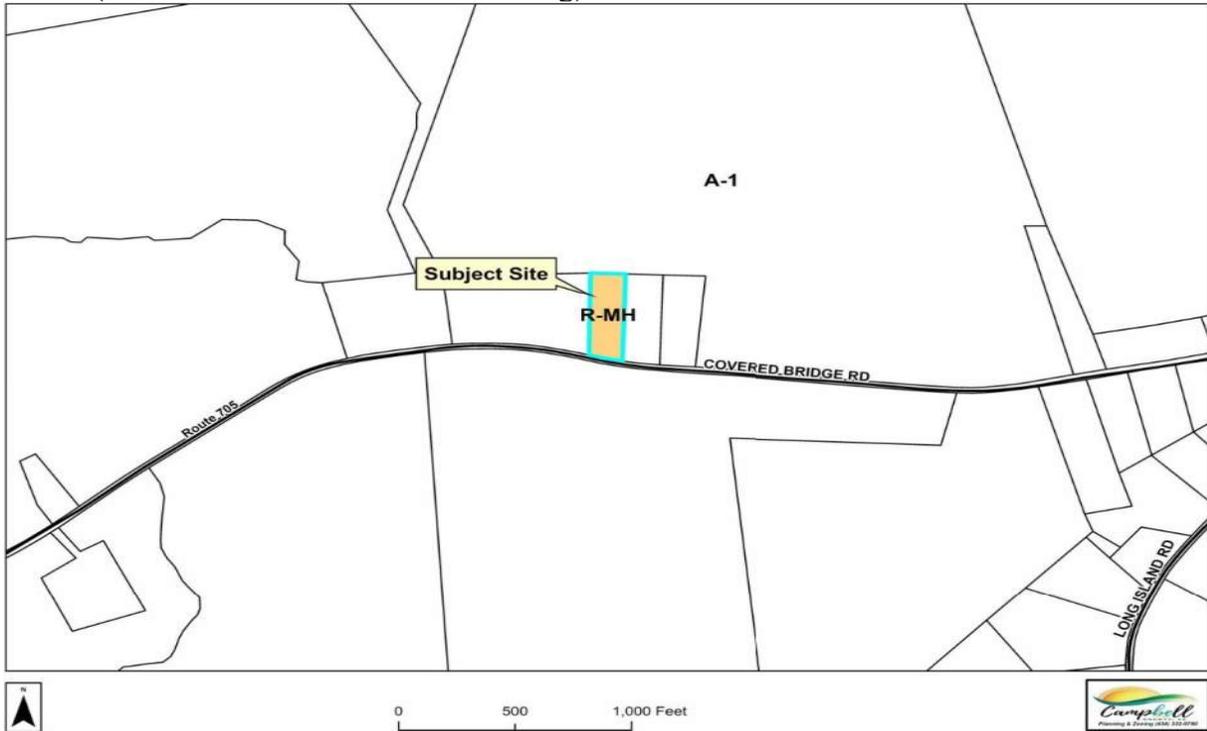
## **Comprehensive Plan Map**



**Zoning – Current**  
A-1 (Agricultural)



**Zoning – Proposed**  
R-MH (Residential – Manufactured Housing)



# Aerial Map

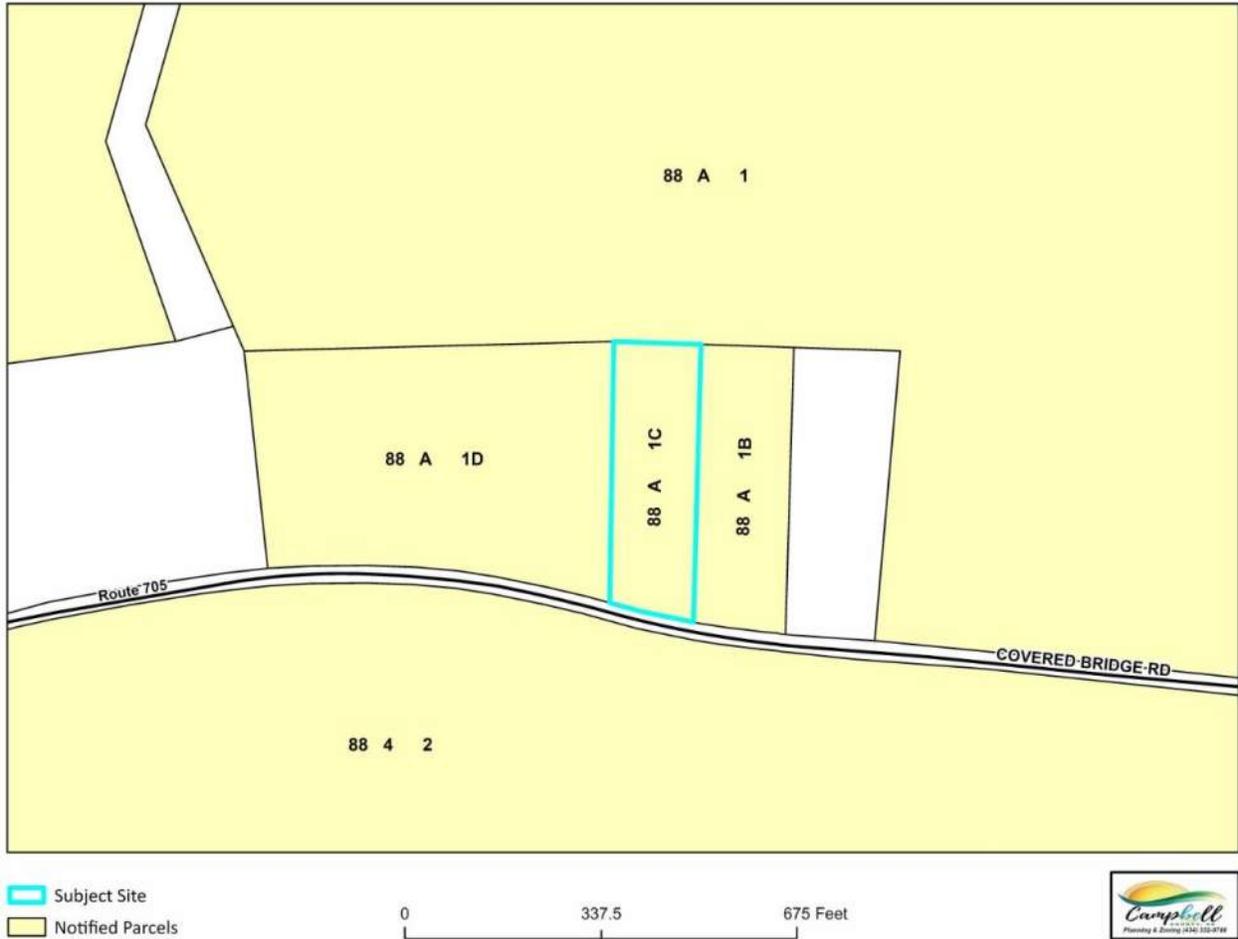


0 95 190 Feet



## Public Notification

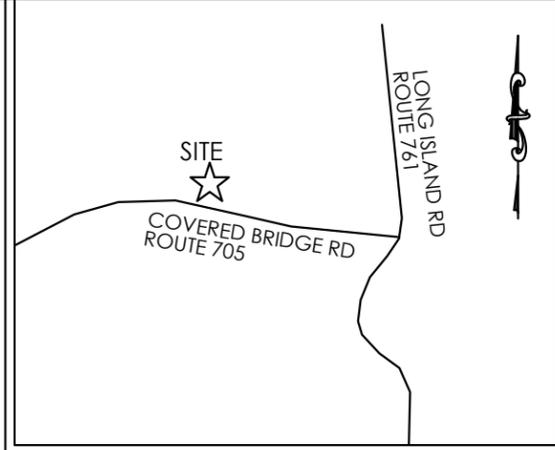
In accordance with Section 15.2-2204, Code of Virginia of 1950, as amended, all adjoining property owners and those located immediately across the street of the subject parcel were notified by mail of the rezoning request. At the time of this report, no comments in support or opposition of the request have been received.



## Narrative for Rezoning 659 Covered Bridge Road Parcel ID 88-A-1C from A-1 to R-MH

The owner of the property Betty Bailey is requesting the property be rezoned to allow for a Family Subdivision of the parcel, so her son Dimere Nowlin is allowed to install a mobile home to live in on New Parcel "A". Under the current zoning (A-1) the subdivided parcels do not meet acreage requirements.

NATHAN & ELIZABETH SWAREY  
 PARCEL ID 88-A-1  
 WILL INSTR 200005947



VICINITY MAP NOT TO SCALE

APPROVED BY  
 \_\_\_\_\_  
 CAMPBELL COUNTY SUBDIVISION AGENT

SOURCE OF TITLE  
 CURRENT OWNER: BETTY A BAILEY  
 INSTR# 070010265 IN THE CLERK'S OFFICE  
 OF THE CIRCUIT COURT OF CAMPBELL  
 COUNTY, VIRGINIA.

NOTES:

1. THIS PLAT WAS PREPARED AT THE REQUEST OF DIMERE TYWON NOWLIN.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES OR IMPROVEMENTS ON THIS PROPERTY.
3. BY GRAPHIC SCALING ONLY THIS PROPERTY AS PLATTED FALLS WITHIN THE UNSHADED FLOOD ZONE "X" AS DETERMINED BY F.E.M.A. AND SHOWN ON THEIR MAP.
4. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY MADE UNDER MY SUPERVISION AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF. ADJOINING OWNERS ARE CURRENT OR FORMER OWNERS.
5. THIS PROPERTY IS PROPOSED TO BE ZONED R-SF RESIDENTIAL SINGLE FAMILY. CURRENTLY ZONED A-1
6. SETBACKS FRONT-20' SIDE-10' REAR-20'
7. THIS RESIDUE PROPERTY IS CURRENTLY SERVED BY AN INDIVIDUAL PRIVATE SEPTIC SYSTEM AND WELL. NEW PARCEL "A" WILL BE SERVED BY AN INDIVIDUAL PRIVATE SEPTIC SYSTEM AND WELL ON THE RESIDUE PARCEL.
8. GRANTEE NEW PARCEL "A" DIMERE TYWON NOWLIN (SON)

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY, THE STATEMENT SHALL BE SIGNED BY SUCH PERSONS AND DULY ACKNOWLEDGED BEFORE AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGMENT OF DEEDS.

\_\_\_\_\_  
 BETTY A BAILEY

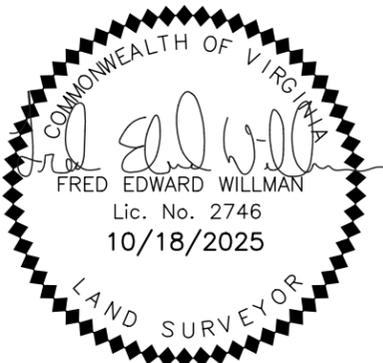
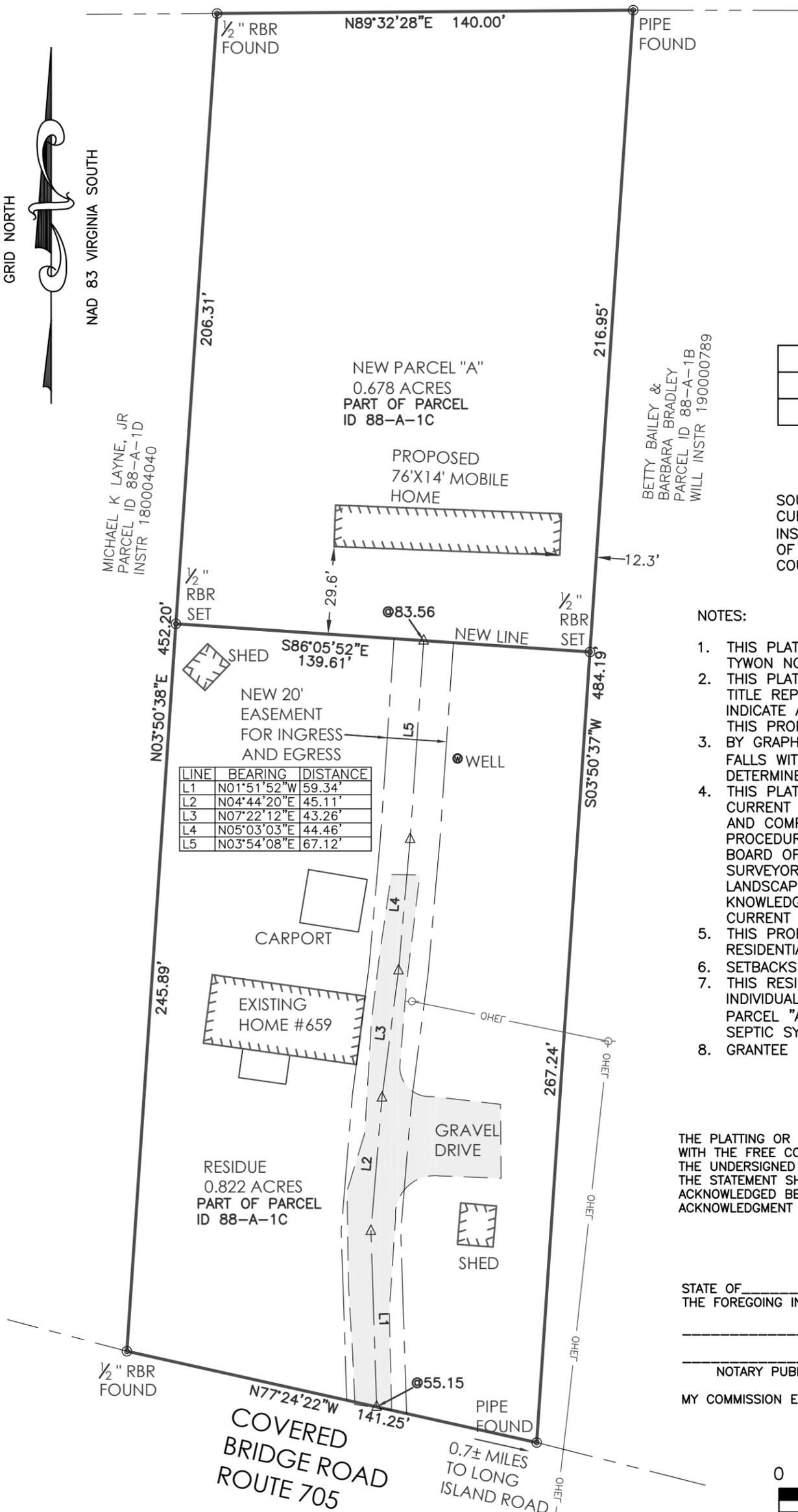
STATE OF \_\_\_\_\_ CITY/COUNTY OF \_\_\_\_\_  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
 BY \_\_\_\_\_

\_\_\_\_\_  
 NOTARY PUBLIC REGISTRATION NO. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



LINE	BEARING	DISTANCE
L1	N01°51'52"W	59.34'
L2	N04°44'20"E	45.11'
L3	N07°22'12"E	43.26'
L4	N05°03'03"E	44.46'
L5	N03°54'08"E	67.12'



FAMILY SUBDIVISION PLAT SHOWING  
 NEW PARCEL "A" AND RESIDUE PARCEL

PROPERTY OF  
 BETTY A BAILEY

**ACCUPOINT**  
 SURVEYING & DESIGN  
 SURVEYORS ♦ ENGINEERS ♦ SOIL EVALUATORS  
 106 VISTA CENTRE DRIVE, FOREST, VA 24551  
 PH: 434-610-4334 WWW.ACCUPOINTSURVEYING.COM

SCALE: 1" = 40'

ASD JOB# 25-689

PAGE 1 OF 1

PARCEL ID# 88-A-1C

DATE: OCTOBER 18, 2025

PATRICK HENRY MAGISTERIAL DISTRICT  
 CAMPBELL COUNTY, VIRGINIA

## MEMORANDUM

To: Board of Supervisors  
From: Kate N. Reusch, Planner *KNR*  
CC: Paul E. Harvey, Assistant County Administrator *PEH*  
Subject: Special Use Permit #PL-25-248 (Brookneal Highway)  
Date: December 2, 2025

---

### **General Information**

**Applicant:** Morgan Vickery of Virginia Electric and Power Company doing business as Dominion Energy Virginia

**Owner:** Sandra Carr

**Request:** Special Use Permit in the A-1 district to allow for a 3 MW solar facility

**Location:** Brookneal Highway

**Election District:** Brookneal

**Tax Map Number(s):** 74-A-68

**Acreage:** 59.814 +/- acres

**Magisterial District:** Patrick Henry (2020 population 6,821)

### **Subject Property Analysis**

The applicant is seeking to construct a 3 MW solar facility on approximately 13.4 acres. The facility would consist of photovoltaic solar modules mounted on metal posts pile driven into the ground. The units would be interconnected to Dominion Energy distribution system. A minimum of a 6-foot-tall fence would enclose the property with a 20-foot-wide landscape buffer along the fence line. The PEC met on November 18, 2025, to discuss the project and comments from that meeting are included.

### **Land Use Compatibility**

This request can be generally consistent with the Comprehensive Plan - if the Board finds that there is a public need or convenience provided by the facility. If the Board chooses to recommend approval, the motion should include a determination that the development of the project is substantially in accord with the Comprehensive Plan under Section 15.2-2232 of the Code of Virginia.

### **Conditions**

The Planning Commission may recommend, and the Board of Supervisors may impose any reasonable conditions upon approval of the permit. Staff recommends the following conditions: the applicant utilizes the site in conformance with the use described in the narrative and shown on the site plan submitted with this request. The Commission should consider whether any additional conditions are appropriate for buffers and screening, decommissioning of the site, or other requirements per Section 22-32 of the County Code.

### **Recommendation**

The Planning Commission determined that the project is substantially in accord with the Comprehensive Plan under Section 15.2-2232 of the Code of Virginia. The Planning Commission recommended approval of the request with staff recommended conditions, and a further condition that the landscape buffer along Brookneal Highway – Route 501 be planted prior to the start of construction by a vote of 7-0.

### **Site Data**

Surrounding Zoning: The area is agricultural in nature. Zoning in the vicinity is A-1 (Agriculture); B-HC (Business – Heavy Commercial).

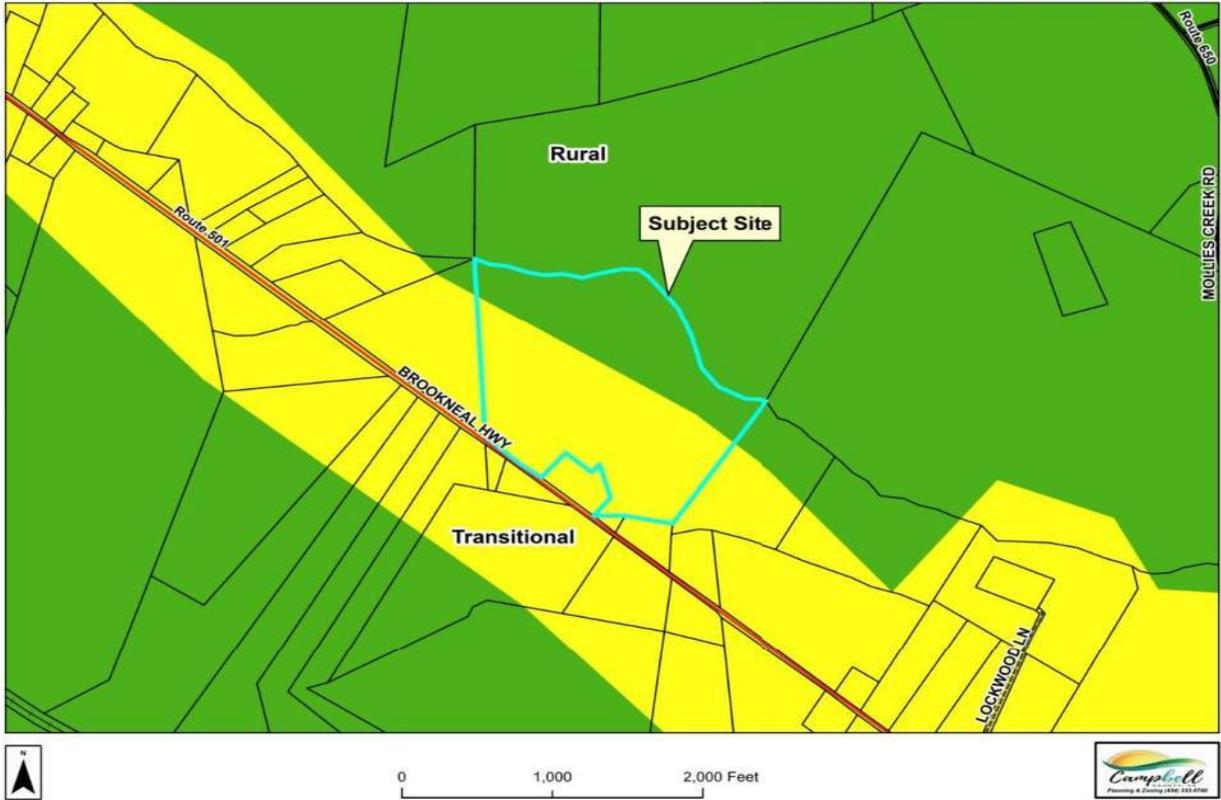
Land Use/Floodplain: The property does not lie within any FEMA 100-year flood zones.

Access and Traffic: The parcel would be accessed by one proposed entrance on Brookneal Highway – Route 501 (average daily traffic 6,200 vehicles).

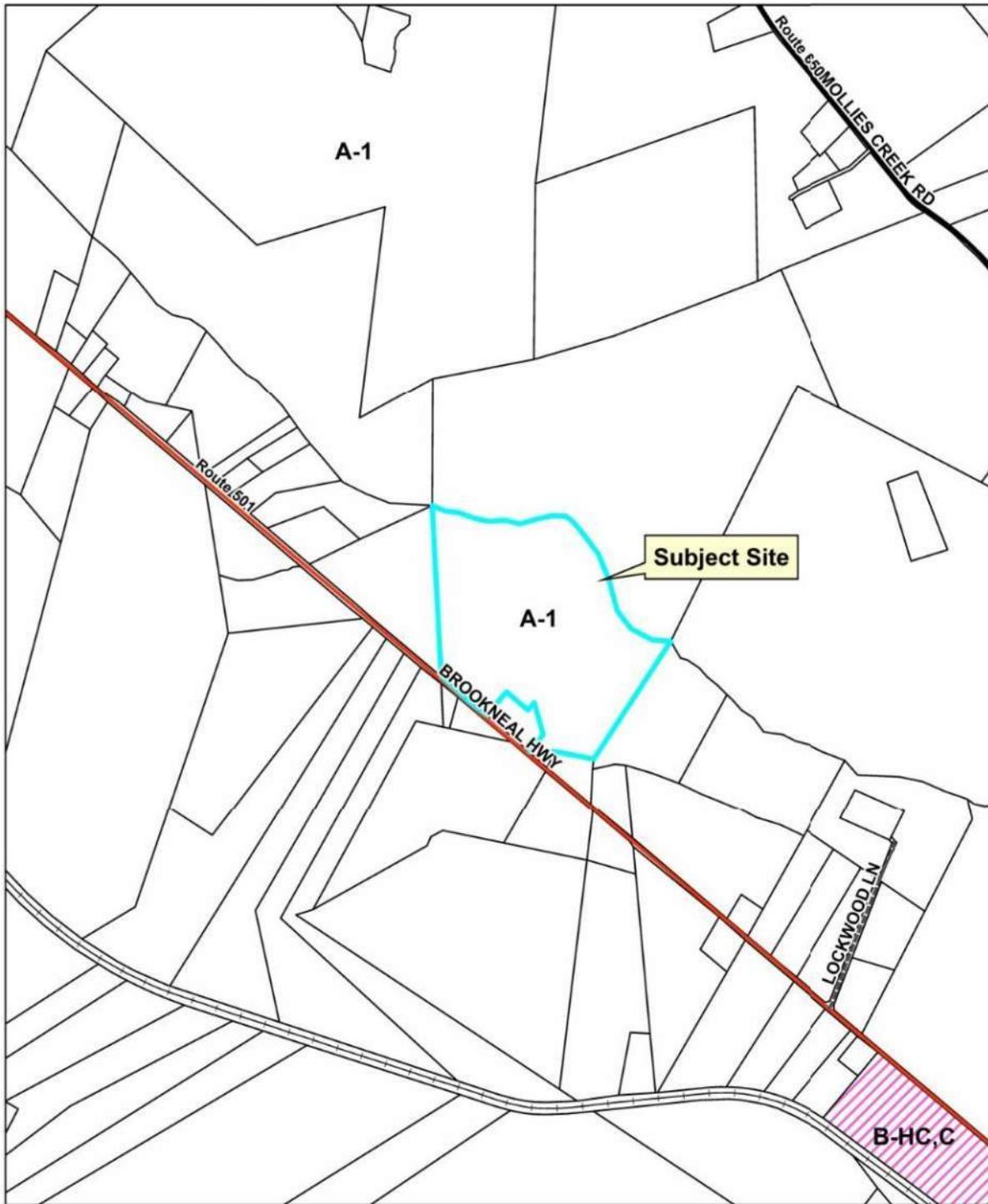
Utilities: No occupied structure is proposed; therefore, water and sewer facilities are not applicable.

Comprehensive Plan: The property is located in an area designated as transitional and rural.

# Comprehensive Plan Map



# Zoning Map



# Aerial Map

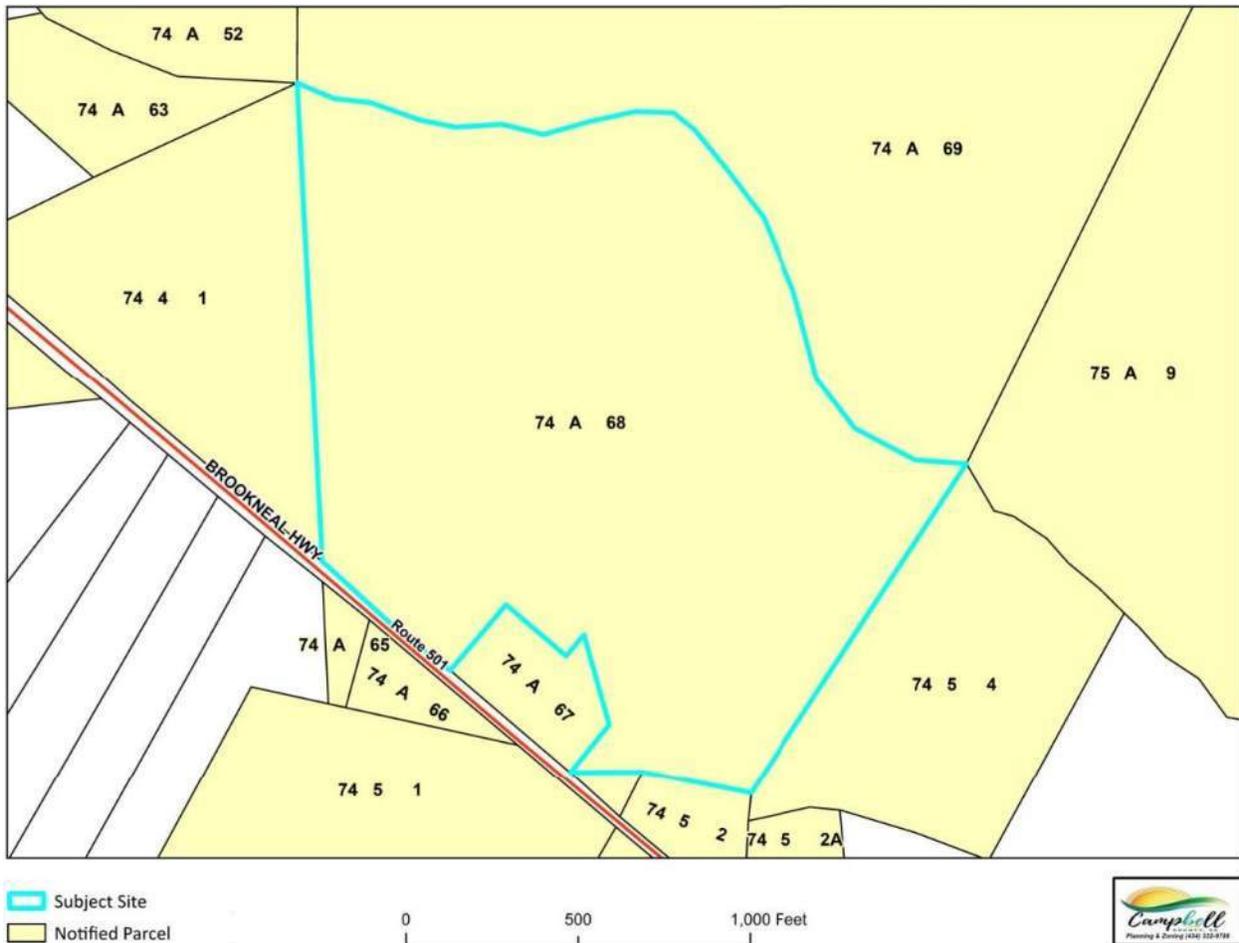


0 450 900 Feet



## Public Notification

In accordance with Section 15.2-2204, Code of Virginia of 1950, as amended, all adjoining property owners and those located immediately across the street of the subject parcel were notified by mail of the rezoning request. At the time of this report, no comments in support or opposition of the request have been received.



**From:** [Shrader, Karissa M.](#)  
**To:** [Morgan.Vickery@dominionenergy.com](mailto:Morgan.Vickery@dominionenergy.com)  
**Cc:** [sadams@mcguirewoods.com](mailto:sadams@mcguirewoods.com); [sakin@mcguirewoods.com](mailto:sakin@mcguirewoods.com); [george.t.jamerson@dominionenergy.com](mailto:george.t.jamerson@dominionenergy.com)  
**Subject:** PEC Meeting Summary - Bluegrass Solar Project  
**Date:** Tuesday, November 18, 2025 3:03:46 PM

---

Dear Morgan,

The Project Evaluation Committee met on November 18, 2025 to discuss the plan for the Bluegrass Solar Project. The following is a synopsis of the meeting; it does not necessarily reflect all comments or indicate all requirements of the permitting process.

Present:

Morgan Vickery	Dominion Energy
George Jamerson	Dominion Energy
Adriel Stokes	Dominion Energy
Austin Jones	Dominion Energy
Stephen Lindsay	ERM
Alexis Hoggard	ERM
Chris Mason	ERM
Scott Adams	Mcguire Woods
Sheri Akin	Mcguire Woods
Paul Harvey	Assistant County Administrator
Karissa Shrader	Zoning Administrator
Brian Stokes	Director of Community Development/Director of Public Works
Kate Reusch	Planner
Zachary Lee	Plan Reviewer

### Overview

This project consists of a 3MW distribution interconnected solar power facility. The project encompasses 13 acres of existing pastureland on Rt. 501. An open house was held to receive community feedback. So far, no opposition has been received. They plan to provide an extensive amount of screening and buffering especially along Rt. 501. The facility will produce power for Dominion customers. The project includes a laydown yard and stormwater management.

### VDOT

Comments sent via email:

- As typical for solar farms, the site access will be required to be built as full size commercial entrance during construction. Entrance width and radii shall be designed to accommodate the largest size construction vehicle expected to use the site.
- Once construction is complete, the entrance can be modified to fit the geometrics of a low volume commercial entrance, as solar farms typically have less than 50 vehicles per day using the entrance.
- Attached is VDOT's site plan checklist that can be used to develop plans for VDOT approval. Not all items on the checklist will apply to this project, but

VDOT will certainly need all applicable entrance geometrics, sight distance plans and profiles, turning movements, etc. Also attached are VDOT's site plan notes to be included with the plans.

- VDOT can attend another teams call with the applicant to go over any questions they have, or they may call me to discuss further.

## E&S

Brian to send guidance for enhanced control measures for E&S, stormwater and buffering requirements. If the project moves forward, please use the online permitting portal to apply for the Land Disturbance Permit. Brian asked if Dominion would be the one posting the bond? The applicant responded with yes, if it is required then Dominion would be posting it. There will be a decommissioning bond and a bond for erosion control and stormwater that will be released once the project is completed. Brian also asked if there was a projected timeline. The applicant responded that they must get SCC approval, which is filed annually, normally in October. If all goes as planned, they will request approval next October and if approved they could break ground as early as spring 2027. If they miss next October's file date then it would push it a full year and then it would be 2029 before being fully operational. Dominion then asked if the County accepted other types of surety, or is it just bonds? Brian responded that he would need to consult the County attorney before he could answer.

## AEP

Comments sent via email: If necessary, contact the service center 888-710-4237 when ready to apply for service for the solar facility. That will get a technician assigned to the project to evaluate the service, usage load, etc, Any existing facilities that would need to be moved for this construction would be charged to the customer at total costs

## Fire Marshal

Please let the developers know that we would need to have an emergency plan for the site and training for the first responders in that area as this would be the first solar farm, I am aware of in the Gladys/Brookneal area.

## Zoning

Please ensure that it is clear what the plan will be for buffering and screening. The applicant stated that it was discussed during the community meeting and they went back and added additional buffering along Rt. 501. The applicant stated that the goal would be for the area fronting Rt. 501 to look like a forest and there would be very little visual from the road. Due to the anticipated timeline, please ensure that if the SUP is approved the applicant will provide the County a due diligence letter every year that the project has not started construction. If a letter is not received showing due diligence and that the project is moving forward each year, the SUP will expire and the applicant would have to reapply for a special use permit.

Regards,

Karissa Shrader  
Zoning Administrator  
Campbell County  
85 Carden Lane, Suite A  
Rustburg, VA 24588  
Office: 434.332.9615



600 East Canal Street, 19<sup>th</sup> Floor  
Richmond, VA 23219

October 31, 2025

**BY ELECTRONIC MAIL AND FEDERAL EXPRESS**

Ms. Kate Reusch, Planner  
Campbell County, Virginia  
85 Carden Lane, Suite A  
Rustburg, Virginia 24588

Virginia Electric and Power Company (d/b/a Dominion Energy Virginia) ("Dominion")  
Special Use Permit ("SUP") Application for a Solar Energy Project

Dear Ms. Reusch:

Dominion is requesting approval of a Solar Energy Project ("Bluegrass Solar") in Campbell County, Virginia. Enclosed, please find the required fee check in the amount of \$700.00 made payable to Campbell County for processing the SUP. The SUP application form, with original signatures, is also enclosed.

As you advised, the remaining application materials may be submitted electronically. As of the date of this letter, Dominion is submitting the following application materials to you via email:

1. Application Form (copy)
2. Narrative
3. Site Plan
4. Owner Authorization Letter
5. Site Location Map
6. Adjacent Property Owners Map
7. Construction Schedule
8. Equipment Information Sheets
9. Visual Simulations
10. Decommissioning Plan

Should you have any questions or need additional information regarding any of the foregoing, please do not hesitate to contact me at 804-221-4738 or via email at [morgan.vickery@dominionenergy.com](mailto:morgan.vickery@dominionenergy.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Morgan Vickery", written over a horizontal line.

Morgan Vickery  
Senior Business Development Manager



1. All applications for special use permits will be scheduled for Public Hearings by both the Planning Commission and Board of Supervisors at the earliest possible dates.
2. The applicant, his representative, or agent, must be present to discuss the request at both the Commission and Board hearings at which the request is to be considered.
3. The applicant is encouraged to submit all available information regarding the special use permit and the proposed use of the property with the application.
4. The applicant is responsible for contacting the Campbell County Utilities & Service Authority and/or the State Health Department, Virginia Department of Transportation prior to the first Public Hearing regarding the need and availability of water and sewage and Highway Department ingress and egress regulations.
5. Site plans, plats and other similar documents required for Public Hearing consideration by the Commission shall be submitted to the appropriate official(s) or office(s) at the time an applicable application is filed with same.

**CERTIFICATION**

No member of the Campbell County Planning Commission or the Board of Supervisors has any interest in such property, individually, by ownership or stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust and no member of the immediate household of any members of the Planning Commission or Board of Supervisors has any such interest, except as follows:

List name(s) here: \_\_\_\_\_

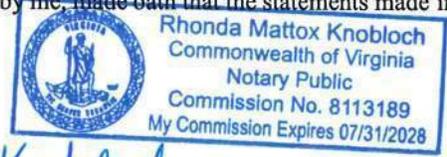
If none, please circle N/A

  
Signature/Applicant

State of Virginia  
City/County of Richmond

On this 30<sup>th</sup> day of October 2025, Morgan Vickery, whose name is signed to the foregoing instrument, personally appeared before me, acknowledged the foregoing signature to be his/hers, and having been duly sworn by me, made oath that the statements made in this certification are true.

My Commission expires: 7-31-2028



  
Notary Public

**PLANNING COMMISSION RECOMMENDATION:**

APPROVAL \_\_\_\_\_ DISAPPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

**ACTION BY BOARD OF SUPERVISORS:**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DATE OF FINAL ACTION \_\_\_\_\_

# Bluegrass Solar Project

Campbell County, Virginia

PREPARED FOR  
Dominion Energy Virginia

DATE  
October 2025



## DOCUMENT DETAILS

Bluegrass Solar Project SUP	
DOCUMENT TITLE	Bluegrass Solar Project
DOCUMENT SUBTITLE	Application for Special Use Permit
DATE	October 2025
VERSION	01
AUTHOR	Dominion Energy Virginia and Environmental Resources Management (ERM)

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## DOMINION'S RENEWABLE ENERGY GOALS

Virginia Electric and Power Company (d/b/a Dominion Energy Virginia) ("Dominion") is proposing a three (3) megawatt (MW) solar energy facility known as Bluegrass Solar ("Bluegrass Solar" or the "Project") in Campbell County, Virginia (the "County"). Over the next 15 years, Dominion plans to add about 16,000 MWs of solar generating capacity as part of Virginia's plan for 100% zero-carbon electricity by 2045 and the company's goal to achieve net-zero emissions from its electric and gas infrastructure by 2050.

In order to meet these renewable energy and sustainability targets, Dominion is exploring all types of renewable energy opportunities. One such project is the proposed Bluegrass Solar.

In addition to supporting a clean and sustainable energy future in Virginia, solar projects like Bluegrass Solar provide many benefits to the local community. Projects often use Virginia and locally based suppliers and labor to help create clean energy jobs and increase local tax revenues. Landowners for these projects are inclusive of groups that have been historically left out of the benefits of solar projects. Additionally, the size of the project opens the contracting and construction services to providers that have not been able to participate in larger-scale solar projects.

## 1. INTRODUCTION

Dominion is proposing to develop a three (3) megawatt (MW) solar facility identified as Bluegrass Solar in Campbell County. The Project encompasses approximately 13.4 acres within the fenced area on a parcel located north of Brookneal Highway ("U.S. Route 501"), as shown on the Site Location Map found in Tab E. The Project is approximately 1.5 miles from the Brookneal Campbell County Airport.

In compliance with the Campbell County Code ("Code"), Dominion is seeking the approval of a special use permit ("SUP") for the use of a "Solar Energy Project", as defined in Section 22-2 of the Code. The Project is located within the Agricultural ("A-1") zoning district.

## 2. PROJECT OVERVIEW

Bluegrass Solar is located on the north side of U.S. Route 501 and is comprised of a single parcel (Parcel ID: 74-A-68) (the "Property" or the "Site") in the A-1 zoning district in the County. The Property is approximately 60 acres according to Campbell County GIS. The Project exceeds two acres of disturbance and is not mounted on or over an existing building or parking lot, which classifies it as a "Solar Energy Project" as defined in Section 22-2 (B) (135) of the Code.

The Property is currently owned by Sandra Carr, and ownership of the Property has remained the same for 22 years. Dominion is leasing the Property for development of the Project. The Property consists of forested cover, agricultural fields, and an access road. Adjacent land uses include large agricultural fields, low density rural residential homes, and a natural gas regulator station, as shown on the Adjacent Property Owners Map found in Tab F. Of the approximately 60 acres, the Project will encompass approximately 13.4 acres with solar-related infrastructure (i.e., panels, utility poles, inverters), fencing, and landscaping. Access to the Site is from U.S. Route 501.

In compliance with Section 22-16 (B) of the Code, the solar energy facility is setback at least 50 feet from the front property boundary, at least 25 feet from the rear property boundary, and at least 15 feet from side property boundaries. Residences identified outside of the Project parcel are located at least 500 feet from the Project. Existing vegetation and topography will be used for visual screening and to maintain the rural character of the area from public points of access. Where existing vegetation is not adequate to achieve visual screening, the Project will utilize planted screening. The Site will be enclosed by an anti-climb fence.

The Project will interconnect with the Dominion distribution system through a 13.2 kV distribution circuit running adjacent to the Site. Dominion will own and operate the proposed Project as part of its energy generation system.

### 3. CONSTRUCTION

The Project has been carefully sited and designed to ensure compatibility and harmony with the neighboring agricultural and rural land uses. To minimize visibility from other properties, the Project will be setback a minimum of 50 feet from the front property boundary, 25 feet from rear property boundary, and 15 feet from side property boundaries as required by the Code. There is no landscape buffer requirement for solar energy facilities. However, the Project proposes a 20-foot-wide landscape buffer along the Project fence line, consisting of existing vegetation and proposed plantings where existing vegetation is not adequate to achieve visual screening. Non-invasive plant species and pollinator-friendly and wildlife-friendly seedings will be used in the fenced-in area.

Once constructed, the Project will be remotely monitored 24/7 via electrical system monitoring equipment. The Project will be permitted and constructed over an approximate 12-month period with a peak of more than 100 employees on the site during module installation. Construction will commence following approval of all applicable permits and execution of an interconnection service agreement with the regional transmission organization. Construction of the Project will generally follow the following five steps of construction:

1. Environmental Controls
  - a. Involves the installation of environmental protections such as sediment basins, silt fences and other control measures are installed throughout the Property to manage stormwater runoff and prevent soil erosion.
2. Site Preparation
  - a. Begins with tree clearing where needed, and the land is graded. Then, access roads are built, and fencing is installed around the perimeter of the facility.
3. Solar Installation
  - a. Posts are anchored to the ground to provide a steady elevated platform.
  - b. Racking system is mounted on top of the posts to secure the solar panels.
  - c. The solar modules are installed on top of the posts and racking system and convert solar energy into a direct electrical current.
4. Grid Connection
  - a. Once the panels are installed, they are connected to an inverter that converts the solar electricity from Direct Current (DC) into Alternating Current (AC). The solar facility is then connected to the electrical grid and begins providing power to the system.
5. Revegetation
  - a. Throughout the construction process, the site is re-vegetated with grasses, plants, and specialty erosion controls to stabilize the soil.

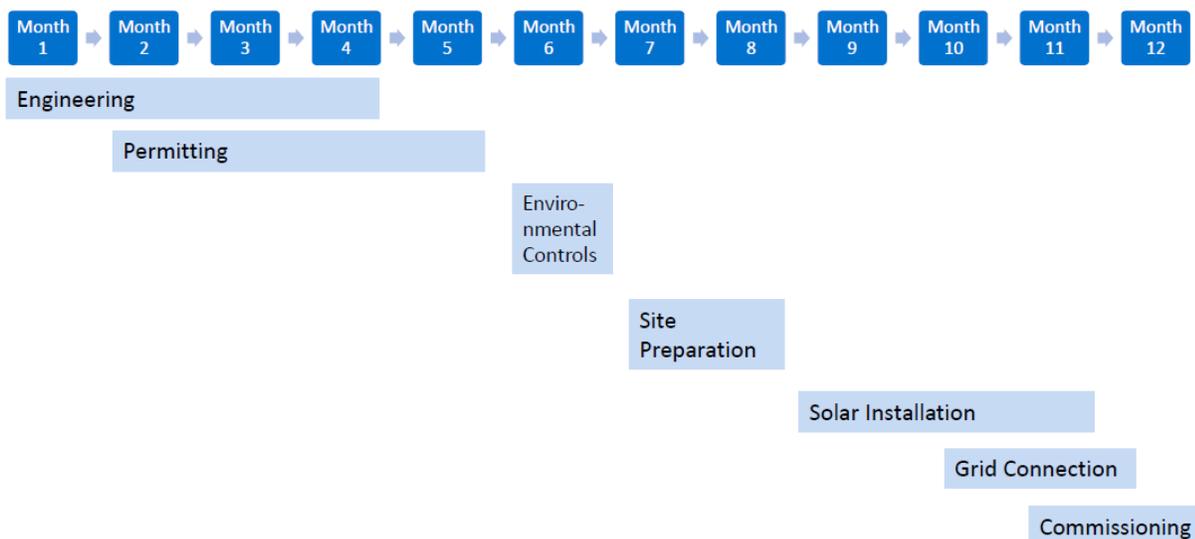
Once operational, maintenance crews will visit the Project site as necessary to mow and perform other maintenance activities. The Project will place little to no burden on the existing transportation infrastructure once constructed. Furthermore, the Project will not require water or sewer, trash collection, or increase the student population of area schools.

Dominion is leasing the Property, and all lease agreements have an initial term of at least 35 years with options to extend for additional years. At the end of its useful life, the Project will be decommissioned in accordance with an approved decommissioning plan (discussed further in Section 9) and all County requirements.

### 3.1 CONSTRUCTION SCHEDULE

The Project is anticipated to be permitted and constructed over an approximate 12-month period and follow the general construction steps outlined in Section 3. The preliminary construction schedule is shown below and included as Tab G.

#### Bluegrass Solar | Construction Schedule



### 4. TECHNOLOGY AND EQUIPMENT

The Project will consist of solar module arrays that collect sunlight and convert it to electricity. The number of modules will vary based on the final design and procurement. The Project is estimated to include approximately 5,936 modules. Low voltage electrical cables link the modules and collect the electricity before sending it to the inverters, where the DC energy is converted to AC energy. There is no battery energy storage associated with the Project. Tab H contains the information sheets for equipment used by Dominion on previous solar projects; however, the actual equipment used for the Project may vary.

## 5. LAND USE AND ZONING SUMMARY

The Property parcel totals approximately 60 acres and is located in the A-1 zoning district. The parcels consist of forested cover, agricultural fields, and an access road. Bluegrass Solar will exceed minimum setbacks, retain existing vegetation where possible, and use landscaped buffers to supplement screening where necessary.

The current A-1 zoning designations alongside existing and future land uses of the surrounding area were examined.

- **To the north,** land uses consist of agricultural fields, forested cover, and scattered residences and non-residential buildings. Suck Creek is located along the Project boundary, approximately 300 feet from the closest solar arrays.
- **To the south,** Transco Gas Pipeline Station, an existing power line, and U.S. Route 501 are located directly adjacent.
- **To the east,** land uses consist of agricultural fields, forested cover, and scattered residences and agricultural buildings.
- **To the west,** land uses consist of agricultural fields, forested cover, and scattered residential buildings. Southside Electric Co-op Substation is located approximately 2.4 miles northwest.

## 6. COMPREHENSIVE PLAN COMPLIANCE (§15.2-2232)

Section 15.2.2232 of the Code of Virginia outlines the requirement that solar facilities shall remain substantially in accordance with a locality's comprehensive plan. Project design and scope recognize the vision and goals outlined in the Campbell County Shaping Our Space 2022-2038 Comprehensive Plan (the "Comprehensive Plan"), adopted on July 18, 2023. The Comprehensive Plan's vision for the County focuses on serving the community by facilitating and encouraging an exceptional quality of life within the County.

Bluegrass Solar is in alignment with the following goals, objectives, and strategies outlined in the Comprehensive Plan.

### 6.1 LAND USE

**Goal 1: Encourage orderly, efficient and environmentally appropriate land use patterns for the County, taking into consideration the unique characteristics of the County's make-up.**

Objective 2: Preserve agricultural and forested lands in designated rural areas.

- Dominion is leasing the approximately 60-acre Site. Land not within the limits of disturbance will not be disturbed and will remain rural, as identified in the Campbell County Future Land Use Map.
- Bluegrass Solar was sited to minimize the amount of tree clearing for Site development. The Project proposes approximately 0.7 acres of tree clearing.

Objective 3: Consider the compatibility with adjacent land uses, density of development, and availability of infrastructure when making recommendations or final decision matters.

- The Project has been carefully sited and designed to ensure compatibility and harmony with neighboring land uses. Dominion has met with the County regarding the location and Site details.
- Properties adjacent to the Site are also zoned A-1. The Campbell County Future Land Use Map depicts the Site and adjacent properties as either Rural and/or Transitional. The Comprehensive Plan describes transitional growth areas as areas generally experiencing mixed residential and commercial growth, but are not yet approaching their full density. These areas often act as a buffer between the rural and highly developed parts of the County. The Project will maintain much of the existing vegetation on site in addition to a 20-foot-wide landscape buffer along the Project fence line. Additionally, the Visual Simulations found in Tab I depict the minimal visual impacts due to the existing and proposed vegetation.
- Visual simulations created for the Project depict the compatibility of the Site with adjacent uses by depicting the minimal visual impacts of the Project to surrounding land uses.

Objective 4: Use the County’s zoning and subdivision codes to support the goals and objectives of the Comprehensive Plan.

- Bluegrass Solar has been designed to meet the requirements for solar energy facilities as outlined in the Code.

Objective 6: Encourage development that respects the scenic qualities of the County through appropriate Codes or voluntary proffers that limit the adverse visual effects of items including but not limited to signs, communication towers, and aboveground utility lines.

- The Project includes a 20-foot-wide landscape buffer along the Project fence line, minimizing potential visual effects of the Project. Additionally, no signage or communication towers are proposed for the Project. The Project includes one aboveground utility line for the point of interconnection shown on the Site Plan found in Tab J. Adverse visual effects are not anticipated due to the existing aboveground utility lines located along U.S. Route 501.

## 6.2 NATURAL ENVIRONMENT

### **Goal 1: Perpetuate a healthy natural environment in the County.**

Objective 1: Manage water resources to ensure the quality remains good.

- A wetland and stream delineation utilizing United States Army Corps of Engineers (USACE) approved protocols was conducted in June 2024 to identify potential Waters of the U.S. (WOTUS) that are located within the Property. Sheet 2 of the Site Plan included in Tab J depicts the wetland and stream locations. The resources present are outside the proposed limits of disturbance. The Project avoids these areas and establishes a 50-foot-wide buffer to minimize impacts to these environmentally sensitive areas.
- An existing pond is located in the southeast corner of the parcel and is approximately 800 feet away from the Project infrastructure. The Project proposes three stormwater/sediment basins as stormwater and sediment control measures and to help maintain existing nearby water resources.

Objective 2: Maintain good air quality and enhance it where feasible.

- Bluegrass Solar is a renewable energy project that generates electricity without producing greenhouse gas emissions or air pollution, which negatively impacts environmental and public health.

Objective 3: Minimize risk to personal safety and property from natural hazards.

- The Project infrastructure will be enclosed by an 8'2" tall anti-climb fence to prevent unauthorized Site access. Additionally, the Site will be remotely monitored 24/7 via electrical system monitoring equipment.

Objective 4: Ensure the continuation of native wildlife and vegetation through enforcement of existing regulations.

- Overall, the Project retains existing vegetation where practical and will add supplemental plantings within the landscape buffer in areas along U.S. Route 501 and where existing vegetation is not adequate to achieve visual screening. Sheet 6 of the Site Plan details the site-specific seeding and planting mix to be used for the Project.

**Goal 2: Promote an environmentally sound land use strategy for the County.**

Objective 1: Ensure that development occurs in targeted areas and imposes minimal negative consequences on the scenic and environmental character of the County.

- Bluegrass Solar is setback at least 50 feet from the front property boundary, 25 feet from the rear property boundary, and 15 feet from side property boundaries. Residences identified outside of the Project parcel are located at least 500 feet from the Project. Existing vegetation and topography will be used for visual screening and to maintain the rural character of the area from public points of access.

Objective 2: Ensure that proposals for development include adequate planning for transportation, parking, lighting, landscaping and recreation in reasonable harmony with the natural environment.

- The Site Plan included in Tab J identifies the access roads, security fencing, and landscaping in detail.

## 6.3 INFRASTRUCTURE DEVELOPMENT

**Goal 2: Promote a healthful and attractive environment for all present and future residents of the County.**

Objective 5: Enforce local ordinance dealing with floodplains, erosion and sediment control, and storm water management in order to meet state and federal mandates to mitigate the negative effects of development on water quality.

- There are no floodplains within the Project Boundary. Temporary and permanent sediment control and site stabilization measures will be implemented. Stormwater management measures are included in the Site Plan found in Tab J.

Overall, the Project supports multiple goals and policies within the Comprehensive Plan as detailed above.

## 7. PRELIMINARY SITE PLAN AND PROJECT DESIGN

Dominion has developed a detailed site plan, found in Tab J, for review. This plan utilizes individual site design criteria and the Code to guide the design standards. The Bluegrass Solar facility site plan and design will include all of the requirements detailed in Section 22-32 (B) of the Code.

The fenced area of the Site will be approximately 13.4 acres and include solar modules, transformers, and inverters. The total limit of disturbance for the Site is approximately 16.4 acres.

### 7.1 EROSION AND SEDIMENT CONTROL MEASURES

The Project's erosion and sediment control measures meet the standards established by the Virginia Erosion and Sediment Control Law and Regulations. Measures to be implemented at the Site include:

- Silt fencing used as a perimeter sediment control.
- Temporary and permanent seeding for site stabilization.
- Typical industry practices such as sprinkling water and maintenance of vegetative cover for dust control during construction.

### 7.2 SITE ACCESS AND ROADWAY EVALUATION

The Project proposes a 16-foot-wide access road sourced from U.S. Route 501. The access road has been designed to meet Virginia Department of Transportation (VDOT) commercial entrance standards.

### 7.3 CONSTRUCTION TRAFFIC ROUTING AND MITIGATION MEASURES

Routes traveled by workers and for materials delivery will depend on their source of origin and will comply with VDOT and County regulations pertaining to vehicle size, bridge weight limits, signage, and traffic control.

During the construction period, the Project will generate, on a daily basis, fifteen (15) car trips for workers to and from the Site and one round trip for a delivery truck. Following construction, the Site will generate less than ten (10) trips per week. In total, the calculated trips associated with the Project will not increase congestion or daily trips on local roadways. During construction measures to prevent dust and dirt in the roadway will be taken. The closure of roadways is not anticipated for this Project.

### 7.4 LANDSCAPING AND BUFFERING

The Code does not require a landscape buffer in the A-1 zoning district or for solar energy systems. Although it is not required, the Project includes a 20-foot-wide landscape buffer along the Project fence line, minimizing potential visual impacts to adjacent property owners and screening the Project from U.S. Route 501.

### 7.5 STORMWATER MANAGEMENT

The Project will follow guidance from the Virginia DEQ Stormwater Manual for solar development.

## 8. DECOMMISSIONING PLAN

At the end of its useful life, the Project will be decommissioned in accordance with an approved decommissioning plan, as required in Section 22-32 (B) (18) of the Code. The facility has an estimated useful life of at least 35 years with an opportunity for extension depending on equipment replacements or refurbishments. The decommissioning process consists of the removal of above- and below-ground facility components, the restoration of ground surface irregularities and vegetation, and management of excess wastes and materials. Removal of all physical improvements will be done in accordance with applicable regulations of the time. The area will be restored to a similar state such that the pre-construction use could resume. After the facility has been disconnected and isolated from the utility power grid and all electrical components have been disconnected within the facility, equipment will be dismantled and removed. Decommissioning will be undertaken by licensed subcontractors using similar techniques and equipment to those used in the construction of the Project. The complete decommissioning plan can be found in Tab K.

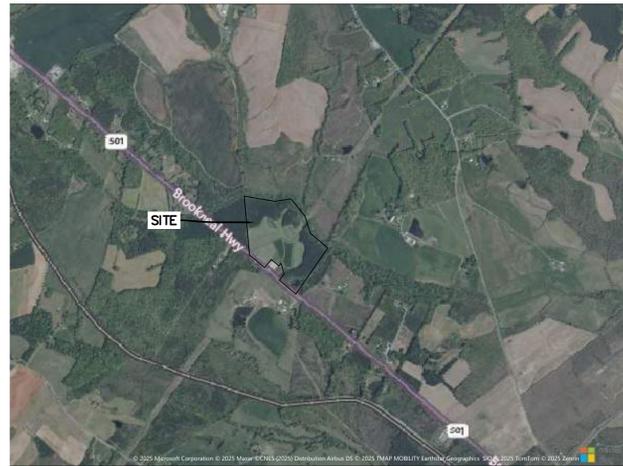
### 8.1 DECOMMISSIONING COST ESTIMATE

The estimated overall cost of decommissioning the facility is \$365,998 in 2025 dollars. In 35 years (2060), the estimated overall cost of decommissioning the facility is \$539,807. The estimated cost of decommissioning was prepared by Bowman Consulting Group, Ltd.

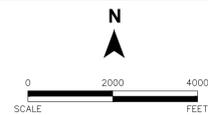
# SITE PLAN DRAWINGS FOR BLUEGRASS SOLAR

PARCEL ID: 74-A-68  
CAMPBELL COUNTY, VIRGINIA

NOVEMBER 2025



PROJECT VICINITY MAP



LIST OF DRAWINGS

DRAWING NO.	TITLE	REVISION
1	COVER	1
2	SITE PLAN OVERVIEW	1
3	SITE PLAN	1
4	EROSION & SEDIMENT CONTROL DETAILS	1
5	CONSTRUCTION DETAILS	1
6	LANDSCAPE AND SCREENING PLAN	1
7	LANDSCAPE AND SCREENING PLAN - ENHANCED SCREENING ENLARGEMENT MAP	1

PREPARED FOR:  
DEVELOPER

**DOMINION ENERGY VIRGINIA**  
600 E. Canal Street  
Richmond, VA 23219



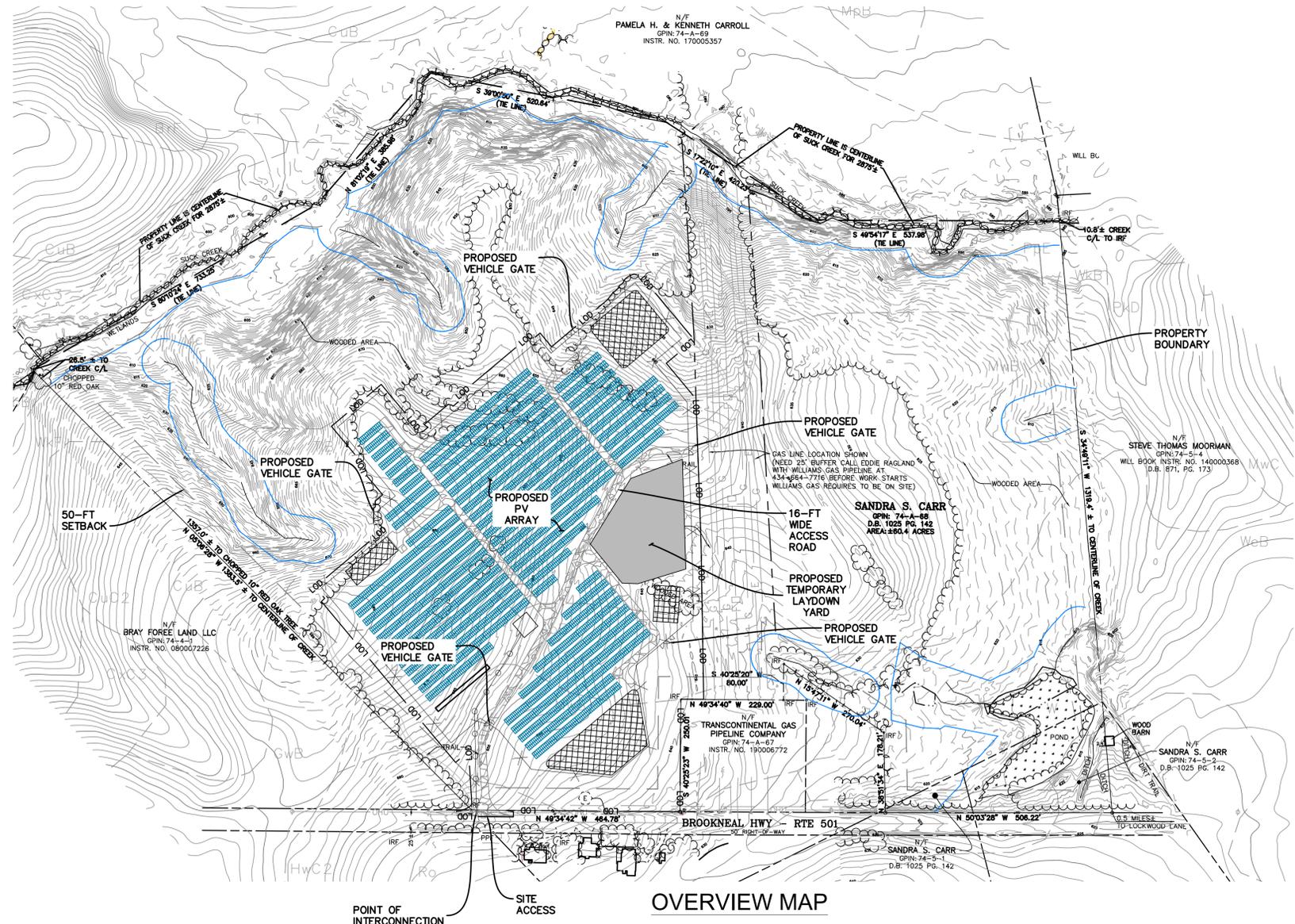
**Environmental Resources Management, Inc.**  
1776 I Street NW Suite 725  
Washington DC 20006

**PRELIMINARY,  
NOT FOR CONSTRUCTION**

BLUEGRASS SOLAR SITE COVER				DISCIPLINE NO.
DOMINION ENERGY				REV. 1
CAMPBELL COUNTY, VIRGINIA				
SCALE AS NOTED	DESIGNED BY SWP	PROJECT NUMBER 0739838	SHEET NO. 1	
DATE DRAWN 10/24/2025	DRAWN BY GWP	Environmental Resources Management, Inc.		

FILE PATH: Q:\Aminteh\Proposals\CSM\Projects\Dominion\Sheet Scale Solar\Portfolio\_Sheet Scale Solar\Bluegrass Solar\Bluegrass Solar\Site Plan\CAD\0739838 - Knight Solar - Conceptual Site Plan - Cover.dwg 1 - COVER, PRINTED ON 11/13/2025 BY Corbin Prie

FILE PATH: Q:\Amended\Proposed\CSM\Projects\Dominion\Scale Solar - Final\Site Plan - Site Plan.dwg - OVERVIEW MAP - PRINTED ON 11/13/2025 BY Griffin Pine



OVERVIEW MAP

**LEGEND:**

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY 50-FT SETBACK
- LIMITS OF DISTURBANCE
- X BC PROJECT SITE SECURITY FENCING
- SOIL TYPE
- GENERATION INTERCONNECT LINE WITH POLE PLACEMENT
- EXISTING EASEMENT
- EXISTING DRIVEWAY EDGE
- EXISTING TREELINE
- EXISTING TRAIL
- ACCESS ROADS
- SEDIMENT/STORMWATER BASIN
- EXISTING BUILDING
- EXISTING WETLAND
- EXISTING STREAM
- EXISTING POND
- STREAM AND WETLAND BUFFER 50-FT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATION
- UNDERGROUND GAS PIPELINE
- UTILITY POLE
- GUY WIRE
- UTILITY WITNESS POST
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND

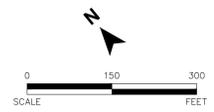
**GENERAL NOTES**

1. THE SURVEYED PROPERTY AS SHOWN HEREON APPEARS TO LIE WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CAMPBELL COUNTY, VIRGINIA AND INCORPORATED AREAS, MAP NUMBER 51031C0275D, EFFECTIVE DATE AUGUST 28, 2008.
2. CONTOUR AND EXISTING CONDITIONS INFORMATION OBTAINED FROM THE ALTA SURVEY PERFORMED BY BOWMAN ON JULY 11, 2024. CONTOURS ARE BASED OFF AERIAL LIDAR MAPPING OBTAINED JUNE 8, 2024 FROM DRONE VIEW TECHNOLOGIES. WOODED AREAS ARE OBSCURED AND THERE MAY BE EXISTING PHYSICAL FEATURES AND/OR TOPOGRAPHIC DISCREPANCIES DUE TO HEAVY UNDERGROWTH.
3. TOPOGRAPHICAL INFORMATION SHOWN OUTSIDE OF THE PROPERTY BOUNDARY IS COMPILED FROM USGS 7.5-MINUTE TOPO MAP DOWNLOADED FEBRUARY 12, 2025.
4. THE HORIZONTAL DATUM AS REFERENCED HEREON WAS ESTABLISHED BY GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE GRID, ZONE SOUTH, NAD83(2011) AND IS REFERENCED IN U.S. SURVEY FEET.
5. THE APPROXIMATE LIMIT OF DISTURBANCE IS 16.4 ACRES.
6. LIMITED GRADING IS PROPOSED WITHIN THE PHOTOVOLTAIC ARRAY. GRADING IS PROPOSED WITHIN THE LIMITS OF THE ACCESS ROAD, STORMWATER PONDS AND SEDIMENT TRAPS, AND THE TEMPORARY LAYDOWN AREA (APPROXIMATELY 16.4 ACRES)
7. WETLAND/WATERBODY DATA IS BASED ON FIELD SURVEY BY ERM SEPTEMBER, 2024.
8. ANY PROPOSED TEMPORARY CONSTRUCTION TRAILERS ARE TO BE LOCATED WITHIN BOUNDS OF TEMPORARY LAYDOWN YARD.

SOIL ID	SOIL NAME	K-FACTOR	HYDROLOGIC SOIL GROUP	ON-SITE ACREAGE
AbB	Abell fine sandy loam, 0 to 4 percent slopes	0.24	C	6.03
CT	Chewachia-Toccoa complex	0.24	B/D	1.42
CuB	Cullen loam, 2 to 6 percent slopes	0.28	B	0.42
CuC2	Cullen loam, 6 to 15 percent slopes, eroded	0.28	B	0.14
GwB	Gwinnett clay loam, thick solum variant, 2 to 6 percent slopes	0.20	B	3.48
HwC2	Hiwassee loam, 6 to 15 percent slopes, eroded	0.28	B	0.57
McF	Manteo channery loam, 25 to 60 percent slopes	0.20	D	4.09
MB	Masada loam, local alluvium, 0 to 4 percent slopes	0.24	B	0.44
MwB	Mayodan fine sandy loam, 2 to 6 percent slopes	0.20	B	13.67
MwC	Mayodan fine sandy loam, 6 to 15 percent slopes	0.20	B	5.20
PpE	Pinkston and Penn soils, 15 to 25 percent slopes	0.24	A	7.59
Ro	Roanoke silt loam, local alluvium	0.43	C/D	0.18
TIB	Tatum loam, 2 to 6 percent slopes	0.28	B	6.46
TuC2	Turbeville fine sandy loam, 6 to 15 percent slopes, eroded	0.24	B	1.50
WeB	white Store fine sandy loam, 2 to 6 percent slopes	0.28	D	4.37
WkB	Wilkes loam, 2 to 6 percent slopes	0.37	C	0.80
WkF	Wilkes loam, 25 to 60 percent slopes	0.37	D	3.59
W	Water	N/A	N/A	0.65

PROJECT DATA	
AC GRID LIMIT (MWac)	3
POI VOLTAGE (kV)	34.5
AC CAPACITY (MWac)	3.10
DC CAPACITY (MWdc)	4.25
DC/AC RATIO	1.37
PV SYSTEM VOLTAGE (V)	1500
PV MODULES	
MODEL	CSI-C57N-720TB-AG
RATING (W)	720
STRING LENGTH	28
NUMBER OF STRINGS	212
NUMBER OF MODULES	5,936
INVERTERS	
MODEL	SMA HIGH PEAK
RATING (kW)	172
QUANTITY	19
RACKING	
MODEL	APA TITAN
TYPE	FIXED
ORIENTATION	180°
TILT (°)	20°
PITCH (ft)	VARIES

SITE SPECIFICATIONS	
TOTAL PARCEL AREA	60.4 Ac.
FENCED AREA	13.40 Ac.
TREE CLEARANCE AREA	0.73 Ac.



**PRELIMINARY,  
NOT FOR CONSTRUCTION**

Rev.	Date	Description	By	Chk
1	11/13/2025	REVISION PER COUNTY COMMENT	GP	SL
0	10/24/2025	ISSUED FOR PERMIT	GP	SL



**BLUEGRASS SOLAR SITE  
SITE PLAN OVERVIEW**

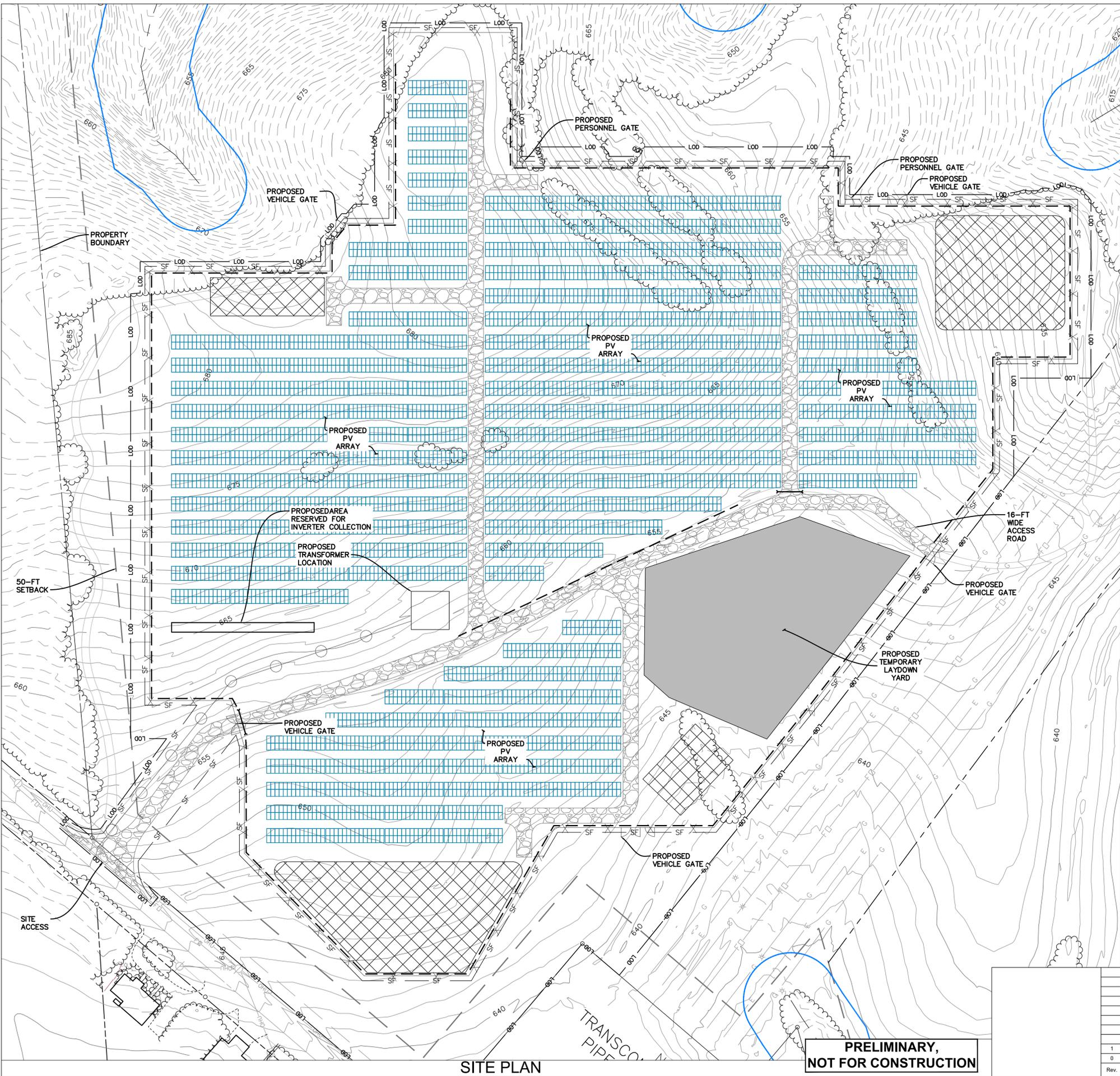
DOMINION ENERGY  
CAMPBELL COUNTY, VIRGINIA

SCALE	AS NOTED	DESIGNED BY	SWP	PROJECT NUMBER	0739838
DATE DRAWN	10/24/2025	DRAWN BY	GWP		

Environmental Resources Management, Inc.

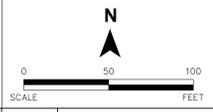
DISCIPLINE NO.	
REV.	1
SHEET NO.	2

FILE PATH: Q:\Amplified\Proposed\CSM\Projects\Dominion\Scale Solar\Scale Solar\Site Plan.dwg 2 - SITE PLAN, PRINTED ON: 11/19/2025 BY: Griffin, P



**LEGEND:**

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY 50-FT SETBACK
- LOD LIMITS OF DISTURBANCE
- SF SILT FENCE
- PROJECT SITE SECURITY FENCING
- STORMWATER CONVEYANCE DITCH/BERM
- CULVERT
- GENERATION INTERCONNECT LINE WITH POLE PLACEMENT
- EXISTING EASEMENT
- EXISTING DRIVEWAY EDGE
- EXISTING TREELINE
- EXISTING TRAIL
- ACCESS ROADS
- SEDIMENT/STORMWATER BASIN
- EXISTING BUILDING
- EXISTING WETLAND
- EXISTING STREAM
- EXISTING POND
- STREAM AND WETLAND BUFFER 50-FT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATION
- UNDERGROUND GAS PIPELINE
- UTILITY POLE
- GUY WIRE
- UTILITY WITNESS POST
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND



**PRELIMINARY,  
NOT FOR CONSTRUCTION**

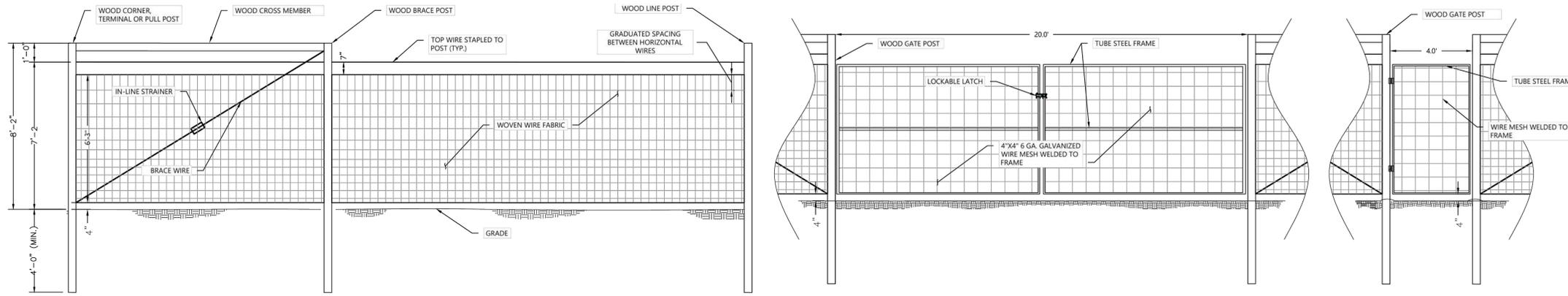
**SITE PLAN**

Rev.	Date	Description	By	Chk
1	11/13/2025	REVISION PER COUNTY COMMENT	GP	SL
0	10/24/2025	ISSUED FOR PERMIT	GP	SL

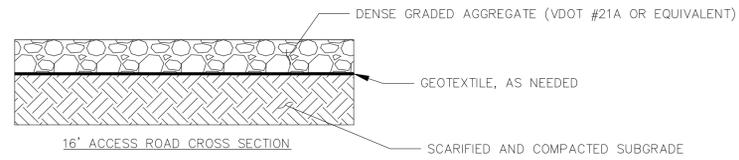
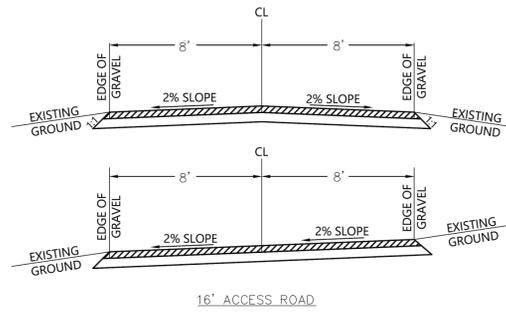


<b>BLUEGRASS SOLAR SITE SITE PLAN</b>				DISCIPLINE NO.
DOMINION ENERGY CAMPBELL COUNTY, VIRGINIA				REV. 1
SCALE AS NOTED	DESIGNED BY SWP	PROJECT NUMBER 0739838	SHEET NO. 3	
Environmental Resources Management, Inc.				



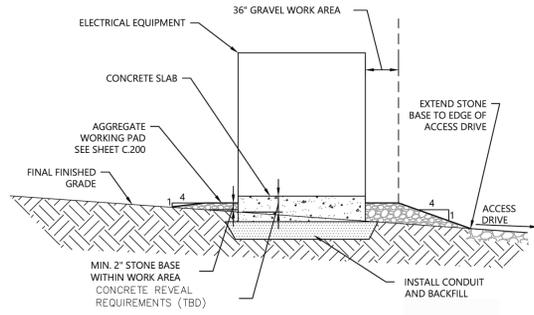


**901** PROPOSED TYPICAL FENCING DETAIL  
NOT TO SCALE



- NOTES:
1. THE MINIMUM TRAVEL WIDTH OF ROADWAYS SHALL BE 16 FEET.
  2. MAXIMUM GRADES FOR ENTRANCE ROADS SHALL BE 8%.
  3. ROADWAY SECTION TO BE BASED ON GEOTECHNICAL REPORT.

**902** PROPOSED TYPICAL ACCESS ROAD DETAIL  
NOT TO SCALE



**903** PERMANENT TYPICAL EQUIPMENT PAD DETAIL  
NOT TO SCALE

**PRELIMINARY,  
NOT FOR CONSTRUCTION**

Rev.	Date	Description	By	Chk
1	11/13/2025	REVISION PER COUNTY COMMENT	GP	SL
0	10/24/2025	ISSUED FOR PERMIT	GP	SL



BLUEGRASS SOLAR SITE CONSTRUCTION DETAILS				DISCIPLINE NO.
DOMINION ENERGY CAMPBELL COUNTY, VIRGINIA				REV. 1
SCALE AS NOTED	DESIGNED BY SWP	PROJECT NUMBER 0739838	SHEET NO. 5	
DATE DRAWN 10/24/2025	DRAWN BY GWP	Environmental Resources Management, Inc.		



FILE PATH: Q:\Amiebeth\Proposed\CSM\Projects\Dominion\Scale Solar\Porfolio\_Solar\Scale Solar - Conceptual Site Plan - Landscape Planning 7.LANDSCAPE.PLAN.DWG 7.LANDSCAPE.PLAN.DWG 11/15/2025 BY: Gillen Pine



PROPOSED LANDSCAPING QUANTITIES – ENHANCED SCREENING PLANTINGS

SYMBOL	COMMON NAME	BOTANICAL NAME	CONTAINER SIZE	HEIGHT RANGE (FT)	CALIPER (IN)	SPACING (FT)	AMOUNT
	EASTERN WHITE PINE	PINUS STROBUS	15 GAL	4-6	1.25	30	19
	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA	15 GAL	4-6	1	20	32
	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	15 GAL	4-6	1.25	18	27
	AMERICAN HOLLY	ILEX OPACA	15 GAL	4-6	1.25	15	26

LEGEND:

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY 50-FT SETBACK
- LIMITS OF DISTURBANCE
- PROJECT SITE SECURITY FENCING
- GENERATION INTERCONNECT LINE WITH POLE PLACEMENT
- EXISTING EASEMENT
- EXISTING DRIVEWAY EDGE
- EXISTING TREELINE
- EXISTING TRAIL
- ACCESS ROADS
- SEDIMENT/STORMWATER BASIN
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- UNDERGROUND GAS PIPELINE
- UTILITY POLE
- GUY WIRE
- UTILITY WITNESS POST
- IRON PIPE FOUND
- IRON ROD FOUND

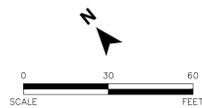
LANDSCAPE LEGEND:

- L-1: PROPOSED VEGETATION. SEE SHEET 6, DETAIL 601 FOR SEED MIX
- L-2: PROPOSED VEGETATION. SEE SHEET 6, DETAIL 602, 603
- L-3: LANDSCAPE BUFFER – EXISTING VEGETATION

NOTES:

- EXISTING VEGETATION WILL BE INCORPORATED INTO THE REQUIRED LANDSCAPE BUFFER TO THE EXTENT POSSIBLE. SUPPLEMENTAL PLANTINGS SHALL BE PROVIDED WHERE NECESSARY IN ACCORDANCE WITH DETAILS 602 AND 603.
- PLANTING QUANTITIES ARE APPROXIMATE AND PROVIDED FOR REFERENCE ONLY.
- ZONING ADMINISTRATOR SHALL APPROVE LANDSCAPE BUFFER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. ADDITIONAL SCREENING MAY BE REQUIRED BY THE ZONING ADMINISTRATOR.

ENHANCED SCREENING ENLARGEMENT MAP



**PRELIMINARY,  
NOT FOR CONSTRUCTION**

										<b>BLUEGRASS SOLAR SITE LANDSCAPE AND SCREENING PLAN - ENHANCED SCREENING ENLARGEMENT MAP</b>		DISCIPLINE NO.
										DOMINION ENERGY CAMPBELL COUNTY, VIRGINIA		REV. 1
										SCALE AS NOTED DATE DRAWN 10/24/2025		SHEET NO. 7 PROJECT NUMBER 0739838
										DESIGNED BY SWP DRAWN BY GWP		Environmental Resources Management, Inc.
1	11/13/2025	REVISION PER COUNTY COMMENT	GP	SL								
0	10/24/2025	ISSUED FOR PERMIT	GP	SL								
Rev.	Date	Description	By	Chk								

**OWNER AUTHORIZATION LETTER**

On this 30 day of October, 2025,  
*Day Month Year*

I, Sandra Carr the legal owner of Brookneal Highway,  
*Owner Name Address or Street Name*

and further identified as 74-A-68, appoint Morgan Vickery and/or other representatives  
*Tax Map Number Agent's Full Legal Name*

of Virginia Electric and Power Company, d/b/a Dominion Energy Virginia as my true and lawful

agent in my name, place and stead giving full power and authority to do and

perform all acts and make all representation necessary, without any limitations, to apply for

rezoning special use permit variance. The rights, powers, and authority of said agent herein  
*Circle One*

granted shall commence on October 30, 2025, and shall remain in effect until  
*Date*

the Campbell County Department of Community Development is notified by certified mail, return

receipt requested, that the terms of this power have been revoked or modified.

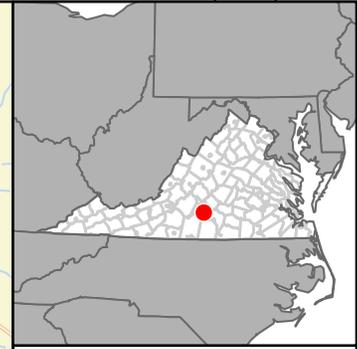
Sandra Carr 10/30/25  
*Owner signature Date*

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**Office Use Only**

Case Number: PL-25-248

Date Received: 11/3/2025 MR

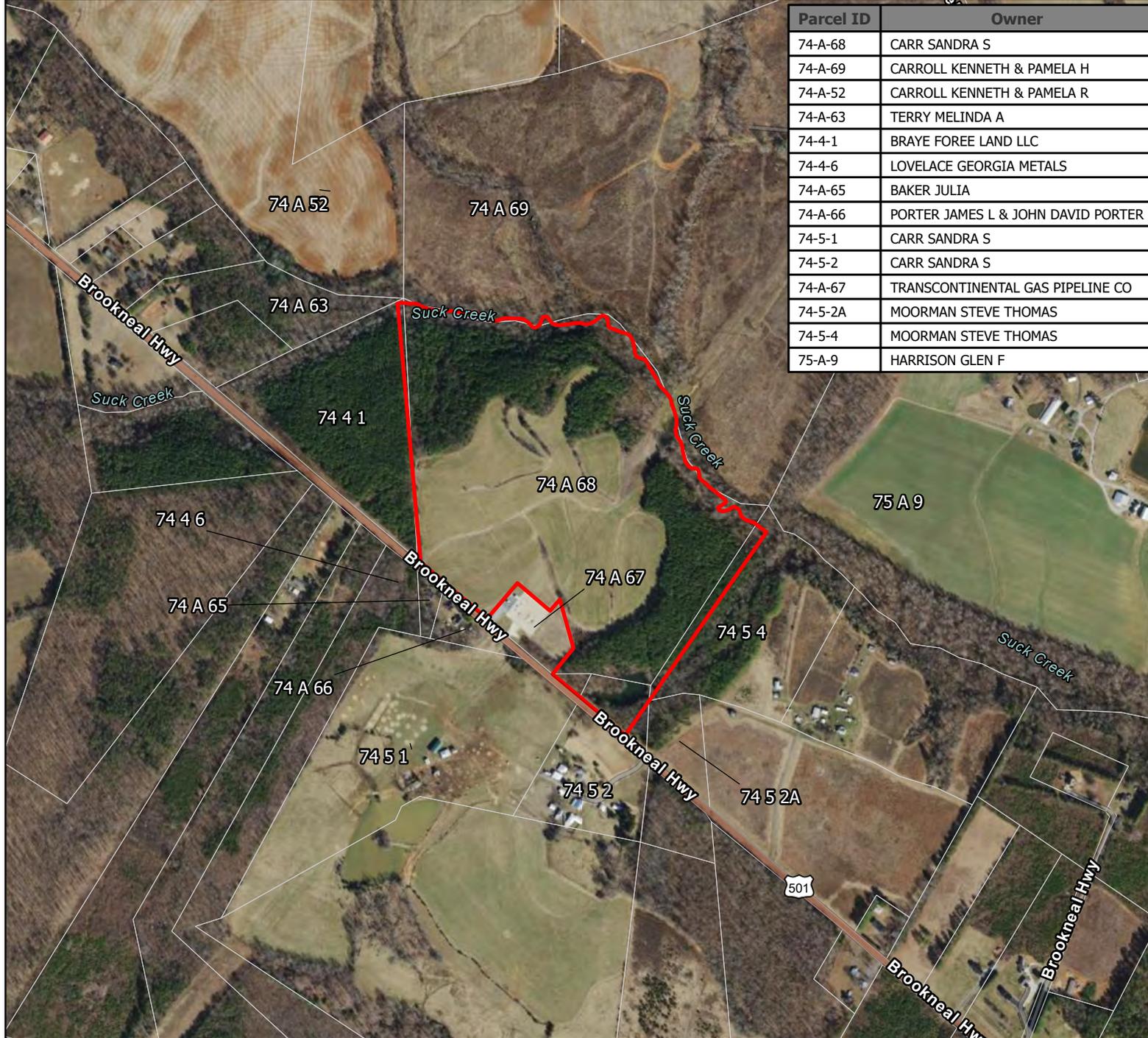


Legend  
— Project Boundary



Site Location Map  
Bluegrass Solar Project  
Dominion Energy  
Campbell County, Virginia





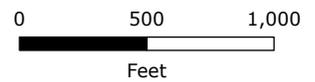
Parcel ID	Owner
74-A-68	CARR SANDRA S
74-A-69	CARROLL KENNETH & PAMELA H
74-A-52	CARROLL KENNETH & PAMELA R
74-A-63	TERRY MELINDA A
74-4-1	BRAYE FOREE LAND LLC
74-4-6	LOVELACE GEORGIA METALS
74-A-65	BAKER JULIA
74-A-66	PORTER JAMES L & JOHN DAVID PORTER
74-5-1	CARR SANDRA S
74-5-2	CARR SANDRA S
74-A-67	TRANSCONTINENTAL GAS PIPELINE CO
74-5-2A	MOORMAN STEVE THOMAS
74-5-4	MOORMAN STEVE THOMAS
75-A-9	HARRISON GLEN F



**Legend**

- Project Boundary
- Parcel Boundary

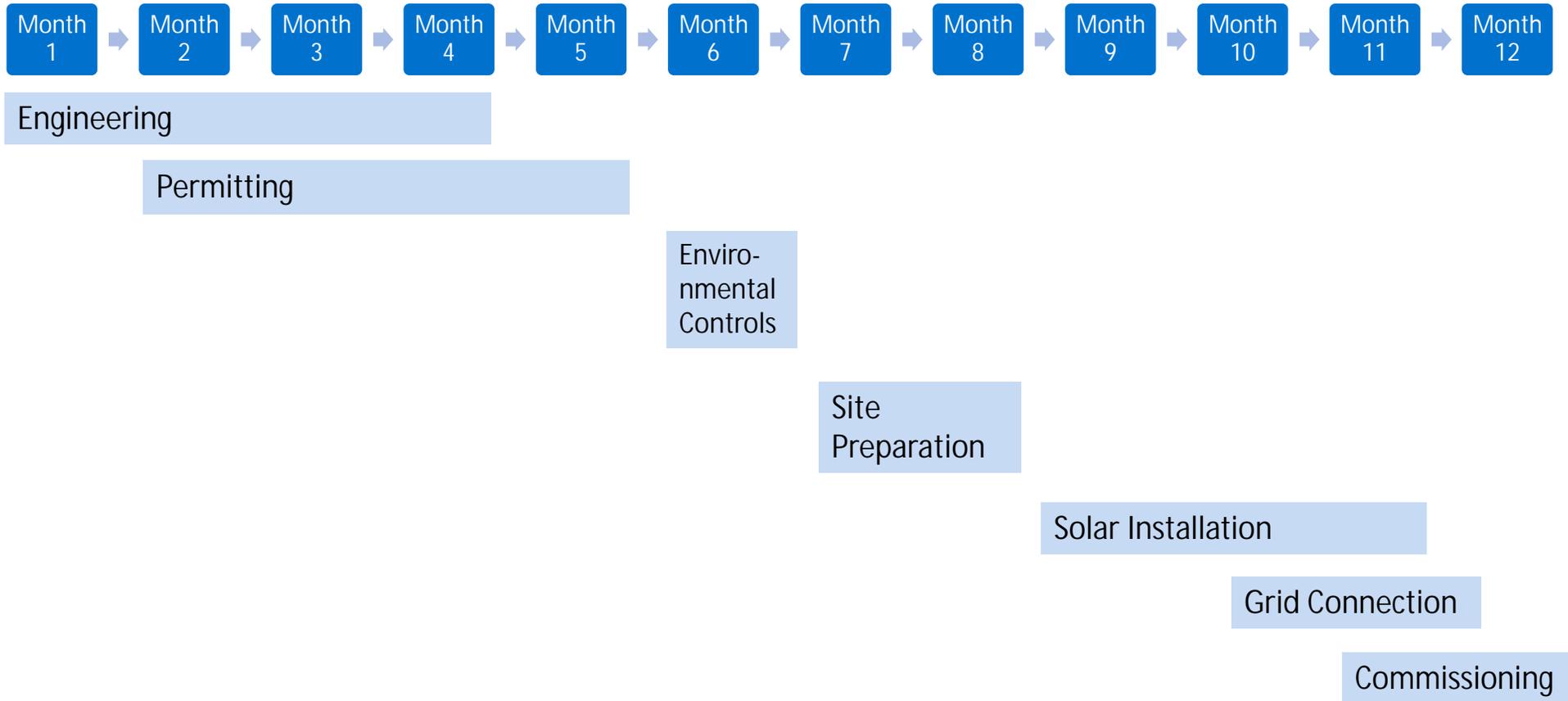
NOTE: Project boundary is based on an ALTA survey completed in October 2024.



**Adjacent Parcel Map**  
 Bluegrass Solar Project  
 Dominion Energy  
 Campbell County, Virginia



# Bluegrass Solar | Construction Schedule





## OMCO Choice™

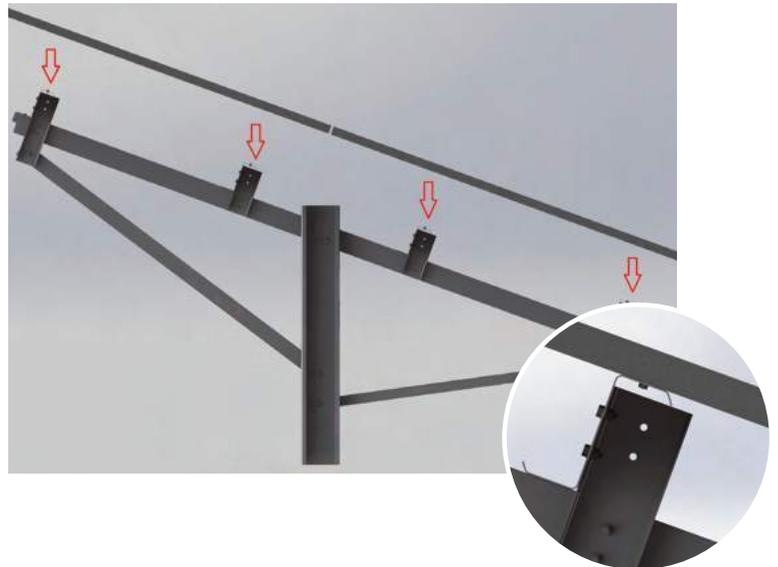
### FIXED TILT MOUNTING SYSTEM

#### PRE-ASSEMBLED TILT BRACKETS

- Optimizes packaging and shipping
- Requires significantly less field labor
- Reduces construction schedules
- Eliminates loose hardware

#### INTEGRATED GROUNDING

- Eliminates third party grounding devices
- Accelerates assembly



HIGHEST DOMESTIC CONTENT - MADE BY OMCO SOLAR  
IN OUR 6 US MANUFACTURING PLANTS



- Ⓞ Short Lead Times
- Ⓞ Low Freight Costs
- Ⓞ Enhanced Flexibility

- Ⓞ Reduced Field Labor
- Ⓞ Cost Efficient
- Ⓞ Quality Assurance



Manufacturing	Made by OMCO Solar in our 6 US manufacturing plants nationwide and shipped directly to project sites.
Pre-Assembly	Each rack consists of pre-assembled components, which reduces the bill of material items, allowing rapid site staging and installation.
Materials	Galvanized steel, per ASTM A653 – latest edition
Hardware	Zinc-coated to 15 microns per UL 2703. The hardware arrives pre-sorted for easy identification. Additional plating options are available for corrosive environments.
Module Compatibility	OMCO Solar racks are optimized for all commercially available framed solar modules.
In-Field Flexibility	Built-in adjustability features account for post misalignment and terrain elevation changes with no additional components. Proprietary custom slot configurations come standard on every fixed-tilt mounting system.
Table Configuration	2-in-portrait is standard. Other configurations are evaluated per site-specific requirements.
Terrain Articulation	Accommodates up to 20% grade change
Foundation Options	Driven C posts - OMCO produced, lower cost, faster lead time Driven I or W posts - OMCO sourced
Tilt Angle	Accommodates from 5° - 45°
Wire Management	Integrated wire management
Bonding/Grounding	UL 2703 compliant
Post Tolerances	East-West ± 0.75" North-South ± 0.75" East-West tilt ± 1° North-South tilt ± 1°
Load Capacities	Wind – up to 180 MPH   Snow – up to 90 PSF
Certifications	ISO 9001:2015 standard, UL 2703 Ed. 1, CPP wind tunnel-tested, NEC compliant
Warranty	20-year limited warranty



[omcosolar.com](https://omcosolar.com)

Arizona | Ohio | Indiana | Alabama  
602-352-2700 | [info@omcosolar.com](mailto:info@omcosolar.com)





# TOPBiHiKu7

N-type Bifacial TOPCon Technology

690 W ~ 720 W

CS7N-690 | 695 | 700 | 705 | 710 | 715 | 720TB-AG

## MORE POWER

- 

Module power up to 720 W  
Module efficiency up to 23.2 %
- 

Up to 85% Power Bifaciality,  
more power from the back side
- 

Excellent anti-LeTID & anti-PID performance.  
Low power degradation, high energy yield
- 

Lower temperature coefficient (Pmax): -0.29%/°C,  
increases energy yield in hot climate
- 

Lower LCOE & system cost

## MORE RELIABLE

- 

Tested up to ice ball of 35 mm diameter  
according to IEC 61215 standard
- 

Minimizes micro-crack impacts
- 

Heavy snow load up to 5400 Pa,  
wind load up to 2400 Pa\*

**12 Years** Enhanced Product Warranty on Materials and Workmanship\*

**30 Years** Linear Power Performance Warranty\*

**1<sup>st</sup> year power degradation no more than 1%**  
**Subsequent annual power degradation no more than 0.4%**

\*According to the applicable Canadian Solar Limited Warranty Statement.

## MANAGEMENT SYSTEM CERTIFICATES\*

ISO 9001: 2015 / Quality management system  
ISO 14001: 2015 / Standards for environmental management system  
ISO 45001: 2018 / International standards for occupational health & safety  
IEC 62941: 2019 / Photovoltaic module manufacturing quality system

## PRODUCT CERTIFICATES\*

IEC 61215 / IEC 61730 / CE / INMETRO / MCS / UKCA / CGC  
CEC listed (US California) / FSEC (US Florida)  
UL 61730 / IEC 61701 / IEC 62716 / IEC 60068-2-68  
UNI 9177 Reaction to Fire: Class 1 / Take-e-way



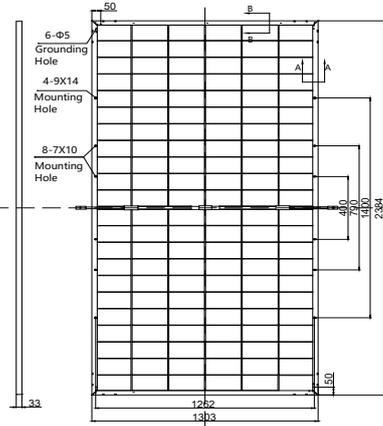
\* The specific certificates applicable to different module types and markets will vary, and therefore not all of the certifications listed herein will simultaneously apply to the products you order or use. Please contact your local Canadian Solar sales representative to confirm the specific certificates available for your Product and applicable in the regions in which the products will be used.

**CSI Solar Co., Ltd.** is committed to providing high quality solar photovoltaic modules, solar energy and battery storage solutions to customers. The company was recognized as the No. 1 module supplier for quality and performance/price ratio in the IHS Module Customer Insight Survey. Over the past 23 years, it has successfully delivered over 125 GW of premium-quality solar modules across the world.

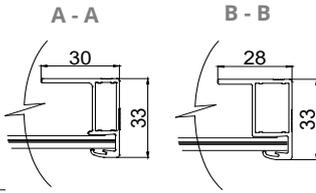
\* For detailed information, please refer to the Installation Manual.

**ENGINEERING DRAWING (mm)**

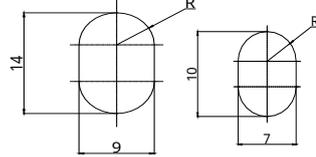
**Rear View**



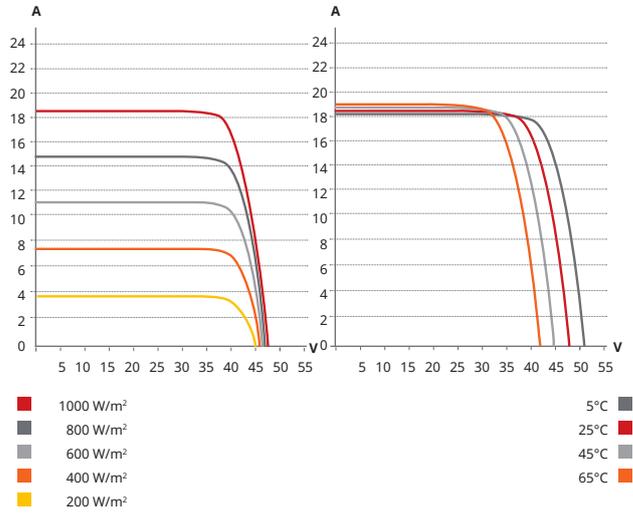
**Frame Cross Section**



**Mounting Hole**



**CS7N-695TB-AG / I-V CURVES**



**ELECTRICAL DATA | STC\***

	Nominal Max. Power (Pmax)	Opt. Operating Voltage (Vmp)	Opt. Operating Current (Imp)	Open Circuit Voltage (Voc)	Short Circuit Current (Isc)	Module Efficiency
<b>CS7N-690TB-AG</b>	690 W	39.6 V	17.43 A	47.5 V	18.39 A	22.2%
<b>Bifacial Gain**</b>	5%	725 W	39.6 V	18.30 A	19.31 A	23.3%
	10%	759 W	39.6 V	19.17 A	20.23 A	24.4%
	20%	828 W	39.6 V	20.92 A	22.07 A	26.7%
<b>CS7N-695TB-AG</b>	695 W	39.8 V	17.47 A	47.7 V	18.44 A	22.4%
<b>Bifacial Gain**</b>	5%	730 W	39.8 V	18.34 A	19.36 A	23.5%
	10%	765 W	39.8 V	19.22 A	20.28 A	24.6%
	20%	834 W	39.8 V	20.96 A	22.13 A	26.8%
<b>CS7N-700TB-AG</b>	700 W	40.0 V	17.51 A	47.9 V	18.49 A	22.5%
<b>Bifacial Gain**</b>	5%	735 W	40.0 V	18.39 A	19.41 A	23.7%
	10%	770 W	40.0 V	19.26 A	20.34 A	24.8%
	20%	840 W	40.0 V	21.01 A	22.19 A	27.0%
<b>CS7N-705TB-AG</b>	705 W	40.2 V	17.55 A	48.1 V	18.54 A	22.7%
<b>Bifacial Gain**</b>	5%	740 W	40.2 V	18.43 A	19.47 A	23.8%
	10%	776 W	40.2 V	19.31 A	20.39 A	25.0%
	20%	846 W	40.2 V	21.06 A	22.25 A	27.2%
<b>CS7N-710TB-AG</b>	710 W	40.4 V	17.59 A	48.3 V	18.59 A	22.9%
<b>Bifacial Gain**</b>	5%	746 W	40.4 V	18.47 A	19.52 A	24.0%
	10%	781 W	40.4 V	19.35 A	20.45 A	25.1%
	20%	852 W	40.4 V	21.11 A	22.31 A	27.4%
<b>CS7N-715TB-AG</b>	715 W	40.6 V	17.63 A	48.5 V	18.64 A	23.0%
<b>Bifacial Gain**</b>	5%	751 W	40.6 V	18.51 A	19.57 A	24.2%
	10%	787 W	40.6 V	19.39 A	20.50 A	25.3%
	20%	858 W	40.6 V	21.16 A	22.37 A	27.6%
<b>CS7N-720TB-AG</b>	720 W	40.8 V	17.67 A	48.7 V	18.69 A	23.2%
<b>Bifacial Gain**</b>	5%	756 W	40.8 V	18.55 A	19.62 A	24.3%
	10%	792 W	40.8 V	19.44 A	20.56 A	25.5%
	20%	864 W	40.8 V	21.20 A	22.43 A	27.8%

\* Under Standard Test Conditions (STC) of irradiance of 1000 W/m², spectrum AM 1.5 and cell temperature of 25°C.  
\*\* Bifacial Gain: The additional gain from the back side compared to the power of the front side at the standard test condition. It depends on mounting (structure, height, tilt angle etc.) and albedo of the ground.

**ELECTRICAL DATA**

Operating Temperature	-40°C ~ +85°C
Max. System Voltage	1500 V (IEC/UL)
Module Fire Performance	TYPE 29 (UL 61730) or CLASS C (IEC61730)
Max. Series Fuse Rating	35 A
Protection Class	Class II
Power Tolerance	0 ~ + 10 W
Power Bifaciality*	80 %

\* Power Bifaciality =  $\frac{P_{max_{rear}}}{P_{max_{front}}}$  both  $P_{max_{rear}}$  and  $P_{max_{front}}$  are tested under STC, Bifaciality Tolerance: ± 5 %

\* The specifications and key features contained in this datasheet may deviate slightly from our actual products due to the on-going innovation and product enhancement. CSI Solar Co., Ltd. reserves the right to make necessary adjustment to the information described herein at any time without further notice.  
Please be kindly advised that PV modules should be handled and installed by qualified people who have professional skills and please carefully read the safety and installation instructions before using our PV modules.

**ELECTRICAL DATA | NMOT\***

	Nominal Max. Power (Pmax)	Opt. Operating Voltage (Vmp)	Opt. Operating Current (Imp)	Open Circuit Voltage (Voc)	Short Circuit Current (Isc)
<b>CS7N-690TB-AG</b>	522 W	37.4 V	13.94 A	45.0 V	14.83 A
<b>CS7N-695TB-AG</b>	526 W	37.6 V	13.97 A	45.2 V	14.87 A
<b>CS7N-700TB-AG</b>	529 W	37.8 V	14.00 A	45.4 V	14.91 A
<b>CS7N-705TB-AG</b>	533 W	38.0 V	14.03 A	45.5 V	14.95 A
<b>CS7N-710TB-AG</b>	537 W	38.2 V	14.06 A	45.7 V	14.99 A
<b>CS7N-715TB-AG</b>	541 W	38.4 V	14.09 A	45.9 V	15.03 A
<b>CS7N-720TB-AG</b>	544 W	38.6 V	14.12 A	46.1 V	15.07 A

\* Under Nominal Module Operating Temperature (NMOT), irradiance of 800 W/m² spectrum AM 1.5, ambient temperature 20°C, wind speed 1 m/s.

**MECHANICAL DATA**

Specification	Data
Cell Type	TOPCon cells
Cell Arrangement	132 [2 x (11 x 6)]
Dimensions	2384 x 1303 x 33 mm (93.9 x 51.3 x 1.30 in)
Weight	37.8 kg (83.3 lbs)
Front Glass	2.0 mm heat strengthened glass with anti-reflective coating
Back Glass	2.0 mm heat strengthened glass
Frame	Anodized aluminium alloy
J-Box	IP68, 3 bypass diodes
Cable	4.0 mm² (IEC), 12 AWG (UL)
Cable Length (Including Connector)	360 mm (14.2 in) (+) / 200 mm (7.9 in) (-) or customized length*
Connector	T6 or MC4-EVO2 or MC4-EVO2A
Per Pallet	33 pieces
Per Container (40' HQ)	594 pieces or 495 pieces (only for US & Canada)

\* For detailed information, please contact your local Canadian Solar sales and technical representatives.

**TEMPERATURE CHARACTERISTICS**

Specification	Data
Temperature Coefficient (Pmax)	-0.29 % / °C
Temperature Coefficient (Voc)	-0.25 % / °C
Temperature Coefficient (Isc)	0.05 % / °C
Nominal Module Operating Temperature	41 ± 3°C

**PARTNER SECTION**





/ SHP 125-US-21 / SHP 150-US-21 / SHP 165-US-21 / SHP 172-US-21



# Sunny Highpower PEAK3-US

125 / 150 / 165 / 172

A superior distributed generation  
solution for large-scale power plants

**25** YEAR  
DESIGN LIFE



SMA  
Smart Connected



## Cost effective

- Modular architecture reduces BOS and maximizes system uptime
- Compact design and high power density maximize transportation and logistical efficiency

## Maximum flexibility

- Scalable 1,500 VDC building block with best-in-class performance
- Flexible architecture creates scalability while maximizing land usage

## Simple install, commissioning

- Ergonomic handling and simple connections enable quick installation
- Centralized commissioning and control with SMA Data Manager

## Highly innovative

- SMA Smart Connected reduces O&M costs and simplifies field-service
- Powered by award winning ennexOS cross sector energy management platform

**The Sunny Highpower PEAK3 1,500 VDC inverter offers high power density in a modular architecture that achieves a cost-optimized solution for large-scale PV integrators.**

With fast, simple installation and commissioning, the PEAK3 is accelerating the path to energization. SMA has also brought its field-proven Smart Connected technology to the PEAK3, which simplifies O&M and contributes to lower lifetime service costs. The PEAK3 power plant solution is powered by the ennexOS cross sector energy management platform, 2018 winner of the Intersolar smarter E AWARD.

Technical Data	Sunny Highpower PEAK3 125-US	Sunny Highpower PEAK3 150-US	Sunny Highpower PEAK3 165-US	Sunny Highpower PEAK3 172-US
<b>Input (DC)</b>				
Maximum array power <sup>1)</sup>	250 kWp	300 kWp	330 kWp	344 kWp
Maximum system voltage			1500 Vdc	
Rated MPP voltage range	705 V ... 1450 V	880 V ... 1450 V	924 V ... 1450 V	968 V ... 1450 V
MPPT operating voltage range	684 V ... 1500 V	855 V ... 1500 V	898 V ... 1500 V	941 V ... 1500 V
MPP trackers			1	
Maximum operating input current			180 A	
Maximum input short-circuit current			325 A	
<b>Output (AC)</b>				
Nominal AC power	125 kW	150 kW	165 kW	172 kW
Maximum apparent power	125 kVA	150 kVA	165 kVA	172 kVA
Output phases / line connections			3 / 3-PE	
Nominal AC voltage	480 V	600 V	630 V	660 V
Compatible transformer winding configuration			Wye-grounded	
Maximum output current			151 A	
Rated grid frequency			60 Hz	
Grid frequency / range			50 Hz, 60 Hz / -6 Hz ... +6 Hz	
Power factor at rated power / adjustable displacement			1 / 0.8 leading ... 0.8 lagging	
Harmonics (THD)			<3%	
<b>Efficiency</b>				
CEC efficiency	98.5 %	99.0 %	99.0 %	99.0 %
<b>Protection and safety features</b>				
Ground fault monitoring: Riso / Differential current			• / •	
DC reverse polarity protection			•	
AC short circuit protection			•	
Monitored surge protection (Type 2): DC / AC			• / •	
Protection class / overvoltage category (as per UL 840)			I / IV	
<b>General data</b>				
Device dimensions (W / H / D)		770 / 830 / 462 mm (30.3 / 32.7 / 18.2 in)		
Device weight		99 kg (218 lbs)		
Operating temperature range		-25 °C ... +60 °C (-13 °F ... +140 °F)		
Storage temperature range		-40 °C ... +70 °C (-40 °F ... +158 °F)		
Audible noise emission (full power @ 1m and 25 °C)		< 69 dB(A)		
Internal consumption at night		< 5 W		
Topology		Transformerless		
Cooling concept		OptiCool (forced convection, variable speed fans)		
Enclosure protection rating		Type 4X		
Maximum permissible relative humidity (non-condensing)		100%		
<b>Additional information</b>				
Mounting		Rack mount		
DC connection		Terminal lug (up to 600 kcmil CU/AL)		
AC connection		Screw terminal (up to 300 kcmil CU/AL)		
LED indicators (Status/Fault/Communication)		•		
SMA Speedwire (Ethernet network interface)		• (2 x RJ45 ports)		
Data protocols: SMA Modbus / SunSpec Modbus		• / •		
Integrated Plant Control / Q on Demand 24/7		• / •		
Off-grid capable / SMA Hybrid Controller compatible		- / •		
<b>Monitoring</b>				
SMA Sunny Portal (monitoring portal)		No cost for the lifetime of the system		
SMA Smart Connected (monitoring and remote O&M service)		No cost on inverters under warranty		
Supported protocols for outbound data		SMA external API, Modbus, FTP		
<b>Certifications</b>				
Certifications and approvals (pending)		UL 62109, UL 1998, CAN/CSA-C22.2 No.62109		
Manufacturer's Declaration of Design Life		25 years		
FCC compliance		FCC Part 15, Class A		
Grid interconnection standards		IEEE 1547:2018, UL 1741-SA - CA Rule 21, HECO Rule 14H, UL1741SB		
Advanced grid support capabilities		L/HFRT, L/HVRT, Volt-VAr, Volt-Watt, Frequency-Watt, Ramp Rate Control, Fixed Power Factor		
<b>Warranty</b>				
Standard		5 years		
Optional extensions (total warranty coverage cannot exceed 25 years)		+5 / +10 / +15 / +20 years		
1) Higher DC array power permitted via site inverter load modeling in SMA Sunny Design				
Type designation	SHP 125-US-21	SHP 150-US-21	SHP 165-US-21	SHP 172-US-21
• Standard features    ○ Optional features    – Not available				

SHP150-US-21 - Changes to products and services, including those resulting from country-specific requirements, as well as deviations from technical data are subject to change at any time without notice. SMA assumes no liability for typographical or other errors. Please visit www.SMA-Solar.com for the latest information.



**TrueView Photo Simulations - Existing & Proposed  
October 2025**

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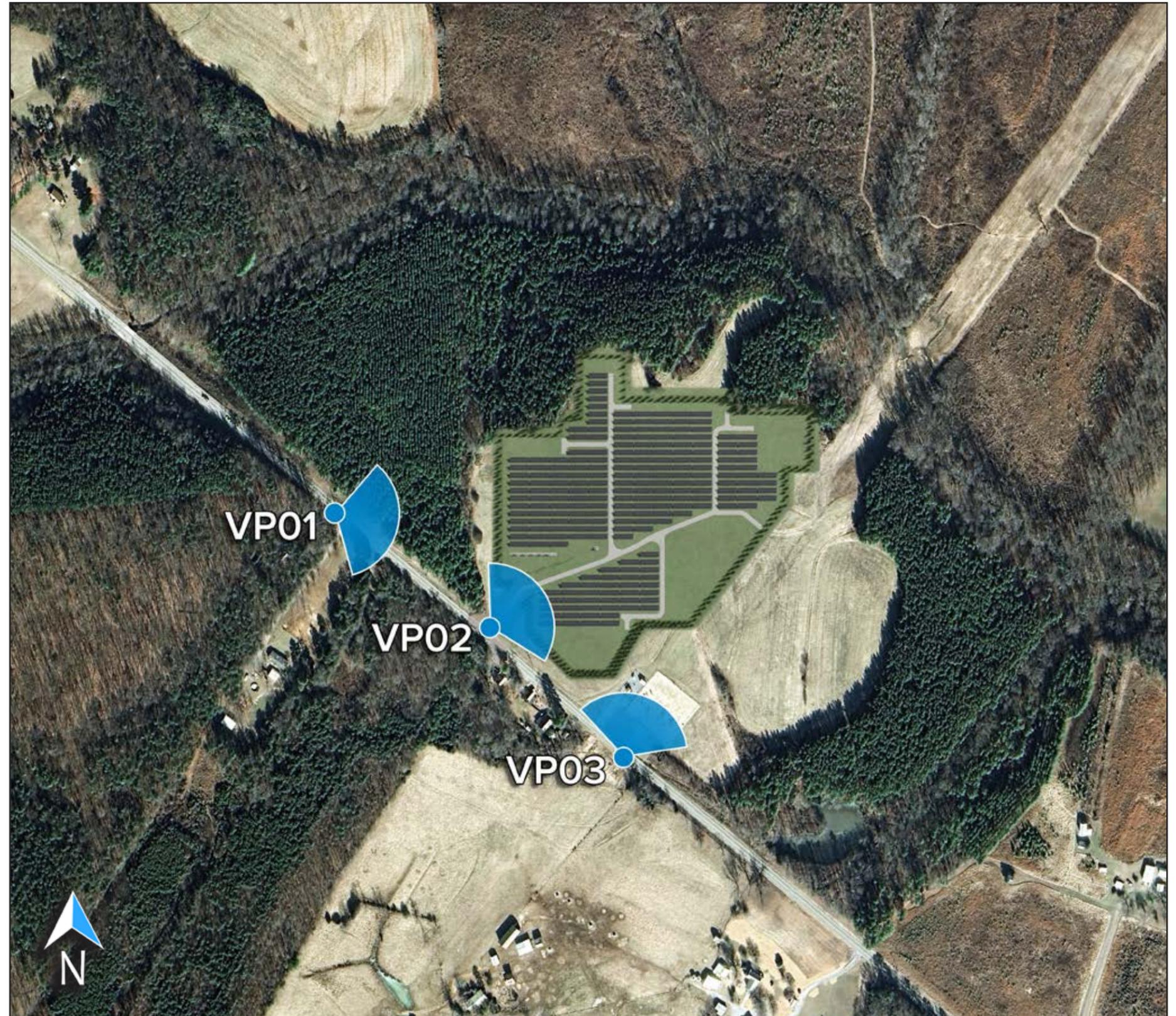
## Viewpoint Locations

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**Viewpoint 01** - Brookneal HWY - RTE 501

**Viewpoint 02** - Brookneal HWY - RTE 501

**Viewpoint 03** - Brookneal HWY - RTE 501





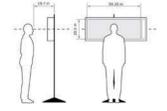
Viewpoint 01 - Brookneal HWY - RTE 501, Looking East - Existing View

For on-screen display:  
 Scale bar to be 4 inches wide  
 Viewing distance 19.7 inches



Existing Position (Base Plane Coordinate System): 1132220716  
 Northing Position (Base Plane Coordinate System): 3577620.72  
 Elevation of Viewpoint Position (NAZD83): 671.83  
 Height of Camera Above Ground (ft): 5.41  
 Date of Photography: 17 June 2025 at 11:15 AM  
 Orientation of View: E  
 Horizontal Field of View: 124°  
 Vertical Field of View: 55°

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



20250409\_Long Branch Solar\_VP1



Viewpoint 01 - Brookneal HWY - RTE 501, Looking East - Proposed View

For on-screen display:  
 Scale bar to be 4 inches wide  
 Viewing distance 19.7 inches



Powering Your Every Day.™

Bluegrass Solar

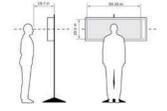
Viewpoint 01  
 Brookneal HWY - RTE 501  
 Looking East

Viewpoint Location Project Area



Easting Position (Base Plane Coordinate System): 1132220716  
 Northing Position (Base Plane Coordinate System): 3577620.72  
 Elevation of Viewpoint Position (NAZD83): 671.83  
 Height of Camera Above Ground (ft): 5.41  
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20250409\_Long Branch Solar\_VP1



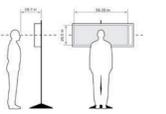
Viewpoint 01 - Brookneal HWY - RTE 501, Looking East - Proposed with Overlay View

For on-screen display:  
 Scale bar to be 4 inches wide  
 Viewing distance 19.7 inches



Easting Position (State Plane Coordinate System): 1132220716  
 Northing Position (State Plane Coordinate System): 3577620.72  
 Elevation of Viewpoint Position (NAVD83): 671.83  
 Height of Camera Above Ground (ft): 5.41  
 Date of Photography: 17 June 2025 at 11:15 AM  
 Orientation of View: E  
 Horizontal Field of View: 124°  
 Vertical Field of View: 55°

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



20250409\_Long Branch Solar\_VP1



Viewpoint 01 - Brookneal HWY - RTE 501, Looking East - Proposed Vegetation Buffer View

For on-screen display:  
 Scale bar to be 4 inches wide  
 Viewing distance 19.7 inches



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Bluegrass Solar

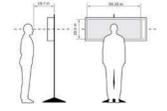
Viewpoint 01  
 Brookneal HWY - RTE 501  
 Looking East

Viewpoint Location Project Area



Easting Position (Base Plane Coordinate System): 1132220716  
 Northing Position (Base Plane Coordinate System): 3577620.72  
 Elevation of Viewpoint Position (NADE83): 671.83  
 Height of Camera Above Ground (ft): 5.41  
 Date of Photography: 17 June 2025 at 11:15 AM  
 Orientation of View: E  
 Horizontal Field of View: 124°  
 Vertical Field of View: 55°

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



20250409\_Long Branch Solar\_VP1



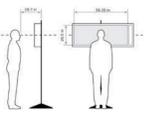
Viewpoint 01 - Brookneal HWY - RTE 501, Looking East - Proposed Vegetation Buffer with Overlay View

For on-screen display:  
 Scale bar to be 4 inches wide  
 Viewing distance 19.7 inches



Easting Position (State Plane Coordinate System): 1132220716  
 Northing Position (State Plane Coordinate System): 3577620.72  
 Elevation of Viewpoint Position (NAVD83): 671.83  
 Height of Camera Above Ground (ft): 5.41  
 Date of Photography: 17 June 2025 at 11:15 AM  
 Orientation of View: E  
 Horizontal Field of View: 124°  
 Vertical Field of View: 55°

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



20250409\_Long Branch Solar\_VP1



Viewpoint 02 - Brookneal HWY - RTE 501, Looking East-northeast - Existing View

For on-screen display:  
 Scale bar to be 4 inches wide  
 Viewing distance 19.7 inches



Powering Your Every Day.™

Bluegrass Solar

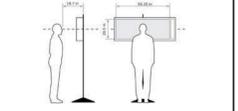
Viewpoint 02  
 Brookneal HWY - RTE 501  
 Looking East-northeast

Viewpoint Location Project Area



Easting Position (State Plane Coordinate System): 11322707.34  
 Northing Position (State Plane Coordinate System): 3577250.55  
 Elevation of Viewpoint Position (NADES): 648.90  
 Height of Camera Above Ground (ft): 5.41  
 Date of Photography: 17 June 2025 at 12:07 PM  
 Orientation of View: ENE  
 Horizontal Field of View: 124°  
 Vertical Field of View: 55°

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



20250409\_Long Branch Solar\_VP1



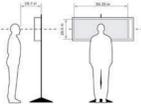
Viewpoint 02 - Brookneal HWY - RTE 501, Looking East-northeast - Proposed View

For on-screen display:  
 Scale bar to be 4 inches wide  
 Viewing distance 19.7 inches



Easting Position (State Plane Coordinate System): 11322707.34  
 Northing Position (State Plane Coordinate System): 3577250.55  
 Elevation of Viewpoint Position (NA83): 648.90  
 Height of Camera Above Ground (ft): 5.41  
 Date of Photography: 17 June 2025 at 12:07 PM  
 Orientation of View: ENE  
 Horizontal Field of View: 124°  
 Vertical Field of View: 55°

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



20250409\_Long Branch Solar\_VP1



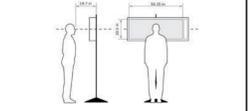
Viewpoint 02 - Brookneal HWY - RTE 501, Looking East-northeast - Proposed with Overlay View

For on-screen display:  
 Scale bar to be 4 inches wide  
 Viewing distance 19.7 inches



Easting Position (State Plane Coordinate System): 11322707.34  
 Northing Position (State Plane Coordinate System): 3577250.55  
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CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



20250409\_Long Branch Solar\_VP1



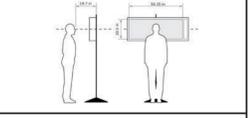
Viewpoint 02 - Brookneal HWY - RTE 501, Looking East-northeast - Proposed Vegetation Buffer View

For on-screen display:  
 Scale bar to be 4 inches wide  
 Viewing distance 19.7 inches



Easting Position (State Plane Coordinate System): 11322707.34  
 Northing Position (State Plane Coordinate System): 3577250.55  
 Elevation of Viewpoint Position (NAVD83): 648.90  
 Height of Camera Above Ground (ft): 5.41  
 Date of Photography: 17 June 2025 at 12:07 PM  
 Orientation of View: ENE  
 Horizontal Field of View: 124°  
 Vertical Field of View: 55°

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS

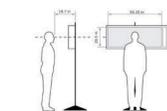


20250409\_Long Branch Solar\_VP1



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Viewpoint 02 - Brookneal HWY - RTE 501, Looking East-northeast - Proposed Vegetation Buffer with Overlay View

For on-screen display:  
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20250409\_Long Branch Solar\_VP1



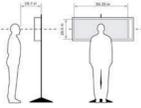
Viewpoint 03 - Brookneal HWY - RTE 501, Looking North-northeast - Existing View

For on-screen display:  
 Scale bar to be 4 inches wide  
 Viewing distance 19.7 inches



Easting Position (State Plane Coordinate System): 11323121.69  
 Northing Position (State Plane Coordinate System): 3576844.11  
 Elevation of Viewpoint Position (NADES): 628.67  
 Height of Camera Above Ground (ft): 5.41  
 Date of Photography: 17 June 2025 at 12:51 PM  
 Orientation of View: NNE  
 Horizontal Field of View: 124°  
 Vertical Field of View: 55°

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



20250409\_Long Branch Solar\_VP1



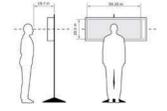
Viewpoint 03 - Brookneal HWY - RTE 501, Looking North-northeast - Proposed View

For on-screen display:  
 Scale bar to be 4 inches wide  
 Viewing distance 19.7 inches



Existing Position (Base Plane Coordinate System): 11323121.69  
 Northing Position (Base Plane Coordinate System): 3576844.11  
 Elevation of Viewpoint Position (MAD83): 628.67  
 Height of Camera Above Ground (ft): 5.41  
 Date of Photography: 17 June 2025 at 12:51 PM  
 Orientation of View: NNE  
 Horizontal Field of View: 124°  
 Vertical Field of View: 55°

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



20250409\_Long Branch Solar\_VP1



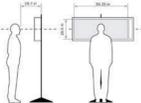
Viewpoint 03 - Brookneal HWY - RTE 501, Looking North-northeast - Proposed with Overlay View

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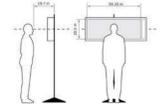
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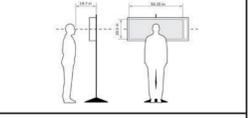
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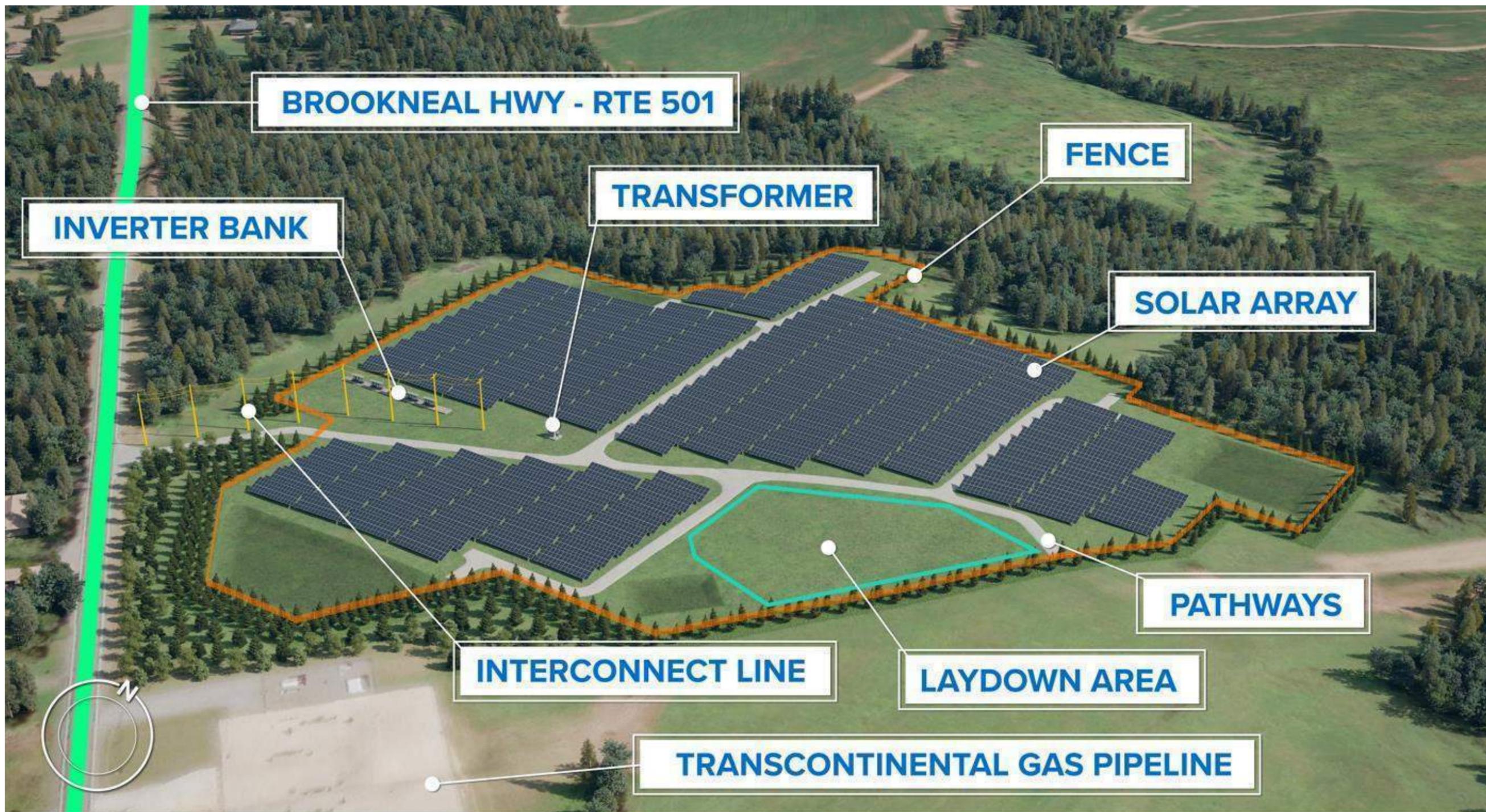


Existing Position (Base Plane Coordinate System): 11323121.69  
 Northing Position (Base Plane Coordinate System): 3576844.11  
 Elevation of Viewpoint Position (MAD83): 628.67  
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**BROOKNEAL HWY - RTE 501**

**FENCE**

**INVERTER BANK**

**TRANSFORMER**

**SOLAR ARRAY**

**PATHWAYS**

**INTERCONNECT LINE**

**LAYDOWN AREA**

**TRANSCONTINENTAL GAS PIPELINE**

# Bluegrass Solar Capacity: 3MW

*Gladys, Virginia*

Photo simulations are for visualization purposes only. Final design is subject to change pending public, utility, and regulatory review.



Powering Your Every Day.™





# Bluegrass Solar Decommissioning Plan

PREPARED FOR  
Dominion Energy Virginia

DATE  
31 October 2025

REFERENCE  
0739838



## DOCUMENT DETAILS

DOCUMENT TITLE	Bluegrass Solar
DOCUMENT SUBTITLE	Decommissioning Plan
PROJECT NUMBER	0739838
DATE	31 October 2025
VERSION	01
AUTHOR	Stephen Lindsay, Alla Flaksman
CLIENT NAME	Dominion Energy Virginia

## DOCUMENT HISTORY

				ERM APPROVAL TO ISSUE		
VERSION	REVISION	AUTHOR	REVIEWED BY	NAME	DATE	COMMENTS
Version	01	Alla Flaksman	Stephen Lindsay	Anthony LaRusso	31 October 2025	



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### APPENDIX A DECOMMISSIONING COST ESTIMATE

## ACRONYMS AND ABBREVIATIONS

Acronym	Description
AC	alternating current
amsl	above mean sea level
BMPs	Best Management Practices
DC	direct current
MW	megawatt
NEC	National Electric Code
PV	photovoltaic
SCADA	Supervisory Control and Data Acquisition

## 1. INTRODUCTION

Dominion Energy will construct, own, and operate a 3-megawatt (MW) alternating current (AC) photovoltaic (“PV”) generation facility, Bluegrass Solar (the “Project”), in Campbell County, Virginia.

The Project provides this Decommissioning Plan in compliance with Section 22-32 of the Campbell County Code.

Facility decommissioning is generally described as the removal of all system components and the rehabilitation of the site to pre-construction conditions. The typical goal of the Project decommissioning process is to remove the installed power generation equipment and return the site to a condition as close to a pre-construction state as feasible.

## 2. PROJECT LOCATION AND EXISTING SITE CONDITIONS

Dominion Energy is proposing to construct the Project on a portion of a parcel (Parcel ID 74-A-68) located north of Brookneal Highway (“State Route 501”) in Campbell County, Virginia. Collectively, these parcels consist of forested cover, agricultural fields, and an access road. The topography within the Project area ranges in elevation from approximately 600 to 680 feet above mean sea level (amsl). The Project area slopes to the south and east with slope inclinations generally less than 15 percent.

## 3. MAJOR COMPONENTS OF THE SOLAR FACILITY

The Project will consist of approximately 5,936 solar modules mounted on a racking system supported by pile-driven foundations, 19 solar inverters, 1 medium voltage step-up transformer, and associated electrical equipment necessary to collect the energy produced. The Project facilities will occupy approximately 13.4 acres.

The major components of the Project are described below.

- Buildings and enclosures: The Project will not contain any permanently occupied building structures after construction is complete and the Project is operating. Storage containers may be located on site for storing spare parts and materials. Any utilized storage containers will be placed on gravel pads and will not be affixed to foundations.
- Internal access roads: The Project will have internal access roads to provide access to facility equipment. Internal access roads will be constructed using an aggregate base on a geotextile fabric placed over compacted native soils.
- Inverters: Inverters are high speed switching and power conversion devices, which transform direct current (DC) to AC. Inverters will be placed on concrete pads, typically 12-18 inches thick depending on soil conditions and site topography. These pieces of equipment will be bolted to the concrete foundations.
- Modules racking system: Beams and other structural members will be bolted to the foundation posts to form the module racking system. The solar modules and associated



electrical equipment will then be mounted on these structural members using different pieces of hardware.

- **Pile-driven foundations:** Metal posts will be pile-driven several feet into the ground, depending on soil conditions, using a post-driving machine to construct the foundation for the module racking system, which supports the solar modules and associated electrical equipment.
- **Solar modules:** PV solar modules absorb sunlight and use silicone cells to generate electrical current.
- **Transformers:** A transformer is an apparatus for reducing or increasing the voltage of an alternating current. The transformers will be placed on concrete pads, which are typically 12-18 inches thick, depending on soil conditions and site topography. The underground electrical and communication cables will be routed and connected to these pieces of equipment.
- **Recloser and disconnect:** The recloser and the disconnect are protection devices that allow the isolation of the Project from the wider distribution system as needed. These pieces of equipment will be installed at the point of interconnection of the Project and the electrical grid.
- **SCADA and communications equipment enclosure:** Supervisory Control and Data Acquisition (SCADA) refers to the entire communication and control system. The SCADA system includes an internet router, server(s), a firewall, battery backup, and other hardware to monitor the Project. The SCADA equipment will be mounted inside of an enclosure. The enclosure will be affixed to a concrete foundation or mounted on piles, depending on soil conditions.
- **Security Fencing:** To ensure security of the facility, the facility will be enclosed by security fencing not less than six feet in height and equipped with an appropriate anticlimbing device such as strands of barbed wire on top of the fence. Access to the site will be controlled via locked access gates.
- **Utility Trenches:** Utility trenches will house electrical, communication, and ground lines. Trenches will be approximately three feet deep and one to four feet wide. The trenches will be filled with base material above and below the lines to ensure adequate thermal conductivity and electrical insulating characteristics. The topsoil from trench excavation will be set aside before the trench is backfilled and will ultimately comprise the uppermost layer of the trench. Any excess material from the foundation and trench excavations will be incorporated onsite and will not be exported.
- **Underground Cables and Conduits:** Underground power cables, communication lines, and grounding cables will be either direct buried or placed in conduit in compliance with the National Electrical Code (NEC). The cables will be rated in accordance with their application.

## 4. DECOMMISSIONING PROCESS

The facility has an estimated useful life of at least 35 years with an opportunity for extension depending on equipment replacements or refurbishments.

In accordance with Section 22-32 of the Campbell County Code, the facility owner/operator will notify the Zoning Administrator in writing prior to ceasing operations and shall provide a schedule for implementation of the decommissioning plan.

The decommissioning process consists of the removal of above- and below-ground facility components, the restoration of ground surface irregularities and vegetation, and management of excess wastes and materials. Removal of all physical improvements will be made in accordance with applicable regulations of the time. The area will be restored to a similar state such that the pre-construction use could resume. After the facility has been disconnected and isolated from the utility power grid and all electrical components have been disconnected within the facility, equipment will be dismantled and removed. Decommissioning will be undertaken by licensed subcontractors using similar techniques and equipment to those used in the construction of the Project.

The anticipated sequence of dismantling and removal of various Project components is described below.

- Solar arrays will be de-energized.
- Temporary erosion perimeter controls and best management practices (BMPs) to protect sensitive resources will be installed.
- Internal access roads will be reinforced as needed and prepared for component removal.
- Solar modules, inverters, and above-ground equipment will be dismantled.
- Module racking system and pile-driven foundations will be removed.
- Above and below-ground electrical cables and conduits will be removed.
- The generation tie-line overhead lines and associated equipment will be removed.
- Concrete equipment foundation pads will be removed and areas will be backfilled as necessary with appropriate backfill material.
- Perimeter fencing will be removed. Landowners shall be consulted to determine if any internal access roads are desired to remain in place for future use. Otherwise, internal access roads will be removed.
- Stormwater management structures, e.g. a retention basin(s), will be removed.
- The site will be regraded to restore original topography as close to the pre-construction state as possible in compliance with applicable regulations of the time.
- As necessary, all compacted areas will be disced or tilled to restore soil densities consistent with the pre-development land use. Disturbed areas will be revegetated to return the site to a condition as close to a pre-construction state as feasible in compliance with applicable regulations of the time.
- Temporary erosion control measures will be removed.

## 5. MANAGEMENT OF EXCESS MATERIALS AND WASTE

A variety of excess materials and wastes will be generated during the decommissioning process. The Project will coordinate with manufacturers, contractors, waste firms, and other entities to maximize the reuse and/or recycling of materials. Those materials deemed reusable/recyclable will be transported offsite and managed at approved receiving facilities following all applicable federal, state, and county waste management regulations of the time. Best management practices at the time of decommissioning will be utilized to handle and transport materials.

All residual waste will be removed by a licensed contractor and transported to an approved landfill. No waste materials will remain on the Project site.

Decommissioned materials will include the following.

- **Solar Modules:** The Project will coordinate the collection and recycling of the solar modules. The solar modules will be collected for reuse elsewhere or will be recycled at an approved facility.
- **Modules Racking System:** Metal components of the module racking system will be recycled at an approved facility.
- **Pile-driven Foundations:** Metal posts will be recycled at an approved recycling facility.
- **Inverters:** Inverters will be recycled at an approved facility to the extent practical.
- **Transformers:** Transformers will be transported off-site for reuse or disposed at an approved facility.
- **Gravel and Aggregates:** Gravel and aggregate materials will be transported offsite for salvage processing to the extent practical. Materials unsuitable for reuse, will be disposed at an approved facility.
- **Concrete:** Removed concrete materials, including equipment foundations, will be recycled to the extent practical. Any materials not deemed recyclable will be disposed at an approved facility.
- **Cables and Wiring:** Copper and/or aluminum wiring and associated electronic equipment (e.g., isolation switches, fuses, metering) will be recycled to the extent practical. Any materials not deemed recyclable will be disposed at an approved facility.
- **Fencing:** Removed fencing materials will be recycled to the extent practical. Any materials not deemed recyclable will be disposed at an approved facility.
- **Debris and Miscellaneous Waste:** Any remaining debris or miscellaneous waste will be collected, sorted, and recycled to the extent practical. Any materials not deemed recyclable will be disposed at an approved facility.

## 6. DECOMMISSIONING COST ESTIMATE

The estimated overall cost of decommissioning the facility is \$365,998 in 2025 dollars. The salvage value of decommissioned components is estimated to be \$137,539 in 2025 dollars. An inflation rate of 2.5% per year is utilized to derive the increased removal cost due to inflation. In 35 years or in 2060, the estimated overall cost of decommissioning the facility is \$539,807 considering net salvage value and inflation.

The methodology for this estimate is provided as Appendix A. The estimated cost of decommissioning was prepared by Bowman Consulting Group, Ltd.

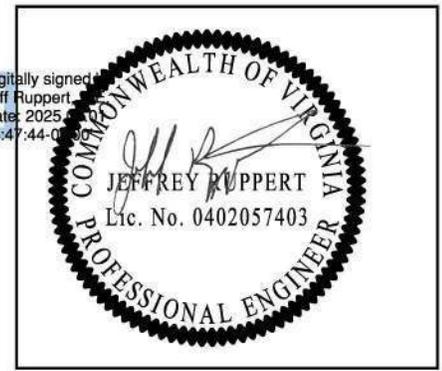
## 7. DECOMMISSIONING FUNDS GUARANTEE

The availability of funds for decommissioning will be ensured in accordance with Section 22-32 of the Campbell County Code. The estimated decommissioning cost will be financially assured to Campbell County in the form of certified funds, cash escrow, bond, letter of credit, or parent guarantee, based upon an estimate of a professional engineer licensed in the Commonwealth of Virginia. Such estimate shall not exceed the total of the projected cost of decommissioning, which may include the net salvage value of such equipment, facilities, or devices, plus a reasonable allowance for estimated administrative costs related to a default of the owner, lessee, or developer, and an annual inflation factor.



APPENDIX A      DECOMMISSIONING COST ESTIMATE

Digitally signed  
 Jeff Ruppert, P.E.  
 Date: 2025.03.21  
 15:47:44-0500



**Methodology:**

Unit costs have been derived from a combination of working on estimates for solar power plants with various installation contractors (and getting their input) along with confirming accuracy for some items using publicly available state Department of Transportation unit costs, as applicable. For example DOTs provide unit cost data for public projects that is updated annually for items such as excavation activities, erosion control BMPs, transportation of materials, etc. Quantities of materials were derived

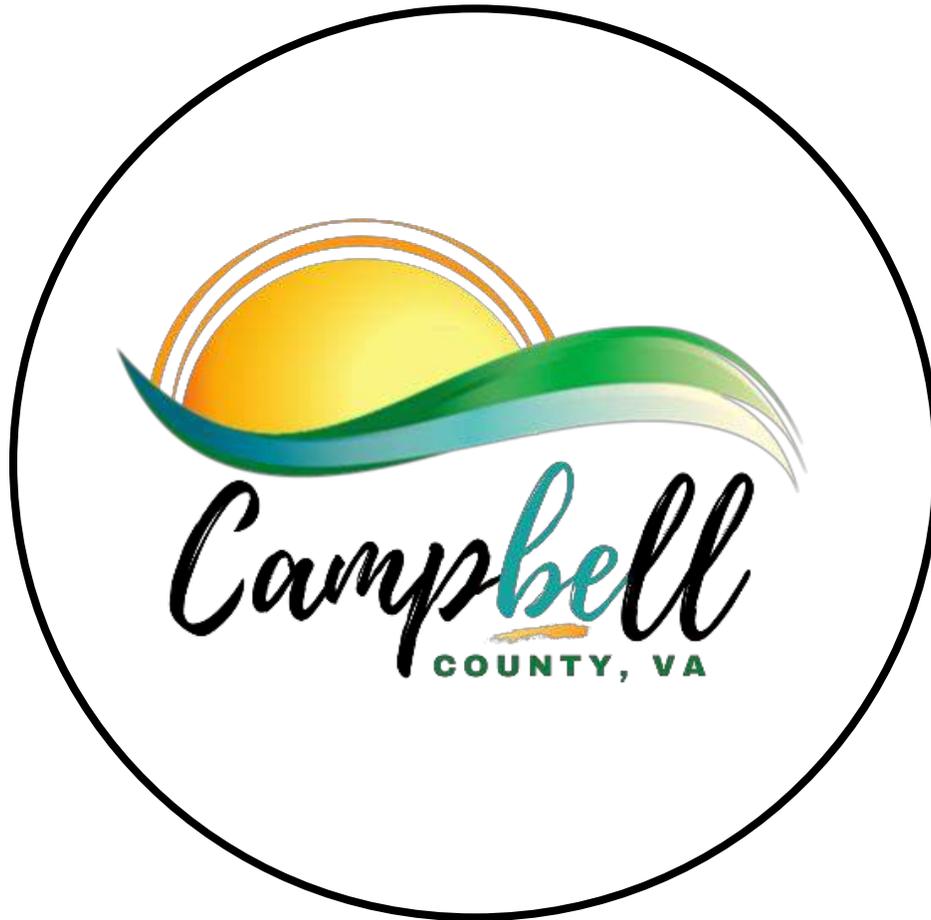
ITEM	UNIT	QUANTITY	COST PER UNIT	COST	NOTES
Estimated Administration Costs Due to Default	EA	1.0	\$5,000.00	\$5,000.00	Per County T&C
Mobilization	LS	1.0	\$15,000.00	\$15,000.00	
Electrical Disconnect	EA	1.0	\$6,000.00	\$6,000.00	
Permitting (NPDES)	LS	1.0	\$6,000.00	\$6,000.00	
Permitting (Campbell County SWM Permit)	LS	1.0	\$6,000.00	\$6,000.00	
Remove and Haul Gravel Surfacing from Road	LF	2,893	\$6.00	\$17,358.00	
Sediment Control (Silt fence)	LF	3,961	\$12.00	\$47,532.24	
De-compact and Grade Road	LF	2,893	\$3.00	\$8,679.00	
Removal of Security Fence	LF	3,562	\$2.70	\$9,616.40	
Chain Link Fence Haul and Offsite Disposal	LF	3,562	\$1.00	\$3,562.00	
Remove and Haul Pier Foundations	EA	844	\$54.00	\$45,576.00	Assume 4 Foundations per table
Remove Fixed Tilt	EA	211	\$60.00	\$12,660.00	
Remove, Load, and Haul Concrete Electrical Pads	EA	2.0	\$1,500.00	\$3,000.00	
Remove and Haul PV Modules	EA	5,936	\$17.00	\$100,912.00	
Remove and Load Inverters	EA	19.0	\$300.00	\$5,700.00	
Haul Inverters	EA	19.0	\$30.00	\$570.00	
Remove Load and Haul Transformers	EA	1.0	\$1,500.00	\$1,500.00	
Remove and Load Underground Cables and Conduit	LF	1,597	\$6.00	\$9,582.00	
Haul Cables and Conduit	LF	12,131	\$0.50	\$6,065.50	
Utility Pole Removal	EA	8.0	\$2,000.00	\$16,000.00	
Combiner Box Removal	EA	49	\$500.00	\$24,500.00	Assumed 1 per Row
Removal of Scada Equipment	EA	1.0	\$1,200.00	\$1,200.00	
Removal of Aux Panel/Weather Station	EA	1.0	\$1,200.00	\$1,200.00	
Removal of Switchgear/Xfmr	EA	1.0	\$5,000.00	\$5,000.00	
Remove Load and Haul Other Electrical Equipment	EA	1.0	\$7,000.00	\$7,000.00	
Topsoil and Turf Re-establishment	AC	3.19	\$1,500.00	\$4,785.00	
<b>Decommissioning Total (Value as of 03/21/2025)</b>				<b>\$364,998.14</b>	
<b>Salvage Value at 3/21/2025</b>				<b>\$137,539.30</b>	
<b>Assuming inflation of 2.5% per year for 35 Years</b>					
<b>Cost Estimate Effective at 01/01/2060)</b>				<b>\$539,806.50</b>	

ITEM	UNIT	QUANTITY	SALVAGE PRICE PER UNIT	RETURN	Notes
Security Fence	Tn	13.2	\$50.00	\$660.00	Priced from Reliable Recycling Center website based upon market prices
Salvage Fixed Tilt	Tn	11	\$90.00	\$945.00	Priced from Reliable Recycling Center website based upon market prices
Salvage PV Modules	EA	5,936	\$15.00	\$89,040.00	Priced from Reliable Recycling Center website based upon market prices
Salvage Inverters	EA	19.0	\$700.00	\$13,300.00	Priced from Reliable Recycling Center website based upon market prices
Salvage Transformers	EA	1.0	\$10,000.00	\$10,000.00	Priced from Reliable Recycling Center website based upon market prices
Other Electrical Equipment	EA	1.0	\$4,000.00	\$4,000.00	Priced from Reliable Recycling Center website based upon market prices
Underground Cables and Conduit	LF	12,131	\$0.30	\$3,639.30	Priced from Reliable Recycling Center website based upon market prices
Combiner Box	EA	49	\$10.00	\$490.00	Priced from Reliable Recycling Center website based upon market prices
Scada Equipment	EA	1.0	\$1,000.00	\$1,000.00	Priced from Reliable Recycling Center website based upon market prices
Gravel	LF	2,893	\$5.00	\$14,465.00	Priced from Reliable Recycling Center website based upon market prices
<b>Salvage Total (Present Value)</b>				<b>\$137,539.30</b>	
<b>(Surety to 100% - effective after 03/21/25)</b>				<b>\$137,539.30</b>	



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