

GREENSVILLE COUNTY PLANNING COMMISSION

AGENDA

Tuesday, February 12, 2019

6:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
 - A. Approval of Minutes – See Attachment - A.
 1. January 8, 2019
- IV. PUBLIC HEARING
 - A. 2232-1-19 – Skippers Breaker Station – See Attachment – B.
 - B. SP-1-19 Samantha Talley – See Attachment - C.
 - C. SP-3-19 Skippers Breaker Station – See Attachment - D.
- V. REGULAR SESSION
 - A. 2232-1-19 – Skippers Breaker Station
 - B. SP-1-19 – Samantha Talley
 - C. SP-3-19 – Skippers Breaker Station
- VI. OTHER MATTERS
 - A. Draft of Planning Commission Annual Report 2018
 - B. Courtesy copy of the Draft of Board of Zoning Appeals Annual Report 2018
 - C. Zoning Ordinance Update #17
- VII. ADJOURN

The Greenville County Planning Commission meeting was held Tuesday, January 8, 2019, 6:00 P.M., at the Greenville County Government Center, 1781 Greenville County Circle, Emporia, Virginia.

PRESENT

Walter Robinson, Vice-Chairman
Lofton Allen
Stephen Allen
William Cain
Annie Odom
Dianne Barnes-Rhoades
Jeff Robinson
Kim Wiley

ABSENT

Joe Antorn, Jr.

STAFF PRESENT

Linwood E. Pope, Jr.
Treva Pernell

OTHERS PRESENT

Marsha Daniel

Vice-Chairman Robinson called the meeting of Tuesday, January 8, 2019 to order. He called on Commissioner Jeff Robinson to offer prayer.

Mr. Lin Pope, the secretary, called the roll.

In Re: ELECTION OF OFFICERS

Vice-Chairman Robinson relinquished the chair to Mr. Pope to receive nominations for chairman.

Mr. Pope called for nominations for the office of Chairman. Commissioner Stephen Allen moved to nominate Walter Robinson as Chairman. Commissioner Wiley seconded the motion. Mr. Pope stated that there was a nomination for Commissioner Barnes-Rhoades, but she declined. Commissioner Wiley moved to close nominations for Chairman. Commissioner Allen seconded the motion to close nominations for Chairman. All voted aye to elect Walter Robinson as Chairman of the Greenville County Planning Commission.

Mr. Pope relinquished the chair to Chairman Robinson. Chairman Robinson thanked those present for their confidence in allowing him to serve as chairman.

Chairman Robinson called for nominations for the office of Vice-Chairman. Commissioner Stephen Allen moved to nominate Jeff Robinson. Commissioner Lofton Allen seconded the

motion. Commissioner Cain moved to nominate Annie Odom, she declined the nomination. Commissioner Cain moved to nominate himself for Vice-Chairman. No second for nomination of Mr. Cain. Chairman Robinson moved to close nominations for Vice-Chairman. Commissioner Stephen Allen seconded the motion. All voted aye to elect Jeff Robinson as Vice-Chairman of the Greenville County Planning Commission.

Chairman Robinson called for nominations for the office of Secretary noting that it was customary for the Planning Director to fill this position. Commissioner Stephen Allen moved to nominate Linwood E. Pope, Jr. as secretary. Commissioner Lofton Allen seconded the motion. Commissioner Wiley moved to close nominations. Commissioner Barnes-Rhoades seconded the motion. All voted aye to elect Linwood E. Pope, Jr. as Secretary of the Greenville County Planning Commission.

In Re: APPROVAL OF THE AGENDA

Chairman Robinson entertained a motion for approval of the agenda. Commissioner Jeff Robinson made the motion, seconded by Commissioner Barnes-Rhoades, with all voting aye with exception of Commissioner Cain, he abstained, motion carried.

In Re: APPROVAL OF THE MINUTES

Chairman Robinson entertained a motion for approval of the minutes of December 11, 2018. Commissioner Jeff Robinson made a motion, seconded by Commissioner Stephen Allen, with all voting aye with exception of Commissioner Cain, he abstained, motion carried.

Chairman Robinson entertained a motion to go into Public Hearing. Commissioner Stephen Allen made the motion, seconded by Commissioner Barnes-Rhoades, with all voting aye, to go into Public Hearing.

In Re: PUBLIC HEARING

SP-9-18 – Marsha Daniel/Hillcrest Farm Events

Mr. Pope stated that Marsha Daniel was requesting that the Planning Commission approve a special use permit to establish a wedding or event venue within a barn or building. He stated that staff is recommending approval, with conditions and health department approval, of this request with the issuance of a Special Use Permit within an agricultural district only.

Chairman Robinson asked if there were any other questions or comments. Vice-Chairman Robinson asked about a time limit for events. In discussion, it was agreed that 11:00 p.m. would be an acceptable time. Being no further discussion, Chairman Robinson asked for a motion to go back into regular session.

Commissioner Stephen Allen made a motion, Commissioner Barnes-Rhoades seconded, motion carried to return to regular session.

In Re: REGULAR SESSION

Chairman Robinson entertained a motion concerning SP-9-18-Marsha Daniel/Hillcrest Farm Events.

Commissioner Jeff Robinson made a motion to approve the request, with stated conditions, for a special use permit for weddings or event venues in a barn/building, seconded by Commissioner Stephen Allen, with all voting aye, motion carried.

In Re: OTHER MATTERS

Mr. Pope stated that there were no other matters.

In Re: ADJOURNMENT

Motion to adjourn by Commissioner Barnes-Rhoades, seconded by Commissioner Lofton Allen, with all voting aye, meeting was adjourned.

Walter W. Robinson, Jr.
Chairman

Staff Report
Skippers Breaker Station
Public Facility Application Review for 2232-1-19
Code of Virginia § 15.2-2232
Greensville County, Virginia

January 28, 2019

APPLICATION SUMMARY

Project: Skippers Breaker Station
Location: Located 2700 ft. south of Moores Ferry Road (St. Hwy. 629) and I-95 crossing, Skippers, VA

Parcel Record Numbers: 44-60

Proposal: Applicant's request for review of the Skippers Breaker Station pursuant to Virginia Code Section 15.2-2232

Application Submitted: January 8, 2019

Applicant: Dominion Energy
John A. Mulligan
10900 Nuckols Road
Glen Allen, VA 23060

Representative: Geosyntec Consultants
Tim Seldon
9211 Aboretum Parkway
Richmond, VA 23236

Owners: Dozine Robinson
155 Brown Street
Pleasant Hill, NC 27866

PLANNING COMMISSION ACTION

The Applicant has requested that the Planning Commission review its proposed breaker station (substation), as a "public utility facility" under Virginia Code Section 15.2-2232(A), to determine if the general or approximate location, character, and extent of the proposed facility is substantially in accord with the County's Comprehensive Plan. As required by the Zoning Ordinance, the Applicant submitted a 2232 Review Application (County reference number: 2232-1-19) that was deemed complete on January 8, 2019 proposing an electrical substation. Staff has recommended that the Planning Commission review the request for determination under Virginia Code Section 15.2-2232 prior to any review of a special use permit (SUP) application. For reference, Dominion Energy's 2232 application materials are attached (Attachment - A) to this staff report.

The issue presented to the Planning Commission is whether the general or approximate location, character and extent of the proposed 115 kw electrical substation is substantially in accord with the

County's Comprehensive Plan or part thereof. Subject to the Planning Commission's 2232 decision, **the Planning Commission will separately review and consider the merits of any associated SUP Application.**

PROPOSED DEVELOPMENT

The Applicant proposes to construct 115 kw electrical substation on one (1) parcel consisting of 19.134 acres. The site currently consists of fields and a woodline that separates the parcel from Interstate 95.

The applicant, Dominion Energy, will purchase a seven (7) acre parcel from the Robinson family for the placement of the electrical substation.

The applicant provided a list of project benefits, including:

- Increased reliability of existing backbone, power transfer/supply
- To create redundancy and contingency within the overall transmission grid

The applicant also provided a list of potential impacts and mitigation measures, including:

- Minimal traffic during construction
- Construction noise
- Security lighting that will be Dark-Sky compliant

PURPOSE OF THE REVIEW UNDER VIRGINIA CODE SECTION 15.2-2232

Virginia Code Section 15.2-2232 requires that the Planning Commission review all proposed developments that include a "public utility facility" prior to the construction or authorization of such facility. The purpose of the Planning Commission's review is to determine if the general or approximate location, character, and extent of the proposed public utility facility is substantially in accord with the Greensville County Comprehensive Plan or part thereof. The Planning Commission has set aside time at its February 12, 2019 meeting to afford citizens an opportunity to offer their comments to the Planning Commission. The Planning Commission must advise the Board of Supervisors of its determination. If appealed by the Applicant, the Board of Supervisors may overrule the action of the Planning Commission.

EXISTING CONDITIONS AND ZONING

The application property consists of a crop land and existing timber land with the land historically used for agricultural purposes. The application property is currently zoned A-1, agricultural zoning district. The property is located within a major commercial HUB on the Rural Development Plan (see attachment - B).

ADJACENT AND SURROUNDING USES

The application property is bordered by existing agricultural land consisting of a mixture of cleared land and existing timber land, as well as a few single-family residential properties. The application property is located in an agriculturally zoned area (A-1) and is adjacent to Interstate 95. The future

land use designation for the application property is Rural Residential. Some surrounding properties are also located in a major commercial HUB within a Rural Development area (see Attachment - B).

COMPREHENSIVE PLAN CITATIONS

Below are the relevant excerpts of Greenville County's Comprehensive Plan.

Goals and Objectives

GENERAL

- 1) Provide adequate governmental services, including public utilities, to meet the needs of Greenville's citizens.
- 2) Coordinate development with the provision for public utilities and services.
- 3) Preserve the rural character of the County by directing and controlling growth in designated areas.

LAND USE GENERAL

- 1) Encourage new development that complements surrounding uses.
- 2) Concentrate development in appropriate locations by encouraging more efficient site design and incorporating proper buffers between differing uses.

RESIDENTIAL

- 3) Prevent the encroachment of conflicting land uses on existing viable neighborhoods.

COMMERCIAL/INDUSTRIAL

- 1) Encourage commercial uses to locate in or near existing commercial centers.

PUBLIC FACILITIES

- 1) Provide adequate levels of public services to all people of the county as efficiently and economically as possible.
- 2) Maximize the best use of existing facilities and systems through renovation or expansion.
- 3) Plan accordingly for the future needs of the population.

AGRICULTURAL AND FORESTAL LANDS ISSUES

- 1) There is concern to maintain the agricultural characteristics of the County not included in the Urban Services District.

STRATEGIES/POLICIES

- a. Re-evaluate current development standards to ensure all areas that lie within the Rural Development Area, with the exception of Major Commercial HUB, maintain these agricultural and rural development qualities.

Future Land Use Map

The Comprehensive Plan describes Rural Residential; Conservation Area as follows:

Characterized by low-density residential development such as detached single-family units on lots larger than urban or suburban lots. Certain agricultural and farming uses are typically allowed. In addition, large scale economic development projects may be allowed subject to required land use approvals as approved by the Board of Supervisors.

STAFF COMMENTS AND ANALYSIS

A. Applicant's Position

In the application materials dated January 8, 2019 (Attachment A), the Applicant's Representative sets forth its reasons why the proposed project is substantially in accord with the Comprehensive Plan.

The Applicant identifies the following items in support of its project:

- To create redundancy and contingency within the overall transmission grid

B. Staff Analysis

Staff has analyzed the Comprehensive Plan elements and the proposed project appears to meet all of the Comprehensive Plan's land use objectives, and strategies. Subject to the project's final design and construction, and based on the information reviewed for this report, staff finds that the proposed electrical substation facility is in accord with the Greenville County Comprehensive Plan, or parts thereof.

1. The proposed location appears to be in accord the land use goals and objectives set forth in the Comprehensive Plan.
 - a. The project is in an agricultural zoned district.
 - b. The project is not competing with other major land uses in desired locations.
 - c. The project does not encroach on any existing viable neighborhoods (major subdivisions).
 - d. The project is located in a major commercial HUB within a Rural Development Area.

Staff and the Planning Commisison will desire to see a site plan as part of a Special Use Permit (SUP) application so that it can be properly evaluated as to site impacts

An approved plan for a electrical substation should, as set forth in the Comprehensive Plan:

- **Preserve the rural character** of the County by directing and controlling growth in designated areas.
- Concentrate development in appropriate locations by encouraging more efficient site design and **incorporating proper buffers** between differing uses.
- **Prevent the encroachment of conflicting land uses** on existing viable neighborhoods.
- **Plan accordingly for the future needs** of the population.
- There is concern to **maintain the agricultural characteristics of the County** not included in the Urban Services District.

Further, during a SUP Application review process, the staff and the Planning Commission will identify and recommend conditions to mitigate the adverse effects of electrical substation. Such conditions will include provisions addressing screening, stormwater management, erosion and sediment control, among other considerations.

The question before the Planning Commission with this 2232 application is:

Whether the general location or approximate location, character, and extent of the proposed electrical substation is substantially in accord with the Comprehensive Plan or part thereof.

- The Planning Commission should consider all relevant portions of the Comprehensive Plan in its analysis.
- It is anticipated that the electrical substation will only occupy seven (7) acres.
- The Planning Commission should carefully and thoroughly document its reasons for whatever conclusion it reaches.
- The Planning Commission has three options:
 - a. Approve the application with written reasons for its decision.
 - b. Deny the application with written reasons for its decision.
 - c. Defer the application for further discussion and consideration (within the 60 day window).

Attachments:

- A – 2232-3-18 Application, dated January 8, 2019
- B – Site Plan

DRAFT PLANNING COMMISSION ACTIONS

Option 1 – Applicant’s proposal is substantially in accord with the Comprehensive Plan

I move that the Dominion Energy 115 kw electrical substation as described in 2232 Review application 2232-1-19, is substantially in accord with the Greenville County Comprehensive Plan or parts thereof for the following reasons:

1. The proposed project involves only a small part (seven (7) acres) of the total agricultural land in the County and has proposed setbacks and buffers which, if adequate in scope and required in the Special Use Permit, could afford protection for adjacent properties.

2. The proposed electrical substation is located in a major commercial HUB within the Rural Development Area, where limited commercial and industrial projects are expected to be constructed.

The Secretary of the Planning Commission is directed to communicate the Planning Commission's findings to the Board of Supervisors.

Option 2 – Applicant's proposal is not substantially in accord with the Comprehensive Plan

I move that the Dominion Energy electrical substation, as described in 2232 Review application 2232-1-19, is not substantially in accord with the Greenville County Comprehensive Plan or parts thereof for the following reasons:

1. The Comprehensive Plan indicates that electrical substations may be acceptable if not detrimental to surrounding areas. The proposed electrical substation increases the concentration of land approved for electrical use to a point that does not preserve the rural character of the County.

The Secretary of the Planning Commission is directed to communicate the Planning Commission's findings to the Board of Supervisors.

Option 3 – Deferral of the application

I move that the Planning Commission defer a decision on Dominion Energy's request under Va. Code § 15.2-2232 regarding its proposed 115 kw electrical substation as described in 2232 Review application 2232-1-19, until the Planning Commission meeting scheduled to begin at 6:00 p.m. on February 12, 2019, in the Board of Supervisors meeting room.



1250

1401

2232-1-19

1490

1540

1560

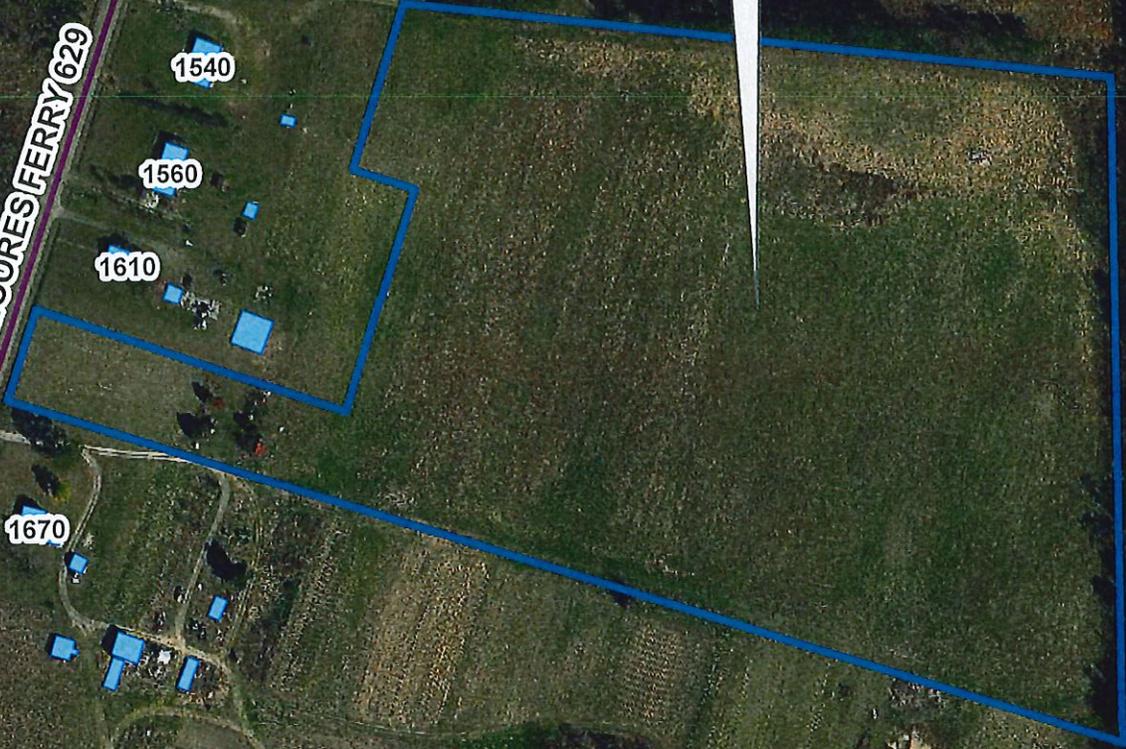
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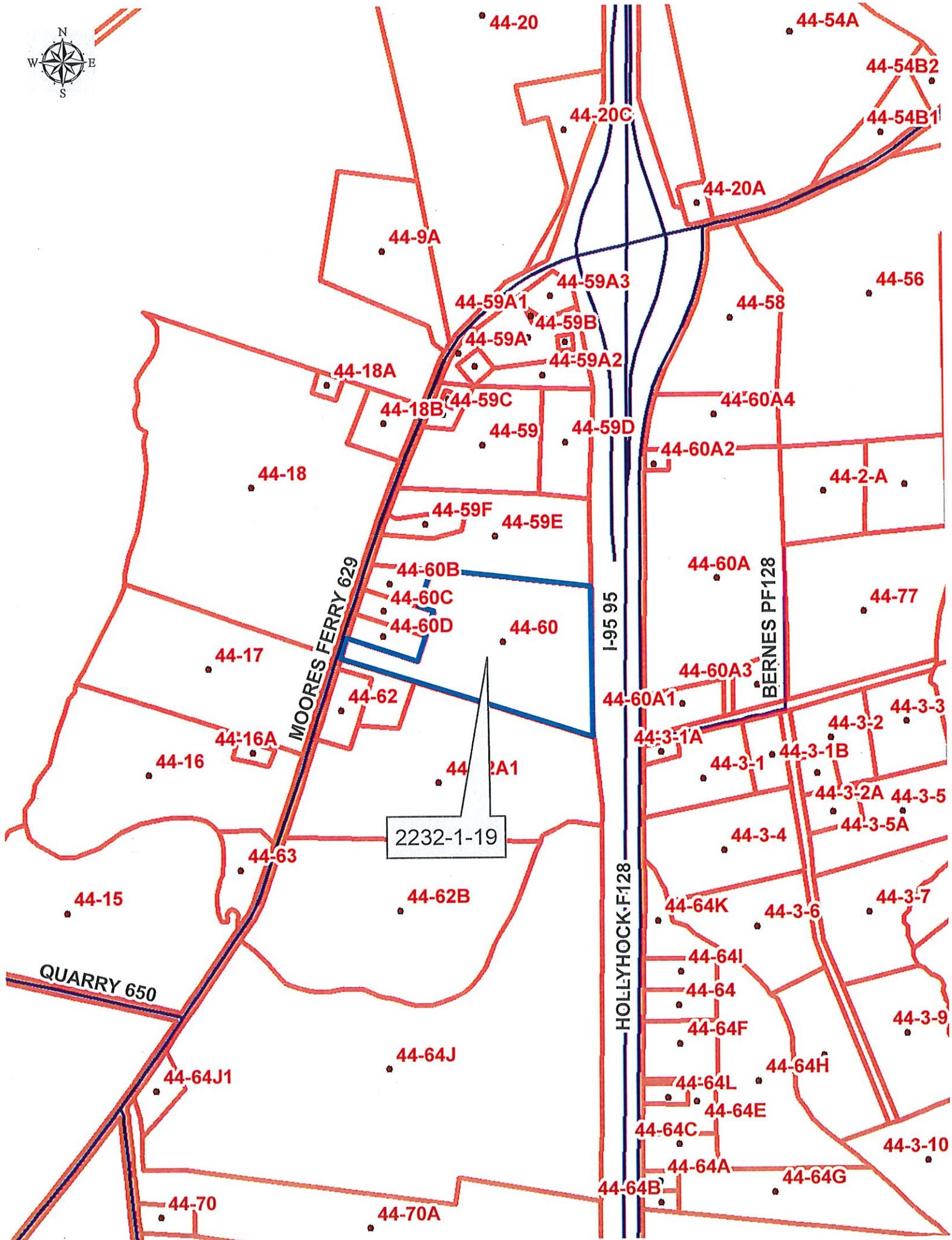
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19595

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**SP-3-19 – SKIPPERS BREAKER STATION
ADJACENT PROPERTY OWNERS**

Tax Map #	Land owner
44-60A	MCDOWELL MICHAEL ENLOW & LOU MCDOWELL BUTLER 204 SCOTCH BONNET WAY HAMPSTEAD NC 28443
44-60B	JARRETT JANICE R LIFE ESTATE-AT DTH J JARRETT-C JARRETT JR & P JARRETT 1540 MOORES FERRY RD SKIPPERS VA 23879
44-60C	VULCAN LANDS INC INDIRECT TAX DEPT 1200 URBAN CENTER DR BIRMINGHAM AL 35242 2545
44-60D	JOHNSON CYNTHIA R C/O BARBARA ROBINSON 155 BROWN ST PLEASANT HILL NC 27866
44-62A	YOUNG ALGIE S 790 HOLLYHOCK TR SKIPPERS VA 23879
44-62A1	TAYLOR JOHN D OR SHIRLEY C P O BOX 23 SKIPPERS VA 23879
44-59E	TOLBERT JAMES R P O BOX 195 GASTON NC 27832
44-60A1	LEE DONALD I OR LILLIE M 474 HOLLYHOCK TR SKIPPERS VA 23879
44-3-1A	MITCHELL MARY G C/O AUDREY OWENS DUKE 399 PINE VIEW DR HENRICO NC 27842
44-17,44-18	VULCAN LANDS INC INDIRECT TAX DEPT 1200 URBAN CENTER DR BIRMINGHAM AL 35242



GREENSVILLE COUNTY, VIRGINIA

APPLICATION FOR DETERMINATION PURSUANT TO VIRGINIA STATE CODE §15.2-2232

1. APPLICANT (Company or Agency): Dominion Energy
2. APPLICANT'S MAILING ADDRESS: 10900 Nuckols Road Glen Allen, VA 23060
3. TELEPHONE NUMBER: (804) 771-6937 EMAIL: John.A.Mulligan@dominionenergy.com
4. REPRESENTATIVE/AGENT NAME: Geosyntec Consultants c/o Tim Seldon
5. REPRESENTATIVE/AGENT'S MAILING ADDRESS: 9211 Arboretum Parkway, Suite 200 Richmond, VA 23236
6. REPRESENTATIVE'S TELEPHONE NUMBER: (804) 840-4433 EMAIL: TSeldon@geosyntec.com
7. LOCATION OF PROPERTY (Common description if no street address): 1610 Moore's Ferry Road Skippers, VA 23879
8. ZONING DISTRICT: A-1 Agricultural
9. COMPREHENSIVE PLAN DESIGNATION: Rural Residential
10. TAX MAX NUMBER (S): 44-60
11. SIZE OF PARCEL (S) (ACERAGE): 18.150 Ac.
12. ACREAGE PROPOSED FOR PROPOSED USE: ±7.0 Ac.
13. PROPERTY OWNER INFORMATION (IF OTHER THAN APPLICANT):
 - a. OWNER'S NAME: James Arthur and Dozine Robinson
 - b. OWNER'S MAILING ADDRESS: 155 Brown Street Pleasant Hill, NC 27866

c. Has the Property Owner been contacted about this proposed use? YES X NO _____

14. DESCRIPTION OF PROPOSED USE/REASON FOR REQUEST: To create redundancy and contingency within the overall transmission grid, it is proposed to construct a new breaker/switching station

15. PRIOR ZONING APPROVALS: N/A

16. SUPPORTING MATERIALS AND INFORMATION (attach additional sheets):

- a. Fee of \$ 775.00 payable to "Greensville County"
- b. Proposed use drawing/site plan- may be submitted as 11" x 17".
- c. List of adjoining property owners to include names and addresses.
- d. Comprehensive Plan policies and guidelines that directly support the proposed use.
- e. Alternative sites considered for the proposed use.
- f. Anticipated impacts and mitigation measures proposed.
- g. Photographs of any existing structures, buildings, and property, as applicable.

APPLICANT'S SIGNATURE

I, the undersigned, certify that this application is complete, accurate and contains all required and requested information, documents and other submittals and that all statements made herein are, to the best of my knowledge, true and correct. The undersigned acknowledges that additional review requirements may be identified during the review of this application. The undersigned also acknowledges that all Greensville County Zoning Ordinance requirements pertaining to the proposed use must be fulfilled.

I, undersigned, understand that the cost incurred by the County to retain independent consultants to review the application and any other associated documents is my responsibility and agree to pay when billed by the County. I agree to pay all additional advertising costs for continuances and appeals.

1/8/2019
DATE

J. A. L.
SIGNATURE OF APPLICANT (REPRESENTATIVE)

Submit FOURTEEN (14) sets of completed application, fee, and supporting materials to:

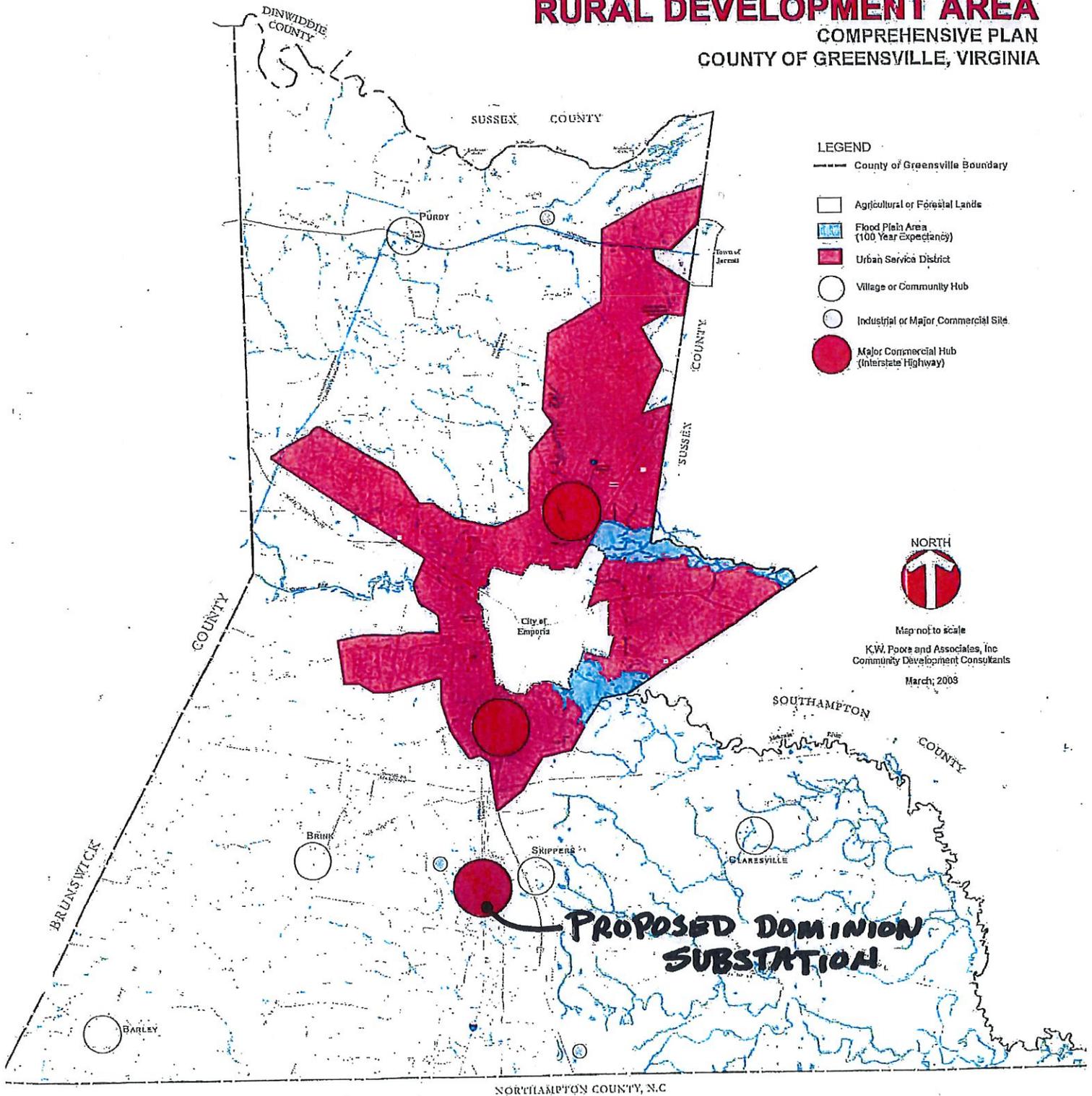
Director of Planning, 1781 Greensville County, Emporia, Virginia 23847 (by mail)
Or by hand at the Building and Planning Department in Greensville County Government Building at 1781 Greensville County Circle, Emporia, Virginia, 23847. Phone (434)348-4232.

Incomplete applications will not be processed. The applicant will be notified of any deficiencies. Any revisions to the application that require replacement of pages or plans is the responsibility of the applicant. Any questions should be directed to the Director of Planning.

RURAL DEVELOPMENT AREA

COMPREHENSIVE PLAN

COUNTY OF GREENSVILLE, VIRGINIA



LEGEND

--- County of Greenville Boundary

□ Agricultural or Forestal Land

▒ Flood Plain Area (100 Year Expectancy)

■ Urban Service District

○ Village or Community Hub

○ Industrial or Major Commercial Site

● Major Commercial Hub (Interstate Highway)

NORTH



Map not to scale

K.W. Poole and Associates, Inc.
Community Development Consultants

March, 2009

**PROPOSED DOMINION
SUBSTATION**

STAFF REPORT

SP-1-19

OVERVIEW

APPLICANT/AGENT	SAMANTHA TALLEY
OWNER	SAMANTHA TALLEY
TAX MAP	19-30N
ACREAGE	2.2 ACRES
LOCATION	550' east of Brunswick Road, Chapmans Ford Road and Hwy 605 intersection
ELECTION DISTRICT	Belfield
EXISTING ZONING	A-1
EXISTING USE	Residential
REQUEST	Establish a commercial kennel
ADJACENT ZONING	A-1
PREVIOUS ZONING ACTIVITY	None
CHARACTER OF AREA	Agricultural, Forestall, Low Density Residential
NATURAL CONDITIONS	200 ± Elevation. Not in floodplain. No wetlands present.
GREENSVILLE COUNTY COMPREHENSIVE PLAN (THE PLAN)	Rural Development Area

DIRECTOR'S COMMENTS

The present request is to establish a commercial dog kennel upon the applicant's property. The Greenville County Zoning Ordinance permits the establishment of a commercial kennel with the issuance of a Special Use Permit on properties located within the A-1, Agricultural District, provided the special use considerations can be met.

The present zoning of the property A-1, Agricultural, reflects the existence of farms, forests,

conservation areas, and other types of rural uses. This designation is intended to protect these conditions and encourage only that development which promotes the preservation of the rural qualities of the County. However, selected businesses and industrial uses may be permitted in the district but only when the governing body finds that such development not only enables the rural characteristics of the County to be maintained, but is in harmony with the economic development objectives of the County.

The primary site of this activity will be in a newly constructed enclosed building located adjacent to the applicant's residence. The applicant contracts with numerous government agencies (military, law enforcement) to train and deliver German Shepard dogs for their respective uses. The applicant does not sell to the general public.

Possible nuisances for a facility such as this include noise, odor, outside appearance and increased traffic.

Being that the applicant does not sell to the general public, there will be no increase in traffic accessing the site. The applicant has stated that she wishes to install a septic system to accept waste from the newly constructed facility. The installation of a septic system to serve the facility is not required by the Virginia Department of Health; however, the installation of a septic system would ensure that odor would not be a nuisance to surrounding properties and is strongly encouraged. Should the applicant choose not to install a septic system, staff would recommend that the applicant monitor any possible odor and treat with lime to minimize the odor to avoid any negative impacts upon adjacent property. Noise created by the dogs will be minimized as a result of the building being constructed as an enclosed structure. While other residences are within sight, with the closest being located 800' away, the conditions of the Special Use Permit should be adequate to protect the surrounding property owners from nuisances associated with the business.

Staff received one call from an adjacent property owner as a result of the adjacent property notification letters that were mailed. Mrs. Margaret Conner contacted my office in order to obtain more information concerning the applicant's request. Mr. Conner stated that she did not have a problem with the request.

Being that the proposed use is an allowable use as indicated by Article 4 of the Zoning Ordinance, and that staff finds that the proposed use is consistent with the overall objectives and intent of the Comprehensive Plan, staff recommends approval of the applicant's request subject to the following conditions.

STAFF RECOMMENDATION

APPROVE

Staff makes the recommendation to approve the applicant's request subject to the following conditions:

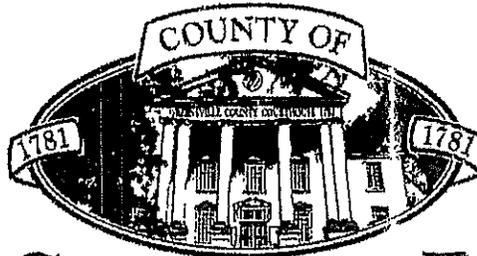
1. A Special Use Permit is hereby granted to the applicant for the establishment of a commercial kennel, which will be located in a newly constructed enclosed building

upon property identified as Greenville County Tax Map 19 Parcel 30N.

2. At all times be in compliance with all local, state, and federal rules, regulations, ordinances, and laws.
3. Obtain a Building Permit for the construction of the kennel.
4. Employees shall be limited to the present applicant and one (1) full time employee.
5. One (1) freestanding project sign no larger than 25 square feet and no taller than four (4) feet may be erected on site.
6. If a septic system is not constructed, applicant should monitor odors generated by dog waste and treat with application of lime if necessary.
7. No activities which generate noise shall be conducted between 9:00 P.M. and 8:00 A.M.
8. Utilizing this permit issuance date as the annual date, if the proposed use is not established within two (2) years, or is abandoned for two (2) consecutive years, this permit will be automatically terminated.
9. Failure to abide by the above conditions may result in the immediate revocation of the permit.

Linwood E. Pope, Jr.
Planning Director

February 5, 2019



GREENSVILLE

• V I R G I N I A •

...Growing Towards New Horizons

SPECIAL USE PERMIT

FILE #: SP-1-19

Owner

Agent/Applicant (if different from owner)

Name: Samantha Talley

Physical Address: 3419 Brunswick Road

Emporia, Va. 23847

Mailing Address: "

Telephone: 915-202-6059

Tax Map/Parcel Number(s)	Acreage(s)	Election District(s)
1. <u>19-30N</u>	<u>2.2</u>	<u>A-1 AGRICULTURE / 004 NOTTOWAY</u>
2. _____	_____	_____

General Location: _____

Current Zoning/Proffers	Existing Use	Proposed Use
1. <u>A-1 AGRICULTURE</u>	<u>RESIDENTIAL</u>	<u>RESIDENTIAL / COMMERCIAL KENNEL</u>
2. _____	_____	_____

YOU MUST ATTACH A SURVEY PLAT OF PROPERTY WHICH INCLUDES A SCHEMATIC DRAWING OF THE PROPOSAL SHOWING BUILDING HEIGHT AND PLACEMENT, PARKING AREA(S), STORAGE AREA(S), UTILITIES, ETC.

Detail Description of Request (Address impact of proposal on check list items):

I am trying to reestablish my kennel from Hampton VA. I breed working line dogs for law enforcement schools & do government contracts nationally.

Justification: _____

The foregoing information is complete and correct to the best of my knowledge. I acknowledge that representatives of Greensville County may inspect the property subject to this application and my permission to do so is hereby given.

X S Talley

1-2-19



GREENSVILLE

• VIRGINIA •

...Growing Towards New Horizons

GREENSVILLE COUNTY SPECIAL USE PERMIT CHECK LIST

HEALTH, SAFETY, AND WELFARE:

Traffic: KENNEL IS NOT OPEN TO PUBLIC. DOGS ARE DELIVERED TO GOVT. AGENCIES WHO PURCHASE THEM

Noise: KENNELS ARE MONITORED W/ ELECTRONIC DEVICE. ANIMALS UNDERGO TRAINING EVERY DAY. NOISE HAS NOT BEEN AN ISSUE. ENTIRE FACILITY WILL BE ENCLOSED

Lights: LIGHTS DIRECTED AT A DOWNWARD ANGLE & WILL NOT ILLUMINATE ADJACENT PROPERTIES

Dust: KENNEL FLOORS WILL BE CONCRETE

Fumes: SEPTIC SYSTEM FOR KENNELS WILL BE INSTALLED.

Vibrations: N/A

Operations (Outside storage of materials, screening): N/A

Hours of Operation: NOT OPEN FOR SALES TO THE PUBLIC. DOGS ARE DELIVERED TO GOVT. AGENCIES WHO PURCHASE THEM

Number of Employees: 1

Type of Equipment: N/A

Signage: NO TRESPASSING SIGN.

COMPREHENSIVE PLAN (Compatibility): _____

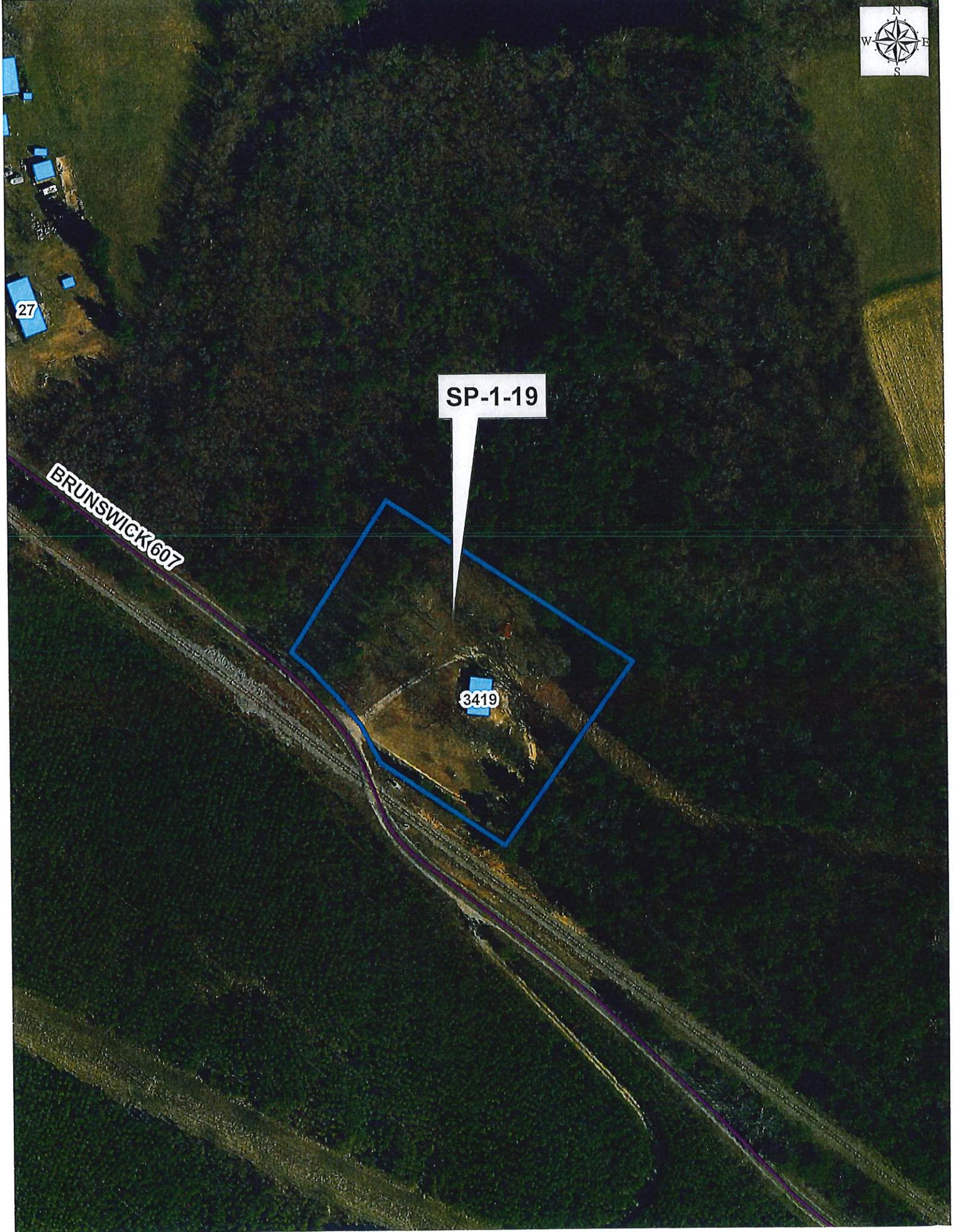


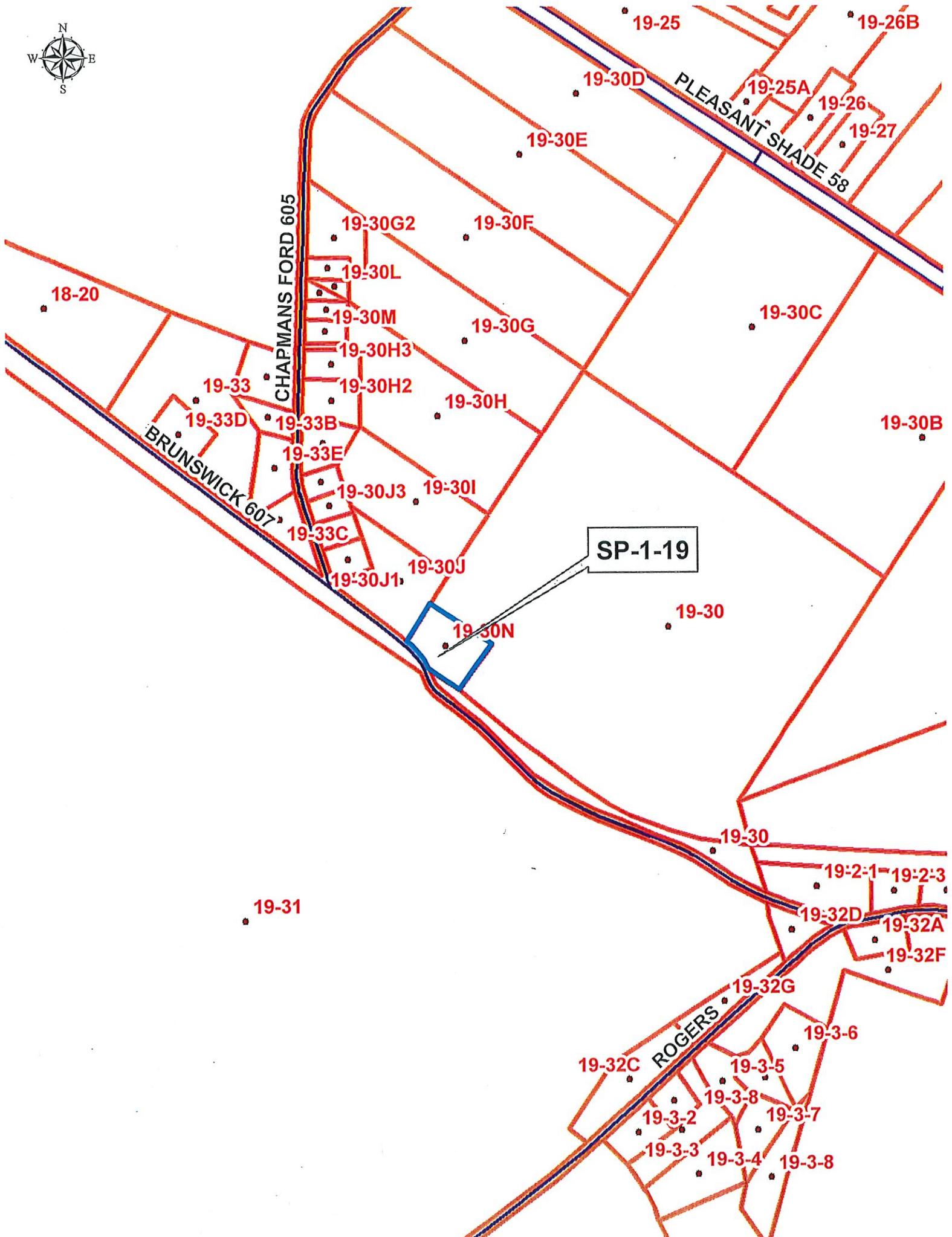
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SP-1-19

BRUNSWICKS 607

3419





SP-1-19

CHAPMANS FORD 605

BRUNSWICK 607

PLEASANT SHADE 58

ROGERS

18-20

19-25

19-26B

19-30D

19-25A

19-26

19-27

19-30E

19-30G2

19-30F

19-30L

19-30M

19-30G

19-30C

19-30H3

19-30H2

19-30H

19-30B

19-33

19-33D

19-33B

19-33E

19-30J3

19-30I

19-33C

19-30J

19-30J1

19-30N

19-30

19-30

19-31

19-2-1-19-2-3

19-32D

19-32A

19-32F

19-32G

19-3-6

19-32C

19-3-5

19-3-2

19-3-8

19-3-7

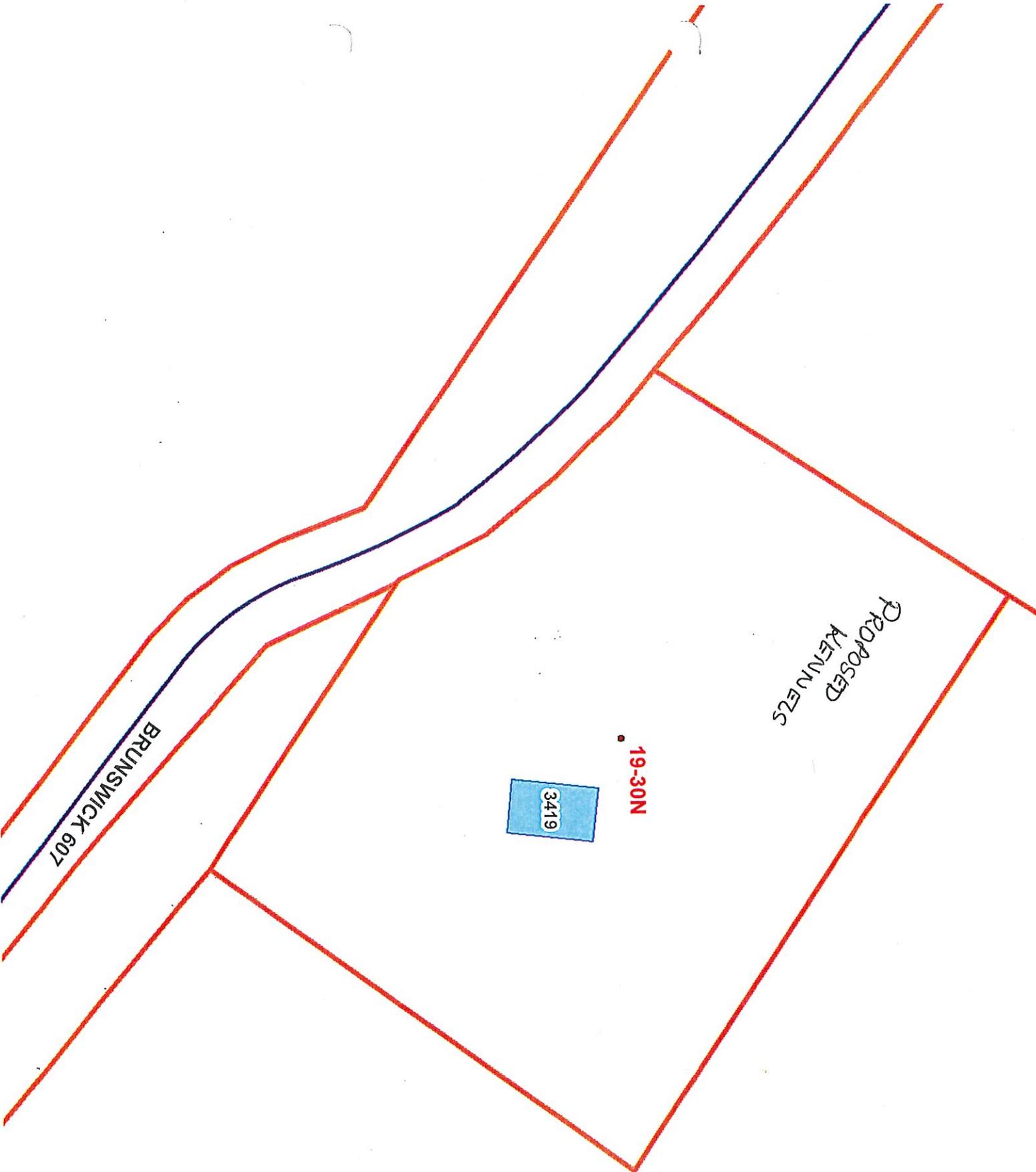
19-3-3

19-3-4

19-3-8

**SP-1-19 SAMANTHA TALLEY
PROPERTY OWNERS**

Tax Map #	Land owner
19-30	CONNER MARGARET C 2927 BRUNSWICK RD EMPORIA VA 23847
19-31	REAL TREE WOOD CORPORATION 112 W HICKS ST LAWRENCEVILLE VA 23868
19-30J	NEWMAN-SUJBALLI REO ANTHONY 17540 TRIPOLI BLVD DUMFRIES VA 22026



PROPOSED
KENNEDYS

19-30N

3419

BRUNSWICK 607



BRUNSWICK 607

19-30J

19-30N



vet room

6x10

Room
Main

6x10

6x10

Room
Add'l

Dog Wash

Bathroom

closet

4x8

OST

4x8

4x8

4x8

4x8

closet

sink

STAFF REPORT

SP-3-19

OVERVIEW

APPLICANT	Dominion Virginia Power, Geosyntec Consultants, Inc.
OWNER	Dozine Robinson
TAX MAP	44-60
ACREAGE	19.134
LOCATION	2,700 ft. south of Moores Ferry Road (St. Hwy 629) and I-95 crossing, Skippers, VA
ELECTION DISTRICT	Hicksford
EXISTING ZONING	A-1
EXISTING USE	Agricultural
REQUEST	Construct an electric substation
ADJACENT ZONING	A-1 Agriculture B-2 Business
PREVIOUS ZONING ACTIVITY	None
CHARACTER OF AREA	Low density residential, Agricultural, Business
NATURAL CONDITIONS	Elevation: 116'±
GREENSVILLE COUNTY COMPREHENSIVE PLAN (THE PLAN)	<ul style="list-style-type: none"> • Rural residential on Comprehensive Plan's future Land Use Map. • Major commercial HUB on Rural Development Map

DIRECTOR'S COMMENTS

The applicant requests a special use permit for the construction of an electrical distribution substation. To increase the reliability of the existing infrastructure and to support nearby power generation, Dominion Virginia Power wishes to construct a 115kv (115,000 volt) on Tax Map Parcel 44-60.

An electrical substation is a subsidiary station of an electricity generation, transmission, and distribution system where voltage is transformed from high to low voltage or the reverse using transformers. The subject substation will be a distribution substation. A distribution substation is one whose main purpose is to transfer power from the transmission system to the distribution system of a specific area. It is uneconomical to directly connect electricity consumers to the main transmission network (unless they use large amounts of energy), so the distribution station reduces voltage to a value suitable for connection to local loads.

The input for a distribution substation is typically at least two transmission or sub transmission lines. Input voltage may be, for example, 115 kv, or whatever is common in the area. The output is a number of feeders. Distribution voltages are typically medium voltage, between 2.4 and 33 kv depending on the size of the area served and the practices of the local utility company. The feeders will then run overhead, along streets, or underground and eventually, power the distribution transformers at or near the power companies' customer's property.

The input for the proposed distribution substation will be transmission lines with an input voltage of 115 kv and a distribution voltage of 22.4 kv.

Besides transforming the voltage, the job of the distribution substation is to isolate faults in either the transmission or distribution systems. Distribution substations may also be the points of voltage regulation.

An important function performed by a substation is switching, which is the connecting and disconnecting of transmission lines or other components to and from the system. Switching events may be "planned" or unplanned".

A transmission line or other component may need to be de-energized for maintenance of new construction; for example, adding or removing a transmission line or a transformer.

To maintain reliability of electric supply, no company ever brings down its whole system for maintenance. All work to be performed, from routine testing to adding an entirely new substation, must be done while keeping the whole system running.

Perhaps more importantly, a fault may develop in a transmission line or any other component. Some examples of this include: a line being hit by lightning and developing an arc, or a tower being blown down by high winds. The function of the substation is to isolate the faulted portion of the system in the shortest possible time. The two main reasons to isolate a fault are: a fault tends to cause equipment damage; and it tends to destabilize the whole system. For example, a transmission line left in a faulted condition will eventually burn down and similarly, a transformer left in a faulted condition will eventually blow up. While these conditions are occurring, the power drain makes the system more unstable. Disconnecting the faulted component, quickly, tends to minimize both of these problems.

The property that is the subject of Dominion Virginia Power's request is zoned A-1, Agricultural.

The subject property is located within a rural residential area within the Comprehensive Plan's future Land Use Plan. The rural residential area is characterized by low-density residential development such as detached single family homes on lots larger than urban and suburban lots. Certain

agriculture and farming uses are typically allowed.

Land uses allowed within the Agricultural Zoning District can be found in Table 4.1 of the Zoning Ordinance (Permitted use Table – see attached)

The subject property is located within a major commercial HUB on the Comprehensive Plan's Rural Development Area. Rural Development Areas are established on the land use plan and they identify all areas within the County which lie outside of Urban Service Districts, except for Major Commercial Development HUBs. It is the general policy of the County for the Rural Development Area to maintain its agricultural and rural development quality with the exception of the Major Commercial HUBs where limited commercial and industrial uses are expected to be established.

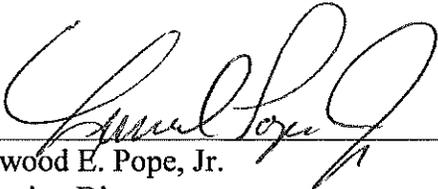
Being a use that is allowed by a special use permit in the A-1, B-1, B-2 and M-1 zoning districts throughout Greenville County, and being that the property is located within a major commercial HUB, impacts to surrounding properties should be minimal; however, some safeguards shall be in place to protect the surrounding properties.

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

Staff recommends approval of this request to build a distribution substation with the following conditions:

1. A special use permit is being granted to Dominion Virginia Power for the construction of an electrical distribution substation to be located on property to be acquired from Dozine Robinson.
2. At all times be in compliance with all local, state, and federal rules and regulations.
3. Submit site plan to Planning Department for Review and Approval.
4. Secure site by installation of security fence with one (1) strand of barbed wire at the top, or equal, to be approved by the Director of Planning.
5. Provide security lighting to illuminate facility from dusk to dawn.
6. Failure to abide by the above conditions may result in the revocation of the Special Use Permit.

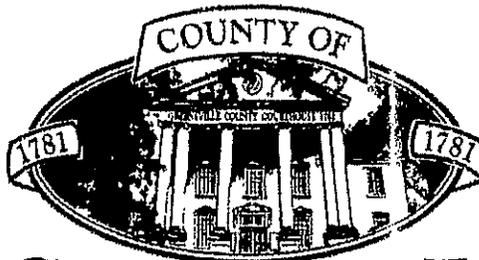


Linwood E. Pope, Jr.
Planning Director

February 5, 2019

TABLE 4.1
 PERMITTED USE TABLE
 FOR ZONING DISTRICTS IN GREENSVILLE COUNTY, VA.

DESCRIPTION OF USES (* indicates a use that is mandated by Virginia Code)	ZONING DISTRICTS IN WHICH USES ARE PERMITTED ("R" - permitted by right; "U" - requires use permit)								
	A-1	R1-A	R1-B	R1-C	R2-A	R2-B	B-1	B-2	M-1
INSTITUTIONAL AND COMMUNITY SERVICES									
Airport	U								U
Athletic courts (tennis, basketball, etc.) or sportsfield		U	U	U	R	R			
Golf course	U	U	U						
Civic owned and operated recreational facility	U						U	U	
Club or lodge	U	U	U	U	U	U	R	R	
Country club	U	U	U						
Child Day Center	U	U	U	U	U	U	R	R	
Church, or other place of worship, and related ministries (no cemetery)	U	U	U	U	U	U	U	U	
Church, or other place of worship, and related ministries (including cemetery on same site)	U	U	U	U	U	U	U	U	
College or university	U	U	U	U	U	U			
Correctional Facility							R	R	
Family Day Home for five (5) or fewer Children	R	R	R	R	R				
Family Day Home for more than five (5) Children	U	U	U	U	U				
Fire, police or rescue squad stations	U	U	U	U	U	U	R	R	R
Heliport	U						U	U	U
Hospital, general	U	U	U	U	U	U	R	R	R
Lodge, hunting	U								
Library	U	U	U	U	U	U	R	R	
Mini-Storage Facility								R	
Museum	U	U	U	U	U	U	R	R	
Nursing home, or convalescent home		U	U	U	U	U	R	R	
Park or playground, unlighted	U	U	U	U	U	U			
Park or playground with lighted sports field	U	U	U	U	U	U	U	U	
Public utility	U	U	U	U	U	U	U	U	U
Public utility service yard	U						U	U	U
School, public	U	U	U	U	U	U		U	
School, private	U			U	U	U			
Telephone exchange or switching station	R	R	R	R	R	R	R	R	R



GREENSVILLE

• V I R G I N I A •

...Growing Towards New Horizons

SPECIAL USE PERMIT

FILE #: SP-3-19

Owner

Agent/Applicant (if different from owner)

Name:

JOHN A. MULLIGAN

Physical Address:

SAME AS BELOW

Mailing Address: 10900 NUCKOLS ROAD GLEN ALLEN, VA 23060

Telephone: (804) 771-6937

Tax Map/Parcel Number(s)	Acreage(s)	Election District(s)
1. <u>TM # 44-60</u>	<u>18.150 Ac.</u>	<u>101</u>
2. _____	_____	_____

General Location: LOCATED IN SKIPPERS, AN 18.150 ACRE PARCEL
BETWEEN INTERSTATE 95 AND MOORE'S FERRY ROAD (SR 629)

Current Zoning/Proffers

Existing Use

Proposed Use

1. A-1 / VACANT / SUBSTATION / BREAKER-STATION

2. _____ / _____ / _____

YOU MUST ATTACH A SURVEY PLAT OF PROPERTY WHICH INCLUDES A SCHEMATIC DRAWING OF THE PROPOSAL SHOWING BUILDING HEIGHT AND PLACEMENT, PARKING AREA(S), STORAGE AREA(S), UTILITIES, ETC.

Detail Description of Request (Address impact of proposal on check list items):

PERMISSION REQUESTED TO CONSTRUCT AN ELECTRIC POWER SUBSTATION / BREAKER
STATION AT THE EASTERMOST EDGE OF THE PARCEL (ADJACENT TO I-95)
THERE WILL BE NO EMPLOYEES STATIONED AT THE FACILITY

Justification: INCREASE IN RELIABILITY TO THE EXISTING
INFRASTRUCTURE AND TO SUPPORT NEARBY POWER GENERATION

The foregoing information is complete and correct to the best of my knowledge. I acknowledge that representatives of Greensville County may inspect the property subject to this application and my permission to do so is hereby given.

John A. Mulligan
Signature

1/4/19
Date



GREENSVILLE

• V I R G I N I A •

...Growing Towards New Horizons

GREENSVILLE COUNTY SPECIAL USE PERMIT CHECK LIST

HEALTH, SAFETY, AND WELFARE:

Traffic: VERY MINIMAL; 1-2 TRIPS PER MONTH, AT THE MOST

Noise: VERY MINIMAL, NEGLIGENT. LOW CONTINUOUS "HUM"

Lights: NONE CONFIRMED. SITE LIGHTING WILL BE DARK-SKY COMPLIANT, IF APPLICABLE

Dust: NONE

Fumes: NONE

Vibrations: NONE

Operations (Outside storage of materials, screening): ENCLOSURES, EQUIPMENT SCREENED BY FENCING,

Hours of Operation: 24-7 | 365 DAYS

Number of Employees: NONE (PERMANENTLY ON SITE)

Type of Equipment: CONTROL ENCLOSURES

Signage: NONE

COMPREHENSIVE PLAN (Compatibility): IN SUPPORT OF INCREASING RELIABILITY OF EXISTING BACKBONE, POWER TRANSFER/SUPPLY



1250

1401

1490

SP-3-19

1540

1560

1610

1670

I-95/95

HOLLYHOCK/F128

MOORES FERRY 629



