



## MISSION STATEMENT

*"The mission of the Board of Supervisors of the County of Prince Edward is to represent all citizens, provide leadership, create vision and set policy to accomplish positive change and planned growth and to provide essential services, enhancing the quality of life and maintaining fiscal responsibility."*

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## BOARD OF SUPERVISORS MEETING AGENDA

**December 9, 2025**

The Prince Edward County Board of Supervisors encourages citizens participation in public meetings through in-person participation, written comments and/or remote participation by calling: **1-844-890-7777, Access Code: 390313** (*If busy, please call again.*) Additionally, citizens may view the Board meeting live in its entirety at the County's YouTube Channel, the link to which is provided on the County's website.

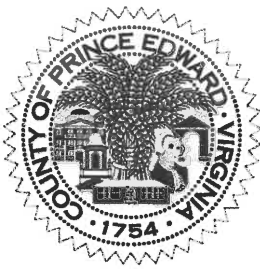
### **AGENDA**

	<u><b>STAFF CONTACT</b></u>	<u><b>PAGE #</b></u>
<b>7:00 P.M.</b>		
1. The Chair will call to order the <u>December</u> meeting of the Board of Supervisors.		<b>5</b>
2. Invocation		<b>5</b>
3. Pledge of Allegiance		<b>5</b>
4. Conflict of Interest Disclosures		<b>7</b>
5. Recognitions	Crystal Baker	<b>9</b>
6. <u><b>PUBLIC PARTICIPATION:</b></u> <i>Citizens wishing to address the Board are asked to please sign the Public Participation Register prior to the beginning of the meeting.</i>		<b>11</b>
7. Board of Supervisors Comments		<b>13</b>
8. <u>Consent Agenda:</u> a. Approval of Minutes: November 6, 2025 at 6:00 p.m. November 6, 2025 at 7:00 p.m.		<b>15</b>
9. <u>Business Partner Update:</u> Chris Conkwright, Countyline Vineyard & Venue		<b>39</b>
10. <u>Highway Matters:</u> Scott Frederick, PE, VDOT Resident Engineer		<b>41</b>
11. <u>Department Updates:</u> a. Animal Control b. Solid Waste c. Economic Development & Tourism d. Planning & Community Development e. Finance & Human Resources	Adam Mumma Jeff Jones Chelsey White Robert Love Cheryl Stimpson	<b>43</b>
12. <u><b>PUBLIC HEARING:</b></u> a. A Special Use Permit request filed by Tobacco Trail Solar, LLC for the proposal to construct and operate a 150MWac solar energy facility on land totaling 2,324 +/- acres denoted as Tax Map Parcels 111-A-28, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 12-A-6, 120-A-42, 120-A-43, and 120-A-10 located north of Patrick Henry Highway (U.S. 360), east of Farmville Road (U.S. 15), and just west of New Bethel Road (State Route 634), which is zoned Agricultural Conservation (A1) District. b. Pursuant to §15.2-2316.8(B) of the <i>Code of Virginia</i> , consideration of a siting agreement by Tobacco Trail Solar, LLC, related to a 150MWac solar energy facility on land totaling 2,324 +/- acres denoted as Tax Map Parcels 111-A-28, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 12-A-6, 120-A-42, 120-A-43, and 120-A-10 located north of Patrick Henry Highway (U.S. 360), east of Farmville Road (U.S. 15), and just west of New Bethel Road (State Route 634), which is zoned Agricultural Conservation (A1) District.	Robert Love  Robert Love	<b>47</b>  <b>173</b>

13.	Draft Amendments to County Zoning Ordinance - Towers	Robert Love	199
14.	Tower Lease – Leigh Mountain	Trey Pyle	203
15.	<u>Appointments:</u>	Sarah Elam Puckett	
	a. Citizen Volunteers Vacancies		215
	b. Board Positions on Outside Agencies		225
16.	<u>Finance &amp; Human Resources Report</u>	Cheryl Stimpson	
	a. Appropriation: Additional Federal Funds - FY 26 School Budget		227
	b. Appropriation: National Opioid Settlement Funds		231
17.	Health Department – FY 25-26 Locality Agreement	Doug Stanley	233
18.	2026 General Assembly Legislative Priorities	Doug Stanley	247
19.	County Administrator’s Report	Doug Stanley	249
20.	<u>Monthly Financial Reports:</u>	Doug Stanley	
	a. Treasurer’s Report		251
	b. Review of Accounts & Claims/Board Mileage/County Attorney Invoices		255
	c. The County Administrator reported that checks have been issued pursuant to the order of the Board of Supervisors as to salaries, etc., the amount of which salaries have been heretofore approved.		289
21.	<u>Monthly Reports:</u>	Doug Stanley	291
	a. Cannery		292
	b. Commonwealth Regional Council		293
	c. Tourism/Visitor Center		294

(NOTE: Additional agenda items may be added to the Table Pack is available for review after 4:30 p.m. on December 9, 2025.)





**Board of Supervisors  
Agenda Summary**

**Meeting Date:** December 9, 2025  
**Item #:** 1, 2, 3  
**Department:** Board of Supervisors  
**Staff Contact:** Douglas P. Stanley / Sarah Elam Puckett  
**Agenda Item:** Call to Order, Invocation, Pledge of Allegiance, Remote Participation

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**SUMMARY:**

1. **Call To Order:** Board Chair Jenkins will call to order the December meeting of the Prince Edward Board of Supervisors.
2. **Invocation**
3. **Pledge of Allegiance**

**COST:**

**ATTACHMENTS:**

**RECOMMENDATION:**

**SAMPLE MOTION:**

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

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**Board of Supervisors  
Agenda Summary**

**Meeting Date:** December 9, 2025  
**Item #:** 4  
**Department:** Board of Supervisors  
**Staff Contact:** Douglas P. Stanley / Sarah Elam Puckett  
**Agenda Item:** Conflict of Interest Act Disclosures

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**SUMMARY:**

The Chair will ask if any member of the Board of Supervisors has a conflict or disclosure regarding any item pending before the Board of Supervisors, per the requirements of the *Virginia State and Local Government Conflict of Interests Act*. A disclosure form is attached, if needed.

**COST:**

**ATTACHMENTS:**

**RECOMMENDATION:**

**SAMPLE MOTION:**

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_



## STATEMENT OF DISCLOSURE

### DECLARATION OF INTEREST

1. Transaction Under Discussion/Consideration: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. Nature of Public Official's Personal Interest Affected by the Transaction: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. Identify Membership in Business, Profession, Occupation or Group of Members that are Affected by the Transaction: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. I do hereby certify and declare that I am able to participate in the above identified transaction fairly, objectively and in the public interest: Yes \_\_\_\_\_ No \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### DECLARATION OF ACCURACY

I, the undersigned, certify that all statements in this statement of disclosure are true and correct to the best of my knowledge, are accurate and complete, and include all information required by the *Virginia Conflict of Interest Act*, Title 2.2, Chapter 31, of the *Code of Virginia*.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_



## Board of Supervisors Agenda Summary

**Meeting Date:** December 9, 2025  
**Item #:** 5  
**Department:** Human Resources  
**Staff Contact:** Crystal Baker  
**Agenda Item:** Recognitions

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**Summary:** “Recognitions” is an opportunity for the Board of Supervisors to recognize achievements in our community, focusing on the accomplishments of students, employees, and our citizen volunteers who serve the County of Prince Edward.

### **Employee of the Month:**

We are proud to recognize Thomas McDaniel as the December Employee of the Month. Thomas is a Convenience Site Worker at Prospect and was nominated by a County resident for his outstanding attitude and dedication. Thomas is always friendly, helpful, and quick to take initiative. He is seen regularly picking up trash at the convenience site, to include behind the dumpsters and outside the fence line. His energy, positivity, and strong work ethic have made a noticeable difference and are appreciated by both staff and the community. Congratulations, Thomas!

### **Virginia Certified County Supervisors Program – Class of 2025**

The Virginia Certified County Supervisors Program consists of three core courses – (1) budgeting; (2) planning, land use and infrastructure; and (3) leadership. The program provides fundamental skills training as well as deep dive examinations and discussion of real scenarios that impact counties. Supervisors enrich the education experience by sharing their journeys, challenges and successes as an elected official serving a rural, urban or suburban community. The Class of 2025 had 14 graduates of the twelve-month program, to include Prince Edward County Board Chair, Bill Jenkins. Congratulations, Supervisor Jenkins!

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

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## Board of Supervisors Agenda Summary

**Meeting Date:** December 9, 2025  
**Item #:** 6  
**Department:** Board of Supervisors  
**Staff Contact:** Douglas P. Stanley / Sarah Elam Puckett  
**Agenda Item:** Public Participation

**SUMMARY:** *Public Participation is a time set aside for citizens to share their thoughts, ideas and concerns. An official record is made of each person's contribution tonight and will be directed to the County Administrator for follow-up; any necessary follow-up will be noted and tracked. Follow-up may consist of an immediate response, or planned action by the County Administrator or Board, or by placement on a future Board agenda. Tonight's agenda cannot be changed, because the public needs advance knowledge of and the opportunity to review related materials regarding items addressed by the Board. To further assist public information, the Board requests our Administrator, Attorney or county staff to immediately correct any factual error that might occur.*

### PUBLIC INPUT TRACKING LOG

ITEM NUMBER	CITIZEN NAME	COMMENT
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**Attachments:** Protocol for Public Participation  
**Recommendation:** None.

Motion \_\_\_\_\_  
Second \_\_\_\_\_

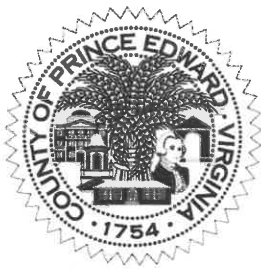
Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

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**Board of Supervisors  
Agenda Summary**

**Meeting Date:** December 9, 2025  
**Item #:** 7  
**Department:** Board of Supervisors  
**Staff Contact:** Douglas P. Stanley / Sarah Elam Puckett  
**Agenda Item:** Board of Supervisors Comments

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**SUMMARY:**

The Board has set aside ten minutes for Board members to respond to citizen input from Public Participation.

**Cost:**

**Attachments:**

**Recommendation:** None.

**Sample Motion:**

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

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**Board of Supervisors  
Agenda Summary**

**Meeting Date:** December 9, 2025  
**Item #:** 8-a  
**Department:** Board of Supervisors  
**Staff Contact:** Karin Everhart  
**Agenda Item:** Approval of Minutes

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**SUMMARY:**

Attached are draft minutes for the Board's review and approval.

November 6, 2025

**Cost:**

**Attachments:** Board minutes.

**Recommendation:** Approval.

**Sample Motion:**

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

November 6, 2025

At the special meeting of the Board of Supervisors of Prince Edward County, held at the Court House, thereof, on Thursday, the 6<sup>th</sup> day of October, 2025, at 6:00 p.m., there were present:

J. David Emert  
Llew W. Gilliam, Jr.  
E. Harrison Jones  
Odessa H. Pride  
Jerry R. Townsend  
Cannon Watson

Absent: Victor “Bill” Jenkins, Pattie Cooper-Jones

Also present: Douglas P. Stanley, County Administrator; Sarah Elam Puckett, Assistant County Administrator; Sarah Maddox, CEO, Piedmont Area Veterans Council; Dr. Quincy V. Handy, USA Col (Ret.), President, Piedmont Area Veterans Council Board of Directors; and Rev. Brian D. Moore, SFC, Army National Guard (Ret.), State Chaplain, Military Order of the Purple Heart.

Supervisor Emert made a motion, seconded by Supervisor Townsend, to reconvene the meeting from October 14, 2025; the motion carried:

Aye:	J. David Emert	Nay: None
	Llew W. Gilliam, Jr.	
	E. Harrison Jones	
	Odessa H. Pride	
	Jerry R. Townsend	
	Cannon Watson	
Absent:	Pattie Cooper-Jones	
	Victor “Bill” Jenkins	

Doug Stanley, County Administrator, stated:

Good evening, everyone. On behalf of the Prince Edward County Board of Supervisors and our entire county government, it is my honor to welcome you to the Prince Edward County Courthouse for this special and meaningful occasion. I am Doug Stanley, Prince Edward County Administrator.

Tonight is significant because our community and the Prince Edward County Board of Supervisors have the opportunity to recognize our veterans who have been wounded or killed in combat and to affirm our County’s commitment to honor their service.

I’d like to begin by welcoming and thanking our partners in this effort, the Piedmont Area Veterans Council and its leadership — Ms. Sarah Maddox, CEO, and Dr. Quincy Handy, President and the members of the Board of

Directors. Thank you for your continued work to serve veterans and military families throughout our region. Your support, guidance, and advocacy made this recognition possible.

We are also pleased to welcome Ms. Kyndall Drumheller, the Assistant Director of Education for the Virginia War Memorial. Since 1956, the Virginia War Memorial has been Virginia's premier monument, museum, and educational center dedicated to Virginians who served to defend our nation. Thank you for joining us.

I want to ask the members of the Prince Edward County Board of Supervisors to please stand. The Board's support of our veterans and of the action they will take later in the program for the Purple Heart County designation reflects the deep and ongoing commitment of this community to honoring the men and women who have served and those who continue to serve our great nation. You may be seated.

The Purple Heart is the nation's oldest military decoration still awarded today. Established originally by General George Washington in 1782 as the Badge of Military Merit, it is presented to service members who are wounded or killed in action. Behind each medal lies a story of sacrifice, courage, and love of country.

We would be remiss not to take a moment to remember the 86 men from Prince Edward County, whose names are etched in bronze on the granite monuments on the courthouse lawn. Each of those monument reads *"in honor of the men and women of Prince Edward County, who served their country in the armed forces, and in memory of the following who made the supreme sacrifice."* Each is a hero. Each is a Purple Heart recipient.

Once again, thank you for being here and for sharing in this important moment. It is now my privilege to introduce Ms. Sarah Maddox, CEO of the Piedmont Area Veterans Council, who will bring her greetings and remarks.

Sarah Maddox expressed her appreciation for everyone in attendance. She said they would not be able to keep their doors open without the support of the counties, and for that, they are forever grateful and appreciative. She asked her Board to stand to be recognized, stating that it is not just her, but her team, and without these men that serve with her every day, they would not be able to accomplish what they do.

Mrs. Maddox then presented a brief history, stating that they started 11 years ago as a Community Veteran Engagement Board, and serve eight counties: Amelia, Appomattox, Buckingham, Cumberland, Charlotte, Nottoway, Lunenburg, Prince Edward Counties and the Town of Farmville. She said they have a full-service office; the staff is volunteer veterans and their spouses. She said they assist with obtaining benefits for veterans, with assistance from Veterans Center from Richmond, and discussed many other programs available that a veteran would need. She then introduced Dr. Quincy Handy.

Supervisor Cooper-Jones entered the meeting at this time.

Dr. Handy led the Pledge of Allegiance.

Mrs. Maddox introduced Rev. Brian Moore, Retired Army Sgt 1<sup>st</sup> Class and the State Chaplain for the Military Order of the Purple Heart.

Rev. Moore expressed his appreciation for the Purple Heart Ceremony and honoring the Purple Heart recipients. He presented a history of the Purple Heart Award; he stated this award has meaning to it. He then thanked the Board of Supervisors, the administration, and especially Mrs. Maddox and her organization, stating that he is appreciative of their taking the time to [hold this ceremony.]

Mrs. Maddox led the pinning of the Purple Heart Recipients:

Robert Sims, Jr., Army Recon Unit

Johnson M. Barton, Army

Daniel Pempel, Army

Norman Dallas Tinsley, Army, 25<sup>th</sup> Infantry Division, 1<sup>st</sup> and 5<sup>th</sup> Mechanized

Ralph Harris, U.S. Marine Corps, Vietnam

Joe Chambers, U.S. Marine Corps, Vietnam

William Mitchell, Army, 27<sup>th</sup> Engineers

Brian Moore, U.S. Army, Iraq & Afghanistan

Mr. Stanley said that Sarah Maddox talked about the Piedmont Area Veterans Council and the area they serve, but he knows that if there is a veteran anywhere in need of help, she will go out of her way to make sure they get the benefits that they are due, and she has helped countless folks access resources that they otherwise probably would not have been able to access.

Mr. Stanley then stated:

*What a moving and humbling ceremony. As a community, we cannot fully repay the debt we owe our Purple Heart recipients and their families. But, as we take this formal step to become a Purple Heart County, we do so not as a matter of ceremony alone, but as an ongoing promise — a promise that we will continue to honor our veterans, support their families, and ensure that their service and sacrifice are never forgotten.*

*Mr. Vice Chairman and Members of the Board, the following proclamation is presented to you for formal consideration. I will read it aloud for the benefit of our guests:*

*WHEREAS, 250 years ago, Virginia's first son, General George Washington, accepted command of the Continental Army on June 15, 1775, embodying the spirit of sacred honor in the defense of liberty; and*

*WHEREAS, on August 7, 1782, General Washington established the Badge of Military Merit to recognize the individual bravery and sacrifice of service members, a legacy later revived by General Douglas MacArthur on February 22, 1932, as the Purple Heart; and*

*WHEREAS, the Purple Heart is awarded to members of the United States Armed Forces who have been wounded or killed in combat against a declared enemy of the United States; and*

*WHEREAS, Prince Edward County continues this legacy of sacred honor by proudly recognizing its sons and daughters whose names are inscribed upon the memorials outside the County Courthouse and whose sacrifices are likewise enshrined forever upon the walls of the Virginia War Memorial, reminding us that freedom is not free; and*

*WHEREAS, etched in stone at the Virginia War Memorial are the words: "Tell all who enjoy freedom of the deeds and sacrifices required for freedom to flourish"—a charge that Prince Edward County proudly embraces in proclaiming its commitment to honor and remember its Purple Heart recipients; and*

*WHEREAS, Prince Edward County recognizes August 7<sup>th</sup> annually as National Purple Heart Day, calling upon its citizens and institutions to join in honoring all Purple Heart recipients, ensuring their courage and devotion will be remembered today and for generations to come;*

*NOW, THEREFORE, BE IT RESOLVED, that the Prince Edward County Board of Supervisors does hereby proclaim Prince Edward County a Purple Heart County, honoring the service and sacrifice of our nation's combat-wounded veterans and dedicating this County to the everlasting remembrance of her heroes.*

*BE IT FURTHER RESOLVED, that August 7<sup>th</sup> of each year be recognized as Purple Heart Day in Prince Edward County and that this resolution be permanently recorded in the minutes of the Board of Supervisors.*

Supervisor Emert made a motion, seconded by Supervisor Gilliam, to approve the Purple Heart County proclamation; the motion carried:

Aye:	Pattie Cooper-Jones	Nay: None
	J. David Emert	
	Llew W. Gilliam, Jr.	
	E. Harrison Jones	
	Odessa H. Pride	
	Jerry R. Townsend	
	Cannon Watson	
Absent:	Victor "Bill" Jenkins	

Mr. Stanley then said:

*I'm sure I can speak for the community when I say thank you to the Board of Supervisors for your action tonight and your continued support of our veteran's community and the Piedmont Area Veterans Council.*

*On behalf of the Board of Supervisors, I want to express the County's gratitude to everyone who made tonight possible — our partners at the Piedmont Area Veterans Council, our Board of Supervisors, our guest speakers, and most importantly, our Purple Heart recipients, veterans and families.*

*Through the formal adoption of the Purple Heart County proclamation by the Board of Supervisors, our community has made a public and lasting commitment to honor those who have been wounded or killed in combat.*

*This proclamation is more than words on paper — it is a pledge that we will stand with our veterans, recognize their sacrifice, and ensure their stories inspire future generations.*

*The Purple Heart medal symbolizes wounds sustained in the defense of liberty, but it also represents the enduring spirit of those who serve. By becoming a Purple Heart County, Prince Edward affirms its respect, gratitude, and support for those who have given so much in service to our nation.*

*May we all leave here tonight reminded of our shared duty — to support those who have served, to uplift their families, and to live each day in a way that honors their courage. Thank you.*

On motion of Supervisor Cooper-Jones, seconded by Supervisor Emert, and adopted by the following vote:

Aye:	Pattie Cooper-Jones	Nay: None
	J. David Emert	
	Llew W. Gilliam, Jr.	
	E. Harrison Jones	
	Odessa H. Pride	
	Jerry R. Townsend	
	Cannon Watson	
Absent:	Victor "Bill" Jenkins	

the meeting was adjourned at 6:42 p.m.



November 6, 2025

At the regular meeting of the Board of Supervisors of Prince Edward County, held at the Court House, thereof, on Thursday, the 6<sup>th</sup> day of October, 2025, at 7:00 p.m., there were present:

Pattie Cooper-Jones

J. David Emert

Llew W. Gilliam, Jr.

E. Harrison Jones

Odessa H. Pride

Jerry R. Townsend

Cannon Watson

Absent: Victor "Bill" Jenkins

Also present: Douglas P. Stanley, County Administrator; Sarah Elam Puckett, Assistant County Administrator; Cheryl Stimpson, Director of Finance; Crystal Baker, Finance Manager; Jeff Jones, Phillip Moore, Building Official; Donald Williamson, Director, Piedmont Court Services; Kevin Meadows, Department of Social Services; Randy Cook, General Properties Supervisor; Shawn Howard, Information Technology; Trey Pyle, Emergency Management Coordinator; and Terri Atkins Wilson, County Attorney.

Vice-Chairman Jones called the November meeting to order, offered the invocation and led the Pledge of Allegiance.

In Re: Conflict of Interest Disclosures

Supervisor Emert stated:

*As a member of the Prince Edward County Board of Supervisors, I, David Emert, am disclosing that I have a personal interest in the transaction under Agenda Item #13-b on the November 6, 2025 Board agenda -- the approval of an increased credit limit on the county credit card for the Office of the Treasurer. The credit card is issued by Benchmark Community Bank, headquartered at 100 S. Broad Street, Kenbridge, Virginia. My wife is employed by Benchmark Community Bank and we are shareholders in Benchmark Community Bank.*

*In accordance with Sections 2.2-3112(A) of the Code of Virginia, I will not participate in discussions and votes when the County enters into transactions or contracts with Benchmark Community Bank. I have filed a declaration of disclosure with the Clerk of the Board of Supervisors, a copy of which is available for public review.*

In Re: Recognitions

"Recognitions" is an opportunity for the Board of Supervisors to recognize achievements in our community, with a focus on the accomplishments of students, employees and our citizen volunteers who serve the County of Prince Edward.

Deputy Tia Walker is the Employee of the Month for November. Tia joined the Sheriff's Office in February 2025 and has quickly become a valued member of the team. As a Courtroom Deputy, she demonstrates professionalism, reliability, and a strong commitment to service. She has a positive attitude, an enthusiasm for jumping in where needed, and a warm smile that brightens everyone's day. Thank you, Tia, for your hard work and dedication to Prince Edward County.

Douglas P. Stanley, County Administrator, then stated there were several students from the State and Local Government course from Longwood University in attendance.

Mr. Stanley added the County wished to recognize County employees and officials in honor of Veterans Day: Stan Baker, General Services Department; Supervisor David Emert; James Graves, Sheriff's Office; Charlie Huddleston, Solid Waste Department; John Johnson, Sheriff's Office; Cindy Sams, Victim Witness; Mark Stevens, Sheriff's Office; Cheryl Stimpson, County Administration; James Taylor, Sheriff's Office; and Supervisor Jerry Townsend.

#### In Re: Public Participation

*Public Participation is a time set aside for citizens to share **their** thoughts, ideas and concerns. An official record is made of each person's contribution tonight and will be directed to the County Administrator for follow-up; any necessary follow-up will be noted and tracked. Follow-up may consist of an immediate response, or planned action by the County Administrator or Board, or by placement on a future Board agenda. Tonight's agenda cannot be changed, because the public needs advance knowledge of and the opportunity to review related materials regarding items addressed by the Board. To further assist public information, the Board requests the Administrator, Attorney or county staff to **immediately** correct any factual error that might occur.*

(None)

#### In Re: Board of Supervisors Comments

The Board members thanked all in attendance for participating and for holding the Board accountable; several members congratulated the incumbents for being re-elected.

Supervisor Gilliam noted the Purple Heart Ceremony just prior to this meeting was moving; he added that Dallas Tinsley received four Purple Heart medals for his service.

#### In Re: Consent Agenda

On motion of Supervisor Emert, seconded by Supervisor Cooper-Jones, and carried:

Aye:	Pattie Cooper-Jones J. David Emert Llew W. Gilliam, Jr. E. Harrison Jones Odessa H. Pride Jerry R. Townsend Cannon Watson	Nay: None
Absent:	Victor “Bill” Jenkins	

the Board accepted the minutes of the meeting held October 14, 2025.

In Re: Highway Matters

Sarah Elam Puckett, Assistant County Administrator, recorded concerns from the Board member to report to Scott Frederick, PE, VDOT Resident Engineer.

Mrs. Puckett reported mowing is being done on Route 460 at Elam.

Mr. Stanley added that contract crews have been working on secondary roads in Darlington Heights last week; the mowing will continue through November.

Supervisor Townsend reported that in Virso, on Route 360 West, there is tall grass obstructing sight distance; he stated limbs need cut on Levi Road and Church Road.

Supervisor Gilliam stated that on Five Forks Road, there are two places where the road is collapsing.

In Re: Department Year-End Updates

Building Official, Phillip Moore presented a brief review of the activities on the Building Office. He stated it has been a steady year for single family construction, with an increase in commercial permits (762) including residential, industrial, and commercial projects. He said some included Wawa, Flagstaff Car Wash, Harbor Freight, 5 Pillar Meats, and the Elementary School renovations. He said Hampden-Sydney College is completing renovations on the Kirby Field House; there is a new restaurant opening in the Meherrin area called the Willoby restaurant. He said there are renovations ongoing at Crossroads Services at three locations; he said active renovations are ongoing at Gilmer Hall and the shooting range at Hampden-Sydney College, and two industrial solar sites at Elam and Reeve Solar.

Mr. Moore said the permit fees cover approximately 98% of the department’s budget, with solar fees covering about 50% of the overall budget. He added that the department completed 1,487 inspections; and finished implementing the new permitting system in 2025, and is close to getting the online payment system up and running

with the Treasurer's Office. He said they have finished assisting the Town of Farmville with their inspections, but he continues to assist Buckingham and Cumberland Counties to cover inspections during extended absences. He said he has also partnered with the counties of Amelia to cover the building official and Nottoway to cover the building inspection needs.

Mr. Moore reported minor but significant changes to the workstation set up in the front office. He thanked Mr. Cook and his crew for all their hard work. He then stated he had the privilege of working with DHCD with a manufactured home training, held here in Prince Edward County and included 10 localities to go over the administrative and legal requirements for permitting and the process for setting up manufactured homes. He added that they held the first DHCD-sponsored training in the area; he said he was able to work with Buckingham County and there were 37 people in attendance. He said that earlier this year, they started the first Permit Technician training; they are required to be licensed and must complete ongoing training. He said there is now a group of Permit Technicians of Central Virginia which consists of five new members; this is a bi-monthly training with annual enrollment and provides continued education credits for those members. He said there are five new members that are signed up for next year which doubles the enrollment, and have interest from Charlottesville and Albemarle Counties. He said they have set up their 50<sup>th</sup> anniversary with JMBCOA; he said his predecessor [Coy Leatherwood] was one of the first members of that group in 1974. He said that in their 51<sup>st</sup> year, Prince Edward County started the first ever training for permit technicians.

Piedmont Court Services, Donald Williamson, provided a brief history of the organization, and said they provide probation services to nine localities, recently adding pretrial services to Powhatan. He reported that in Fiscal Year 2025, PCS received a federal grant of \$816,072, and for Fiscal Year 2026, the grant is \$830,239. He said there is supplemental funding which is supervision fees which is collected from probation services. He said the first quarter, ending in September, the status report submitted to the state did not include any data because there is a new system beginning in March and it has not allowed for the pulling of the data.

Mr. Williamson stated the probation services is an alternative sentencing option the courts may use; he said they use evidence-based practices and assess each case. He said services include in-house educational groups, one of which is parenting classes. He then explained the process, and said supervision services include a new state program

called Public Safety Assessment (PSA). He reported 117 Pretrial caseload is clients, and there are 266 probation clients.

Mr. Williamson expressed his gratitude for the staff and their hard work and dedication.

Supervisor Jones asked how responsive Crossroads has been. Mr. Williamson said they have a good relationship with Crossroads and have worked well with them.

Department of Social Services, Kevin Meadows, Family Services Supervisor reporting for Kimberley Allen, Director, stated that with the government shutdown, and SNAP, Virginia has stepped up and Governor Youngkin has covered the food assistance for the month of November, called VENA. He said they coordinated with County Administration to get the information on the websites [and social media] and about the food banks. Mr. Meadows reported 1,830 households which include 3,500 people, received food assistance in Prince Edward County. He said that \$6,316,447 was distributed in the form of SNAP benefits in the last 12 months; 6,175 received Medicaid benefits, and 122 relied on TANF in Prince Edward County; he said there have been a total of 3,128 applications for benefits. He added there have been 899 Energy applications.

Mr. Meadows stated that in Family Services, there have been 230 referrals for child protective services; 53 have been investigated and assisted. Of those 230, many were referred to prevention services to prevent abuse and neglect. He reported five (5) are in foster care, four (4) of which were placed with family members, using the Kinship Program. He said 166 referrals have been issued for adult abuse or neglect with 59 investigations completed. He stated there have been 36-40 guardianship cases, 22 adoption/subsidy cases; he added Energy Share has taken in 130 applications over the past year.

General Services, Randy Cook, General Services Director, reported projects completed and in process over the past year; he stated in the Courthouse, they repaired several air handling units and did air quality testing with a good report. He said improvements were made to the Treasurer's office, Commissioner of Revenue's office and the Sheriff's department to include painting, new floors and countertops. He said new carpets were installed in the Health District. Mr. Cook reported that at the Department of Social Services, air quality testing was run and they installed privacy fencing around the propane tank. He said that at the Ag building, they cleaned up the exterior, installed

exterior cameras and improved air quality. At the Animal Shelter, they painted the flooring to assist with the state inspections.

Mr. Cook reported that maintenance work was completed at seven (7) convenience sites such as grass cutting, leaf removal, and general repairs. Cameras have been installed at the Prospect site; fencing has been repaired at the County Shop and the Green Bay site. Mr. Cook then stated work at the HIT Park included cleaning mold and painting the basement; he said the property was bush hogged twice. Numerous 911 markers and road name signs were installed, and the Farmer Jenkins dam sign that was missing has been reinstalled at Sandy River Reservoir. He reported the Virso community center was renovated.

Mr. Cook closed by stating his department assists every department in the courthouse to accomplish tasks as needed; he said they do their best to maintain county properties and equipment so things run smoothly and efficiently, and to keep the County looking its best.

Information Technology, Shawn Howard, Director, reported work over the past year has included PC replacements, and the online backup system for all of our data. He said various cameras have been installed, along with Wi-Fi TV at the Ag building. He said a new server has been installed for Piedmont Court Services; at the landfill, a new PC has been installed for the new program at the scale house. Mr. Howard said the Laserfiche project continues, along with network improvements and server updates.

Emergency Management, Trey Pyle, Emergency Management Coordinator, reported the radio project equipment is in Richmond. He stated progress on the Tower sites; he said in the next month or so he expects to finalize those, with a possible completion in the fall or winter of 2026. He said that every four years, by State Code, they are required to review, update and adopt an Emergency Operations Plan (EOP) which will fall in March 2026. He said this year, the County will join with Town of Farmville to create a joint EOP. He said there will be a working on a 200-page draft; this is expected to be drafted by March.

Mr. Pyle stated the semi-annual dam safety inspection was done at the Sandy River Reservoir which is required every two years; we partnered with Timmons Group to do the engineering inspection, which was accepted by DCR. He said we are working with Timmons Group on the Emergency Action Plan; he said the County needs to update the EOP. Mr. Pyle then reported the Joint Dispatch began October 1 between the Sheriff and the Farmville

Communications Center are working well; the Farmville – Prince Edward ECC is now about one month in. He said dispatching has been seamless across all agencies, and this includes the Animal Control department in the system. He stated there are two positions to be filled, both on night shift.

Mr. Pyle reported that in January, there will be an agency dispatch report generated to give statistics per agency which will be included in the Board's packet. He said there were 3,120 calls for service, with 800 being per law enforcement agency and between 600-700 for fire and EMS calls. He said there were 2,108 calls in September. He then reported the \$900,000 grant from VDEM has been approved to build the new center, with eight consoles, and this should be complete in 12-18 months.

Mr. Pyle reported a grant for the air trailer has been submitted. He added that he applied for a \$100,000 grant for PPE, which would cover 23 sets of gear, which has been advanced to the next stage. This would only provide boots, pants, and gloves. He stated that he is currently working on another grant for the Fire Departments through Fire Programs for particulate filtering hoods, which are now required by mandate, at \$125 each, would cost \$18,000 to outfit the entire county.

Mr. Pyle then reported that for the month of October, there were 695 fire and rescue calls for service; 200 were for fire department related calls. He said that for 2025, there were 6,489 calls for service were received for fire and EMS. He said some of the events this past year included the ice storm; a brush fire which burned 66 acres; a train accident; a water rescue in Sandy River; a tractor accident in the Rice area; and a hunting accident in the Hampden-Sydney area.

Mr. Pyle reported Prospect Ambulance is about two thirds of the way through their 90-day trial, with positive outcomes and shorter response times. He said that during the Purple Heart Ceremony [earlier that evening], there was a head-on accident on Route 460 and the Prospect ambulance was on scene in two minutes. He said there were 18 drone missions which included state, local and federal search and rescue missions. He asked that any missing or damaged address markers be reported, and requested all to sign up for Everbridge to keep everyone notified of emergency issues.

Supervisor Jones asked about the average response times; Mr. Pyle said he will compile that information for the Board.

In Re: Radio System Project, Stockton Lake Tower Lease

At its December 12, 2023 meeting, the Board of Supervisors approved the contract with Motorola Solutions to purchase a P25 Trunked UHF Countywide Radio System in partnership with the Town of Farmville, Longwood University, and Hampden Sydney College. The system is designed to use three tower site locations within the County to ensure 95% radio coverage. The tower site lease agreements are not a part of the contract with Motorola.

The radio system coverage analysis indicates that antenna heights above 200 feet will be necessary to achieve the required coverage. The Stockton Lake Tower Site (Five Forks Road & Pin Oak Road) is the only approved tower site that can provide the geographic coverage needed for the radio system. For the last several months, the County has been in negotiations with the owners for the construction of a 250-foot tower.

The tower owner has agreed to increase the proposed tower height to 250 feet, allowing the Prince Edward County Radio Project to occupy the top position. This will be provided in exchange for a one-time capital payment of \$125,000. The recurring lease cost for the site will be \$850 per month, with a 2% annual escalator over initial term of ten years with automatic renewal for five (5) five-year terms. This lease rate is considered below the industry average for comparable tower sites.

The County has received a working draft of a lease agreement for the Stockton Lake Tower Site, a copy of which has been reviewed by the County Attorney and is included for the Board to consider. This will be a sole source procurement as noted in the attached justification form and requires approval of the Board of Supervisors.

Supervisor Emert requested an amendment to Item #3, Renewal, taking issue with the Lessee being able to be removed from the tower with sixty (60) days' notice.

Supervisor Emert made a motion, seconded by Supervisor Gilliam, to approve the Sole Source procurement for the Stockton Lake Tower site with Milestone Towers BTS, Inc.; and to approve entering into a lease agreement with Milestone Towers for Stockton Lake Tower site; and to authorize the County Attorney to work with Milestone Towers to finalize the lease agreement to her satisfaction and, once approved as to form by the County Attorney, authorize the County Administrator to execute the lease on behalf of the County; and to approve the capital investment of \$125,000 for the construction of the needed 250 feet of tower height; and to amend the contract to have the lease provide for an automatic renewal unless the County provides notice at least sixty (60) days prior to the expiration of the term; the motion carried:



Aye: Pattie Cooper-Jones  
J. David Emert  
Llew W. Gilliam, Jr.  
E. Harrison Jones  
Odessa H. Pride  
Jerry R. Townsend  
Cannon Watson  
Absent: Victor "Bill" Jenkins  
Nay: None

### **SOLE SOURCE NOTICE**

#### **Pursuant to Section 2.2-4303(E) of the Code of Virginia**

Notice is hereby given that Prince Edward County intends to award a sole source contract for the lease of space on a proposed telecommunications tower to support the County's public safety radio communications system.

The lease will be awarded to Milestone Towers BTS, Inc. for space on its Stockton Lake Tower/ Five Forks Road/ Tax Map #046-A-50. This proposed tower is the only location capable of providing the geographic coverage necessary to achieve the required level of radio system reliability and interoperability across the County's service area. No other existing tower sites provide adequate elevation, location, or infrastructure to meet the coverage requirements for the County's public safety emergency radio communications system.

This procurement is being conducted in accordance with the Prince Edward County Purchasing Policy and Section 2.2-4303(E) of the Code of Virginia, which permits sole source procurement when there is only one source practicably available for the goods or services required.

This contract is to be awarded as of November 6, 2025.

Notice date: October 27, 2025

#### **In Re: EMS Levy Funds**

On August 13, 2019, at the Board of Supervisors meeting, the Board of Supervisors adopted the Prince Edward County Emergency Medical Service (EMS) District. The establishment of the District will allow the Board of Supervisors to annually levy a tax on the assessed value of property, real and personal, within the district. Any amount realized from such levy must be kept separate from all other moneys of the County and shall only be used for the maintenance and operations of EMS services in the District as outlined in Section 50-42 of the Ordinance.

On September 13, 2022, the Board of Supervisors appropriated the available EMS Levy Funds to the EMS agencies in the county, Prince Edward Volunteer Rescue Squad, Meherrin Vol. Fire & Rescue, Hampden Sydney Vol. Fire Department and starting a contingency fund for emergency situations only (i.e., accident replacement, vehicle motor or transmission replacements, etc.). The agencies would be responsible for budgeting their operations,

maintenance, and vehicle replacement funds. The funds will remain within the county account, and invoices shall be submitted for payment or reimbursement.

As of September 30, 2025, the current available balance is \$ 355,866.66.

FY24 Fund Disbursement:

Contingency: \$100,000.00

Remaining balance:

PEVRS -70%, MVFR -25%, HSVFD -5%.

Rev/Exp	Fund	Dept	Object	Description	Debit	Credit
3 (Rev)	205	41050	0205	EMS Levy Fund Balance		\$355,866.66
4 (Exp)	205	93000	5807	EMS Contingency	\$100,000.00	
4 (Exp)	205	32301	7005	PEVRS	\$179,106.66	
4 (Exp)	205	32301	7008	Meherrin EMS	\$63,966.67	
4 (Exp)	205	32301	7010	Hampden Sydney EMS	\$12,793.33	

Supervisor Gilliam suggested discussion regarding the contingency fund which is currently capped at \$500,000; he stated that one vehicle is now approximately \$400,000. Mr. Stanley suggested addressing the cap at the next Public Safety Committee meeting. Some discussion followed regarding a review.

Supervisor Townsend made a motion, seconded by Supervisor Cooper-Jones, to approve and appropriate the FY26 Budget Supplement as outlined; the motion carried:

Aye:	Pattie Cooper-Jones J. David Emert Llew W. Gilliam, Jr. E. Harrison Jones Odessa H. Pride Jerry R. Townsend Cannon Watson	Nay: None
Absent:	Victor "Bill" Jenkins	

In Re: TK Elevator Enhanced Agreement

The Board members were provided a copy of the TK Elevator Agreement for the elevators in the Courthouse. TK Elevator and Prince Edward County have been under a previous contract for the past twenty years with no change to the contract agreement. The previous contract included an agreement that is no longer available, and was \$1,320.00 per month, for a total yearly cost of \$15,840.00. This contract provides a savings to the County of \$7,104.00 per year (\$650.00 per month plus \$39.00 for each elevator in the courthouse for a total monthly charge of \$728.00 per month). This agreement will be automatically renewable after five (5) years, unless either party provides written notice at least

90 days, but no more than 120 days, before the end of the initial five-year period, or at least 90 days before the end of any subsequent 60-month renewal period.

Supervisor Emert made a motion, seconded by Supervisor Gilliam, to approve the TK Elevator Agreement and allow the County Administrator to execute the contract as written; the motion carried:

Aye:	Pattie Cooper-Jones	Nay:	None
	J. David Emert		
	Llew W. Gilliam, Jr.		
	E. Harrison Jones		
	Odessa H. Pride		
	Jerry R. Townsend		
	Cannon Watson		
Absent:	Victor "Bill" Jenkins		

In Re: County Department Credit Card Increase

Staff is asking the Board to consider increasing the credit limit for the Treasurer's office credit card through Benchmark Community Bank to pay for expenses in the office. The credit card would be maintained in the Treasurer's office, and users would sign the card in and out to track charges made on the card for payment purposes. The Treasurer will need a letter from the Board authorizing her to increase her credit card limit from \$3,000 to \$10,000.

Supervisor Townsend made a motion, seconded by Supervisor Cooper-Jones, to approve the request to increase the limit to \$10,000.00 on the Treasurer's Office credit card; the motion carried:

Aye:	Pattie Cooper-Jones	Nay:	None	Abstain:	J. David Emert
	Llew W. Gilliam, Jr.				
	E. Harrison Jones				
	Odessa H. Pride				
	Jerry R. Townsend				
	Cannon Watson				
Absent:	Victor "Bill" Jenkins				

In Re: State Budget Request – Mary E. Branch Heritage Center

As the Board is aware, there is an ongoing effort to restore the former Mary E. Branch Elementary School into the Mary E. Branch Heritage Center, a space dedicated to community programming and the preservation of the building's rich historical legacy.

Built in 1926, the building originally served as a segregated school for African American children. In 1931, it was renamed Robert Russa Moton High School in honor of the prominent African American educator. It became the first free-standing high school for Black students in Prince Edward County. In 1939, to accommodate a growing

student population, a new high school building was constructed across the street. The original structure was then renamed the Mary E. Branch School, honoring a distinguished Farmville native who had become president of Tillotson College in Texas.

The school has been identified as a Rosenwald School, part of a transformative network of educational facilities constructed across the rural South in the early 20th century to provide quality education for Black students during the era of segregation. Between 1917 and 1932, the Rosenwald Fund, established through a partnership between educator Booker T. Washington and philanthropist Julius Rosenwald, helped build over 5,000 schools, teachers' homes, and vocational shops across fifteen Southern states. Today, fewer than 10-15% of these historic schools remain standing. In recognition of their national significance, the National Trust for Historic Preservation listed Rosenwald Schools among America's Most Endangered Historic Places in 2002.

The Mary E. Branch Building now faces critical structural threats, including collapsed roof and floor sections resulting from years of water infiltration and neglect. Without urgent stabilization, the structure risks complete loss. The Mary E. Branch Restoration Project seeks to stabilize, restore, and repurpose this important historic landmark. Once rehabilitated, it is proposed that the building serve as a multi-purpose heritage and educational center offering tutoring, youth programs, support groups, financial literacy and professional development workshops, recreational activities, and community events. The project will also partner with Southside Virginia Community College to establish a satellite education center providing programs and training opportunities tailored to local needs.

Saving the Mary E. Branch Rosenwald School preserves an essential piece of African American educational history and also creates a vibrant community resource that will promote education, empowerment, and engagement for generations to come.

The Committee that is leading the restoration project has reached out to Delegate Tommy Wright who is willing to submit Budget Amendment language in the 2026 General Assembly, if endorsed by the Board of Supervisors.

Supervisor Townsend made a motion, seconded by Supervisor Cooper-Jones, to endorse the request for state funding to assist with the Mary E. Branch Heritage Center project and that the Board's endorsement be shared with Delegates Wright and Garrett and Senators Cifers and Mulchi; the motion carried:

Aye: Pattie Cooper-Jones  
J. David Emert  
Llew W. Gilliam, Jr.  
E. Harrison Jones  
Odessa H. Pride  
Jerry R. Townsend  
Cannon Watson  
Absent: Victor "Bill" Jenkins

Nay: None

#### In Re: County Attorney's Report

Mrs. Terri Atkins Wilson, County Attorney, reported work over the past month included:

- Stockton Lake Tower agreements;
- Two County sign easements, from the Buckingham and Rice directions;
- Board of Building Code Appeals, the issue had been resolved prior to the hearing;
- Two unclaimed deceased persons, and worked to recoup the costs from their assets;
- Siting agreement for the Tobacco Trail and a consulting contract with Timmons;
- Billing for clean up on Railroad Avenue;
- Potential real estate deals that may come.

#### In Re: County Administrator's Report

Mr. Stanley congratulated the four returning Board of Supervisors members, and presented his County Administrator's report:

- Tax Billing - The Prince Edward County Treasurer and Commissioner of the Revenue identified and corrected a minor system error that affected 843 mobile homes tax bills for 2025, due to an incorrect EMS levy rate applied to certain mobile homes taxed as real estate instead of personal property.
  - The vast majority of the 843 affected accounts reflect a difference of less than \$10.
  - If taxes are paid through mortgage company, no action is needed. Those bills have been corrected.
  - If taxes have already been paid, the County will issue a refund or credit.
  - If taxes are not yet paid, the error will be corrected at time of payment.
- Farmville Detention Center – The Board Chair and County Administrator visited the facility last month to have lunch (same lunch provided to detainees), after receiving unsubstantiated complaints about food quality.
- Landfill Payments – At the October Board meeting there was discussion regarding payments at the landfill and whether the requirement that such payments be made only by credit/debit card runs afoul of legal requirements for "legal tender." The County had outside counsel from Sands Anderson review the issue in depth. The review found the IRS itself has issued rulings that the requirement of legal tender does not require that every payment center accept cash, if logistical and size challenges make cash difficult at some centers. Quote – *"While the U.S. government is required to accept cash in payment of taxes or other debts, there is no statute or regulation requiring the United States to accept cash payments at each and every location that accepts payments."* The County also found that it is not an uncommon practice at landfills to not take cash and that so

long as the County has some mechanism to allow such payments to be made by cash, we can impose reasonable restrictions on the way payments are made.

- Derelict Properties – In August, the Board directed staff to provide 30-day notice to two property owners and the property tenants of an intent to clean up the properties if they did not clean them up within the timeframe. The County cleaned up the Prospect site on October 24<sup>th</sup> and clean up the Darlington Heights Road property on November 7<sup>th</sup>. Once completed, staff will work with the County Attorney to place a lien on each property for the cleanup costs.
- Solar/Firefighter Training – On October 15<sup>th</sup>, 23 firefighters from the Hampden-Sydney, Prospect, Meherrin, Darlington Heights, and Rice Volunteer Fire Departments participated in a Solar Training class hosted by Strata Clean Energy. The training was conducted by Fire Risk Alliance of Maryland and covered topics including the design and construction of solar panels, safety considerations, and proper extinguishment techniques. The interactive session provided an opportunity for fire fighters to ask questions and gain knowledge about responding safely and effectively to solar-related incidents.
- Solar/Firefighter Training – Sun Tribe Solar is providing on-site training for area fire fighters on November 8<sup>th</sup> from 10:00 AM to 1:00 PM at the Elam Solar Site.
- Five Pillars Meats – The County has learned that Five Pillars received its USDA approval allowing them to start processing animals.
- Courthouse – Contractor completed replacement of flooring in Commissioner of the Revenue's Office.
- Ag Building – County staff have begun the removal of overgrown landscaping that has grown unchecked over the past 20 years and is causing site and building maintenance issues. Staff is working with the Master Gardeners to develop a list of replacement plants to put in before spring.
- Worsham Convenience Site – Contractor completed pouring of the concrete container pads last week. Project remains on budget and on schedule.
- Rice Convenience Site – Contractor and staff completed installation of directional striping/arrows and signage for enhanced site management by staff and safer traffic flow.
- Upcoming BOS Engagement Opportunities – Community opportunities for BOS engagement include:
  - Energy Right Solar Tour – Pamplin, Virginia (Ault Farm) – 11/20 at 11:00 AM

#### In Re: Closed Session

Supervisor Emert made a motion, seconded by Supervisor Cooper-Jones, that the Board convene in Closed Session for discussion and consideration of the annual performance of the County Administrator and the County Attorney, pursuant to the exemptions provided for in Sections 2.2-3711(A)(1) of the *Code of Virginia*; and for discussion and consideration of the acquisition of real property for the public purpose of county solid waste management, where discussion in an open meeting would adversely affect the bargaining position of the County, pursuant to the exemptions provided for in Section 2.2-3711 (A)(3) of the *Code of Virginia*; the motion carried:

Aye: Pattie Cooper-Jones  
J. David Emert  
Llew W. Gilliam, Jr.  
E. Harrison Jones  
Odessa H. Pride  
Jerry R. Townsend  
Cannon Watson  
Absent: Victor "Bill" Jenkins  
Nay: None

The Board returned to regular session by motion of Supervisor Emert, seconded by Supervisor Cooper-Jones, and adopted as follows:

Aye: Pattie Cooper-Jones  
J. David Emert  
Llew W. Gilliam, Jr.  
E. Harrison Jones  
Odessa H. Pride  
Jerry R. Townsend  
Cannon Watson  
Absent: Victor "Bill" Jenkins  
Nay: None

On motion of Supervisor Emert, seconded by Supervisor Townsend, and carried by the following roll call vote:

Aye: Pattie Cooper-Jones  
J. David Emert  
Llew W. Gilliam, Jr.  
E. Harrison Jones  
Odessa H. Pride  
Jerry R. Townsend  
Cannon Watson  
Absent: Victor "Bill" Jenkins  
Nay: None

the following Certification of Closed Meeting was adopted in accordance with the Virginia Freedom of Information Act:

WHEREAS, the Prince Edward County Board of Supervisors convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the *Virginia Freedom of Information Act*; and

WHEREAS, Section 2.2-3712(D) of the *Code of Virginia* requires a certification by this Board of Supervisors that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Prince Edward County Board of Supervisors hereby certifies that to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed, and considered by the Prince Edward County Board of Supervisors.

Supervisor Emert made a motion, seconded by Supervisor Cooper-Jones, to approve the current contract renewal for the County Attorney through June 30, 2026; and to approve the contract amendment for the County Administrator to increase annual compensation to \$178,000, effective November 1, 2025; the motion carried:

Aye:	Pattie Cooper-Jones J. David Emert Llew W. Gilliam, Jr. E. Harrison Jones Odessa H. Pride Jerry R. Townsend Cannon Watson	Nay: None
Absent:	Victor "Bill" Jenkins	

In Re: Treasurer's Report

Donna Nunnally, Treasurer, submitted a report for the month of September 2025, which was reviewed and ordered to be filed with the Board papers.

**Prince Edward Treasurer's Report - September 2025**

Name of Bank	Ref #	Int. Rate	Int. Paid	Bank Balance	Available Balance
Benchmark Pooled Fund Account	7654	2.40%	\$39,378.78	\$14,063,607.88	
Benchmark Social Services	9746			\$251,745.68	
Benchmark School Fund	3352			\$2,063,655.33	
Benchmark Food Service	3742			\$46,504.92	
TOTAL (Bank Balance)					\$16,425,513.81

\*Note: School Fund and Cafeteria Fund balances shown above are estimated balances due to end of the fiscal year.

**Certificates of Deposit**

	Ref #	Int. Rate	Maturity	Bank Balance	Available Balance
<b>Benchmark</b>	0994	1%	1/15/2026	\$125,678.22	
	0995	1%	1/15/2026	\$125,678.22	
Recreation Fund	0998	3.55%	2/14/2027	\$18,560.45	
Benchmark 5 Yr CD-letter of credit	0632	1%	1/4/2026	\$679,852.06	\$949,768.95
<b>Farmers Bank</b>					
Underground Storage	2478	2.48%		\$23,649.37	\$23,649.37
Virginia Investment Pool	184	4.45%		\$12,987,764.00	\$12,987,764.00
TOTAL					\$13,961,182.32
<b>GRAND TOTAL</b>					<b>\$30,386,696.13</b>



In Re: Review of Accounts & Claims, Board Mileage, County Attorney Invoices

Crystal Baker, Finance Manager, submitted reports for the month of October 2025, Mileage Reports and County Attorney Invoices, which were reviewed and ordered to be filed with the Board papers.

In Re: Salaries

The County Administrator reported that checks have been issued pursuant to the order of the Board of Supervisors as to salaries, etc., the amount of which salaries have been heretofore approved.

In Re: Animal Warden's Report

Mr. Adam Mumma, Chief Animal Control Officer, submitted a report for the month of October 2025, which were reviewed and ordered to be filed with the Board papers.

In Re: Building Official's Report

Mr. Phillip Moore, Building Inspector, submitted a report for the month of October 2025, which was reviewed and ordered to be filed with the Board papers.

In Re: Cannery - Home

Rodney Scott, Cannery Manager, submitted a report for the month of October 2025, which was reviewed and ordered to be filed with the Board papers.

In Re: Tourism and Visitor Center Report

Ms. Chelsey White, Director of Economic Development and Tourism, submitted a report for the month of October 2025, which was reviewed and ordered to be filed with the Board papers.

On motion of Supervisor Watson, seconded by Supervisor Emert, and adopted by the following vote:

Aye:	Pattie Cooper-Jones	Nay:	None
	J. David Emert		
	Llew W. Gilliam, Jr.		
	E. Harrison Jones		
	Odessa H. Pride		
	Jerry R. Townsend		
	Cannon Watson		
Absent:	Victor "Bill" Jenkins		

the meeting was adjourned at 9:56 p.m.



**Board of Supervisors  
Agenda Summary**

**Meeting Date:** December 9, 2025  
**Item #:** 9  
**Department:** Economic Development & Tourism  
**Staff Contact:** Chelsey White  
**Agenda Item:** Business Partner Update

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**SUMMARY:** The “Business Partner Update” is an opportunity for the Board to hear from the community’s employers and business leaders. At its December meeting, the Board will be joined by:

- Chris Conkwright, Countyline Vineyard & Venue

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

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**Board of Supervisors  
Agenda Summary**

**Meeting Date:** December 9, 2025  
**Item #:** 10  
**Department:** County Administration  
**Staff Contact:** Sarah Elam Puckett  
**Agenda Item:** Highway Matters

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**SUMMARY:**

Scott Frederick, PE, VDOT Resident Engineer, will be present for the December meeting.

**COST:**

**ATTACHMENTS:**

**RECOMMENDATION:** None.

**SAMPLE MOTION:**

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

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## Board of Supervisors Agenda Summary

**Meeting Date:** December 9, 2025  
**Item #:** 11  
**Department:** County Administration  
**Staff Contact:** Douglas P. Stanley  
**Agenda Item:** Department Year-End Updates

---

**Summary:** Department Directors will provide year-end updates to the Board of Supervisors in November and December on the accomplishments of their departments and an overview of work completed during 2025.

The following department directors will join the Board at its December 9<sup>th</sup> meeting:

- |                                     |                 |
|-------------------------------------|-----------------|
| a. Animal Control                   | Adam Mumma      |
| b. Solid Waste                      | Jeff Jones      |
| c. Economic Development & Tourism   | Chelsey White   |
| d. Planning & Community Development | Robert Love     |
| e. Finance & Human Resources        | Cheryl Stimpson |

**Attachments:**

**Recommendation:**

**SAMPLE MOTION:**

Motion \_\_\_\_\_  
Second \_\_\_\_\_

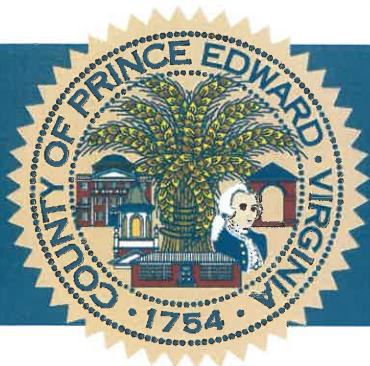
Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

**Chelsey White**

*Director of Economic Development & Tourism*



## Prince Edward County, Virginia

Office of Economic Development & Tourism

### **2025 Economic Development and Tourism Highlights and Looking Ahead for 2026:**

#### **Economic Development**

- 2025 has been a year of seeing a lot of on-going long term products, developed over the last seven years come to fruition. Several businesses in the Prince Edward Business Park opened (WaWa, Harbor Freight, 5 Pillar Meats, Flagstop Carwash) which has yielded around 50 new jobs and hundreds of thousands of dollars in investment.
- Ribbon Cutting and Grand Opening Events: coordinated event, represented the county, and carried out PR activities leading up to and after the event.
  - WaWa
  - Harbor Freight
  - 5 Pillar Meats
- Final reports submitted and final reimbursement payments received and grants closed out for completed projects:
  - 2022 TRRC HIT Park Grant for HIT Park Phase I Industrial Access Road project: engineering and design services and right-of-way relocation costs - \$442,005.00.
  - TY22 VEDP HIT Park Grant for Prince Edward Offsite Utilities / Water Main and Wastewater Force Main project - \$101,700.
  - 2023 AFID Planning Grant for the economic development strategic plan project - \$20,000.
- Tax Reinvestment Incentive Grants awarded: \$7,787.03 awarded to Sandy River Distillery for TY 2024.
- Finalized the Paris Ceramics \$170,000 equipment loan agreement and provided payment to the company for the purchase of new machinery. Obtaining this equipment will allow the company to hire two additional employees.
- Development of Lot 4a in the PE Business Park: Engaged with prospects regarding the development of this lot.
- Provided administrative support for the proposed PE Business Park MBC node expansion project request from Mid-Atlantic Broadband Communities Corporation (MBC).

**o:** (434) 392-1482 | **f:** (434) 392-6683 | **c:** (434) 391-4809 | **e:** [cwhite@co.prince-edward.va.us](mailto:cwhite@co.prince-edward.va.us) |  
**a:** 121 East Third Street; PO Box 625 Farmville, VA 23901



## **Chelsey White**

### *Director of Economic Development & Tourism*

- HIT Park Access Road Engineering Project – provided coordination and administrative assistance for the ongoing project; phase 1 of the project funded by a TRRC Grant.
- Coordinated finalization and execution of AFID 5 Pillar Meats performance agreement.
- The Virginia’s Heartland Regional Economic Development Alliance, or VHREDA, launched including monthly local economic development organization meetings at the SEED Innovation Hub. The group will working on local and regional development opportunities that will benefit our south-central region.
- Planet Networks Broadband Expansion meetings: attended VATI project management team meetings held over the year to receive passing updates and milestone reports. This project is expected to wrap up in early 2027.
- Staff also participated in and coordinated Timmons + AVAIO HIT Park site development sync meetings and represented the county in the Broadband Affordability working group led by CRC.
- Staff has continued participation in economic development programs, collaborations, and educational opportunities through regional and state organizations including VEDP, SOVA, Longwood SBDC, RISE, and VEDA.

### **Tourism**

- The Visitor Center received a revamp including new furniture donated from Greenfront and a the addition of the VA 250 Permanent Exhibit Grand Opening titled “Celebrating Virginia’s History: A Look at Prince Edward County”.
- A VTC DMO grant was awarded for the development of the [www.exploreprinceedward.com](http://www.exploreprinceedward.com) website and content harvesting to promote tourism amounting to \$10,000.
  - Staff collaborated with Letterpress on a photo shoot of outdoor activities at Briery Creek Lake, Sandy River Reservoir, Twin Lakes State Park, and the Manor Golf Course.
  - The content harvested will be used to promote tourism on the new website, on social media, and in print and digital advertisements.
- The VA250 Mobile Museum Experience was a great success with 422 visitors over two days. Staff is working with the VA250 Local Committee and the PECTC on plans for next year.
- Staff is currently working on another VTC/VA250 Grant application for up to \$10,000 to promote historical tourism assets in the County.
- Staff recently attended the VA1 Governor's Tourism Summit where they learned about trends, upcoming grants, and best practices to increase tourism to the County.
- The next regular Prince Edward County Tourism Council (PECTC) Meeting is scheduled for December 17<sup>th</sup>, at 9 am.

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## Chelsey White

### *Director of Economic Development & Tourism*

- The Council will discuss current projects and new tourism promotion initiatives for next year including launching the new tourism website and wrapping up the outdoor recreation content harvesting project that we have been working on with Letterpress.
- Visitor Center Staffing Changes:
  - Ms. Shirley Jackson Brown, joined our team at the Visitor Center as a Travel Counselor this year.
  - We have an opening for an additional Travel Counselor. The position is being advertised and we hope to begin interviews in the coming weeks.
- Staff has continued participation in local, regional, and state organizations including THOYA, Virginia's Crossroads, the Virginia Tourism Corporation, Farmville, Downtown Partnership, and VA250 state and regional organizations in marketing the County's tourism opportunities.
- Staff has continued participation in local, regional, and state organizations including THOYA, Virginia's Crossroads, the Virginia Tourism Corporation, Farmville, Downtown Partnership, and VA250 state and regional organizations in marketing the County's tourism opportunities.

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**a:** 121 East Third Street; PO Box 625 Farmville, VA 23901



## Board of Supervisors Agenda Summary

**Meeting Date:** December 9, 2025  
**Item #:** 12-a  
**Department:** Community Development  
**Staff Contact:** Robert Love/Douglas P. Stanley  
**Agenda Item:** Public Hearing – Tobacco Trail Solar, LLC - SUP

### Summary:

The County has received an application request by Tobacco Trail Solar, LLC for a Special Use Permit to construct and operate a 150MWac solar energy facility on land totaling 2,324 +/- acres denoted as Tax Map Parcels 111-A-28, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 120-A-6, 120-A-42, 120-A-43, and 120-A-10 located north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and just west of New Bethel Road (State Route 634), which is zoned Agricultural Conservation (A1) District.

The public hearing notice was published in the November 26, 2025 and December 3, 2025 editions of the Farmville Herald, Attachment (2). The list of adjoining property owners and the sample letter sent to each along with the letter sent to Charlotte County and Lunenburg County can be found in Attachments (3) and (4).

The purpose of the Special Use is to allow for the location of a solar energy facility. The applicant has stated that the proposed facility will not be seen nor heard and will not impact adjacent properties. Water quality will be addressed according to Virginia Stormwater Management Permit requirements and the site will not generate any significant amount of traffic, with the main traffic occurring temporarily during the construction phase, estimated to be nine months from start until completion.

The Planning Commission held a public hearing on November 18, 2025, where there were letters submitted and citizens that spoke who were either in support or in opposition to the project. The Commission deemed the proposal to be substantially in accord with the 2045 Comprehensive Plan and unanimously recommended approval with conditions, forwarding the request to the Board of Supervisors for Public Hearing. Attachment (5) is a list of Potential Conditions as recommended by the Planning Commission.

### AgriVoltaics:

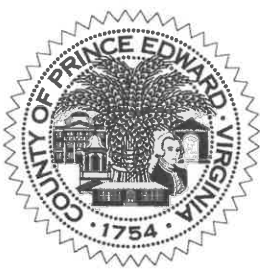
Tobacco Trail Solar aims to employ the practice of agrivoltaics where practical on site. Agrivoltaics, also known as agrisolar or dual-use solar, is the practice of collocating solar facilities and agriculture on the same land. The most common forms of agrivoltaics are raising livestock, creating pollinator habitats, or growing crops.

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_



**Board of Supervisors  
Agenda Summary**

**Third Party Engineering/Planning Review:**

The County enlisted The Berkley Group to perform a full analysis of the application submitted by Tobacco Trail Solar, LLC. As part of their review, it was noted that the application met the minimum requirements set forth in the Prince Edward County Code, Appendix B, Article VII. – Alternate Energy Facilities (Zoning Ordinance) and the 2045 Prince Edward County Comprehensive Plan. It was their conclusion that Tobacco Trail Solar, LLC has made a good faith effort to meet the requirements of the County’s applications and procedures for utility scale alternative energy facilities. Attachment (6) is the full report.

**Attachments:**

- 1. Cover Letter, Narrative, SUP Application, Site Exhibits and Supplemental Information (*Full application packet is provided electronically and a hardcopy is on file in the Community Development Office.*)
- 2. Notice of Public Hearing
- 3. List of adjoining property owners
- 4. Sample Letters sent to adjoining property owners, Charlotte County, and Lunenburg County
- 5. Potential Conditions
- 6. Third Party Review Report
- 7. Excerpt of the draft minutes of the November 18, 2025 meeting of the Planning Commission
- 8. Correspondence received from citizens since the November Planning Commission meeting.

**Recommendation:**

- 1. Conduct the public hearing and render a decision on the Special Use Permit application.

**Recommended Motions:**

I move that the Board of Supervisors approve the request by Tobacco Trail Solar, LLC for a proposed 150MWac solar energy facility as described in the Special Use Permit application with the conditions as recommended by the Planning Commission, as amended by the Board of Supervisors:  
(*list of conditions*)

**OR**

I move that the Board of Supervisors deny the request by Tobacco Trail Solar, LLC for a proposed 150MWac solar energy facility as described in the Special Use Permit application due to the following:  
(*list reasons*)

**OR**

I move that the Board of Supervisors defer a decision on the request by Tobacco Trail Solar, LLC, LLC for a proposed 150MWac solar energy facility as described in the Special Use Permit application until the next meeting in order to:  
(*list reasons*)

Motion _____	Cooper-Jones _____	Gilliam _____	Pride _____
Second _____	Emert _____	Jenkins _____	Townsend _____
		Jones _____	Watson _____



October 17, 2025

Robert Love  
Director of Planning and Community Development  
Prince Edward County  
Conveyed Electronically: [rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)

**Re: Tobacco Trail Solar, LLC, Special Use Permit Application for a Utility-Scale Solar Facility**

Dear Mr. Love,

Tobacco Trail Solar, LLC ("Tobacco Trail") is pleased to submit this updated application for a Special Use Permit ("SUP") for the purpose of constructing and operating a 150 MW utility-scale solar energy facility in Prince Edward County. In summary, these updates include incorporation of County recommendations, an updated site map and narrative to reflect appropriate zoning (from A2 to A1), the inclusion of a glint and glare study, inclusion of a vegetative management plan to address pollinator comments, and updated property owner forms.

Enclosed please find the following:

1. One (1) signed Special Use Permit Application
2. One (1) copy of the SUP Application and Associated Attachments

An electronic version of this application has been shared with you. Payment was previously sent to the County.

Tobacco Trail appreciates the opportunity to submit this application for a SUP and looks forward to future hearings and discussions to be held with the Planning Commission and the Board of Supervisors. If you have any questions or need any additional information during your review of the enclosed material, please do not hesitate to contact me or the Project's Senior Development Manager, Whitney St. Charles.

Thank you for your assistance and consideration during the application process.

Sincerely,

**Heather McAlister**  
**Manager, Permitting**  
Strata Clean Energy

CC. Douglas Stanley, County Administrator

---

*Tobacco Trail Solar, LLC | Prince Edward County*

800 Taylor St., Suite 200 | Durham, NC 27701 | (919) 960-6015 | [www.stratacleanenergy.com](http://www.stratacleanenergy.com)

# **TOBACCO TRAIL SOLAR**

## **SPECIAL USE PERMIT APPLICATION NARRATIVE**



**OCTOBER 17, 2025**

**Prepared by: Tobacco Trail Solar, LLC**

800 Taylor Street  
Suite 200  
Durham, NC 27701

## Contents

<b>INTRODUCTION</b>	<b>4</b>
<b>APPLICANT OVERVIEW</b>	<b>5</b>
<b>PROJECT LANDOWNER INFORMATION</b>	<b>9</b>
<b>PROJECT OVERVIEW</b>	<b>10</b>
<b>COMPREHENSIVE PLAN CONFORMANCE</b>	<b>11</b>
<b>ZONING ORDINANCE CONFORMANCE SUMMARY</b>	<b>21</b>
<b>PROJECT BENEFITS</b>	<b>26</b>
<b>PROJECT COMPONENTS</b>	<b>28</b>
<b>PROJECT STAGES</b>	<b>34</b>
<b>NATURAL RESOURCES</b>	<b>38</b>

## Attachments

<b>Attachment A –</b>	<b>Special Use Permit Application</b>
<b>Attachment B –</b>	<b>Conceptual Site Plan</b>
<b>Attachment C–</b>	<b>Redacted Site Control Agreements</b>
<b>Attachment D –</b>	<b>Proposed Project Conditions</b>
<b>Attachment E –</b>	<b>Decommissioning Plan and Cost Estimate</b>
<b>Attachment F–</b>	<b>Solar Facilities within 5-Mile Radius</b>
<b>Attachment G –</b>	<b>Property Impact Analysis</b>
<b>Attachment H –</b>	<b>Economic Impact Analysis</b>
<b>Attachment I –</b>	<b>Cultural Resource Desk Top Memo</b>
<b>Attachment J –</b>	<b>VAFWIS, DCR–NDHE, and Species List</b>
<b>Attachment K –</b>	<b>Solar Panel Specifications Sheet</b>
<b>Attachment L –</b>	<b>Community Meeting Notes</b>
<b>Attachment M –</b>	<b>FAA Notice Criteria Tool</b>
<b>Attachment N –</b>	<b>Density and Location Requirements</b>
<b>Attachment O –</b>	<b>Traffic Study</b>
<b>Attachment P –</b>	<b>Visual Renderings and Visual Heat Map</b>
<b>Attachment Q –</b>	<b>Virginia Tech (2024) USS BMP White Paper</b>
<b>Attachment R –</b>	<b>Solar PV Recycling Information</b>
<b>Attachment S –</b>	<b>Sheep Grazing</b>
<b>Attachment T –</b>	<b>Glare Study</b>
<b>Attachment U–</b>	<b>Vegetative Management Plan</b>



## Introduction

Tobacco Trail Solar, LLC ("Tobacco Trail" or the "Applicant") is submitting an application for a special use permit ("SUP") (**Attachment A**) to Prince Edward County (the "County") to install a Utility-Scale Solar Energy Facility, along with the associated infrastructure necessary for the Tobacco Trail Solar Project (the "Project"). The Project will be capable of generating up to 150 megawatts (MW) of electricity, or 302 GWh annually, enough to meet approximately **68% to 93%** of Prince Edward County's annual electricity needs with clean, local energy depending on actual consumption levels.

This SUP application outlines the Project's conformance with Chapter 26 of the Prince Edward County's Zoning Ordinance ("Zoning Ordinance") and the 2045 Prince Edward County Comprehensive Plan (the "Comprehensive Plan"). Pursuant to Appendix B, Zoning Ordinance, Article II, District Regulations, Sec. 2-100.3. - A1 Agricultural Conservation District, Permitted uses (B)7. the Project falls under Utility services, major as an approved use within the A1 District. Tobacco Trail is located entirely on property zoned A1.

The Project will deliver a clean and reliable source of renewable energy while providing local jobs, increasing county revenues, and respecting the rural character of the community. With an existing vegetative buffer of pine timber, the Project will be effectively screened from view. Additional vegetative screening will be planted to supplement the existing vegetation where necessary. The Project has been sited and designed to be compatible and harmonious with the neighboring land uses, with the nearest residential structure over 400 feet away from the fence line and most adjacent residential structures over 1,000 feet from the fence line.

The Project will provide impactful revenue:

- i) for the County through Revenue Share.
- ii) for the County through an increase in real estate tax revenue.
- iii) for the County through a siting agreement.
- iv) for local businesses through material supply and service contracts (e.g., fuel, gravel, fencing, etc.) during construction.
- v) for the local community by providing construction and long-term operations jobs.
- vi) for property owners through purchase and/or lease payments.

The Project will not require County municipal resources or services, social services, additional health resources or facilities, or public safety officers. This Project can



provide a net benefit for the County while not increasing the demand for County services.

Tobacco Trail respectfully requests the Planning Commission and Board of Supervisors review and approve the Project as:

- i) in substantial accord with the requirements set forth in the Comprehensive Plan, and
- ii) compliant with the requirements set forth in Article II and Article VII of the Prince Edward County Zoning Ordinance.

## Applicant Overview

Tobacco Trail is a wholly owned subsidiary of Strata Solar Development, LLC ("Strata"). Strata is a family-owned and fully integrated solar and energy storage company with four primary business areas: i) project development; ii) engineering, procurement, and construction; iii) operations and maintenance services; and iv) power generation and supply. Strata is based in Durham, North Carolina, and employs over 400 full-time professional staff, which includes Virginia-based employees.

Strata partners with the local communities to ensure it serves as a positive long-term corporate steward. Our collaborative approach involves working with landowners, utility companies, and other stakeholders to develop, build, and operate safe and reliable clean energy projects. Strata strives to be a partner of choice with all stakeholders and has achieved success through adherence to our core values: Safety, Partnerships, Quality, Expertise, Transparency, Environmental Responsibility, and Accountability. For more information, please visit our website at <http://www.stratacleanenergy.com/>.

## Experience in Virginia

Since its founding in 2008, Strata has developed, constructed, and operates hundreds of utility-scale solar facilities across the United States. As a leading solar engineering and construction provider for Dominion Energy, Strata has extensive experience in siting, developing, and constructing utility-scale solar projects throughout the Commonwealth.

Strata has constructed 18 solar projects in Virginia, ranging from 15 MWac to 150 MWac, 821 MWac in total. See Table 1 for details.

**Table 1. Virginia Constructed Projects**

Project Name	Location	Size MWac	Operational Date
Gloucester	Gloucester	20	2019
Sappony	Sussex	20	2018
Buckingham	Cumberland	20	2018
Scott II	Powhatan	17	2018
Correctional	New Kent	20	2018
Remington	Fauquier	20	2017
Colonial Trail West	Surry	142	2019
Spring Grove I	Surry	97	2020
Greensville	Greensville	80	2020
Rochambeau	James City	20	2021
Ft. Powhatan	Suffolk	150	2021
Myrtle	Suffolk	15	2021
Norge Solar	Williamsburg	20	2022
Solidago Solar	Isle of Wright	20	2022
Sycamore Solar	Pittsylvania	42	2022
Winterberry Solar	Gloucester	20	2024
Camellia Solar	Gloucester	20	2024
Otter Creek Solar	Chase City	60	2024
	<b>Total:</b>	<b>821</b>	

Strata is currently constructing 7 solar projects ranging from 60 MWac to 149.9 MWac in Virginia. Please see Table 2 below for additional details.

**Table 2. Virginia Projects under Construction**

Project	Location	Size MWac
Bookers Mill Solar	Richmond	127
Fountain Creek Solar	Greensville	80
Southern Virginia Solar	Pittsylvania	125
Walnut Solar	King and Queen	149.9
Blue Ridge Solar	Pittsylvania	95
Cerulean Solar	Richmond	62
Moon Corner Solar	Richmond	60
<b>Total:</b>		<b>698.9</b>

Strata serves as a third-party operator, providing operations and maintenance for 22 solar projects in the Commonwealth, totaling 1,224.8 MWac. See Table 3 for details.

**Table 3. Virginia Projects Currently Operated and Maintained**

Project	Location	Size MWac
Buckingham Solar	Cumberland	20
Butcher Creek Solar	Mecklenburg	103.8
Cherrydale Solar	Northampton	20
Clarke Solar	Clark	10
Colonial Trail West Solar	Surry	142
Correctional Solar	New Kent	20
Danville Solar	City of Danville	16
Desper Solar	Louisa	88
Sadler Solar	Greensville	100
Eastern Shore Solar	Accomack	80
Greensville Solar	Greensville	80
Myrtle Solar	Suffolk	15
Pocaty Solar	Chesapeake	70
Rochambeau Solar	James City	20
Scott I Solar	Powhatan	23.0
Scott II Solar	Powhatan	17
Southampton Solar	Southampton	140.8
Spring Grove Solar	Surry	97.0
Sussex Drive Solar	Sussex	20
Ward's Creek	Prince George	150
Whitehouse Solar	Louisa	20
Woodland Solar	Isle of Wight	19
<b>Total:</b>		<b>1,224.8</b>



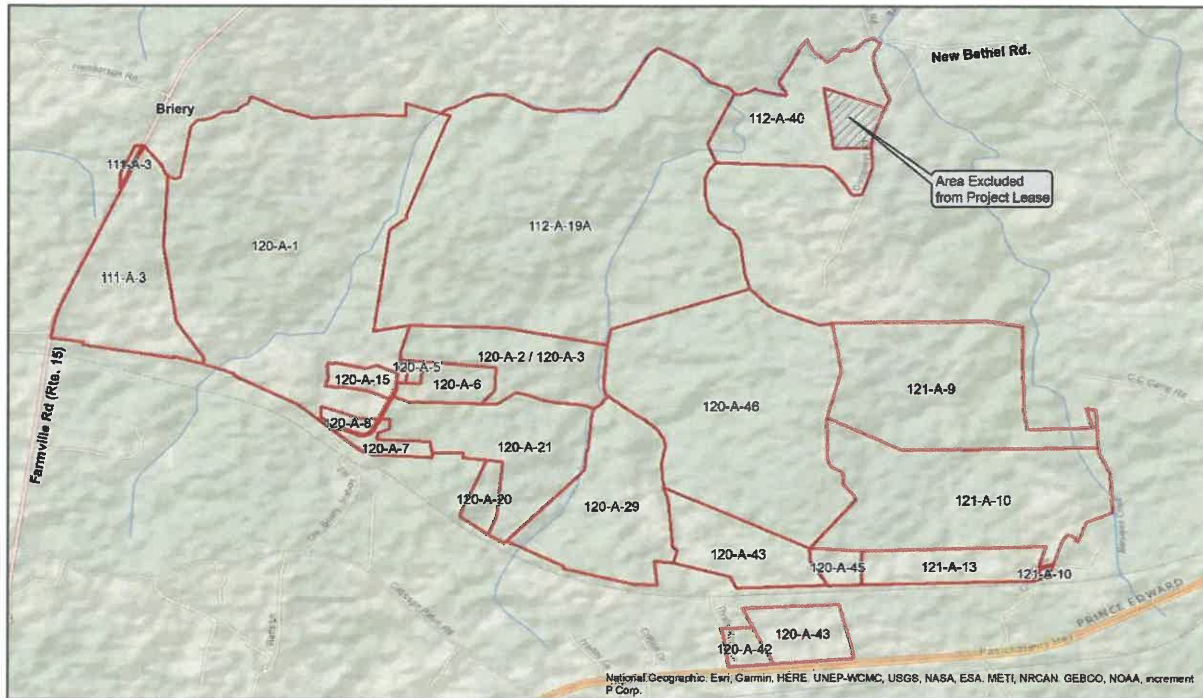
## Project Landowner Information

The Project landowners, consisting of only four families, have entered into long-term lease or purchase option agreements with the Applicant. The parcels, all zoned Agricultural Conservation District (A1), are detailed in Table 4, and shown in Figure 2. Redacted versions of the purchase and lease option agreements are provided in **Attachment C**.

**Table 4. Project Parcels**

Parcel GPIN	Zoning	Landowner Name	Agreement Type	Approximate Acreage
111-A-2B	A1	WILKERSON LEWIS E JR	Purchase	3.59
111-A-3	A1	WILKERSON LEWIS E & DAWN H	Purchase	122.62
112-A-19A	A1	WILKERSON LEWIS E JR	Purchase	486.72
112-A-40	A1	KEPLINGER WILLIAM & STACIE SHAFFER	Purchase	111.7
120-A-2	A1	WILKERSON LEWIS E JR	Purchase	55
120-A-3	A1	WILKERSON LEWIS E JR	Purchase	13
120-A-4	A1	WILKERSON LEWIS E JR	Purchase	1
120-A-7	A1	WILKERSON LEWIS E JR	Purchase	8.9
120-A-8	A1	WILKERSON LEWIS E JR	Purchase	4.4
120-A-15	A1	WILKERSON LEWIS E JR	Purchase	10.29
120-A-20	A1	WILKERSON LEWIS E JR	Purchase	11.91
120-A-21	A1	WILKERSON LEWIS E JR	Purchase	112.1
120-A-29	A1	WILKERSON LEWIS E JR	Purchase	115.69
121-A-9	A1	WILKERSON LEWIS E JR & DAWN H	Purchase	161.95
120-A-1	A1	WILKERSON LEWIS E	Purchase	396
120-A-46	A	WILKERSON LEWIS E	Purchase	275
120-A-5	A1	WILKERSON LEWIS E & DAWN H	Purchase	2
120-A-6	A1	WILKERSON LEWIS E JR & DAWN H	Purchase	19.49
120-A-42	A1	WILKERSON LEWIS E JR & DAWN H	Purchase	49.51
120-A-43	A1	HAMPTON MILSTEAD BREHM	Lease	144.78
121-A-10	A1	VAUGHAN JOHN W	Lease	146.75

Each parcel's property boundary is depicted in Figure 2 below.

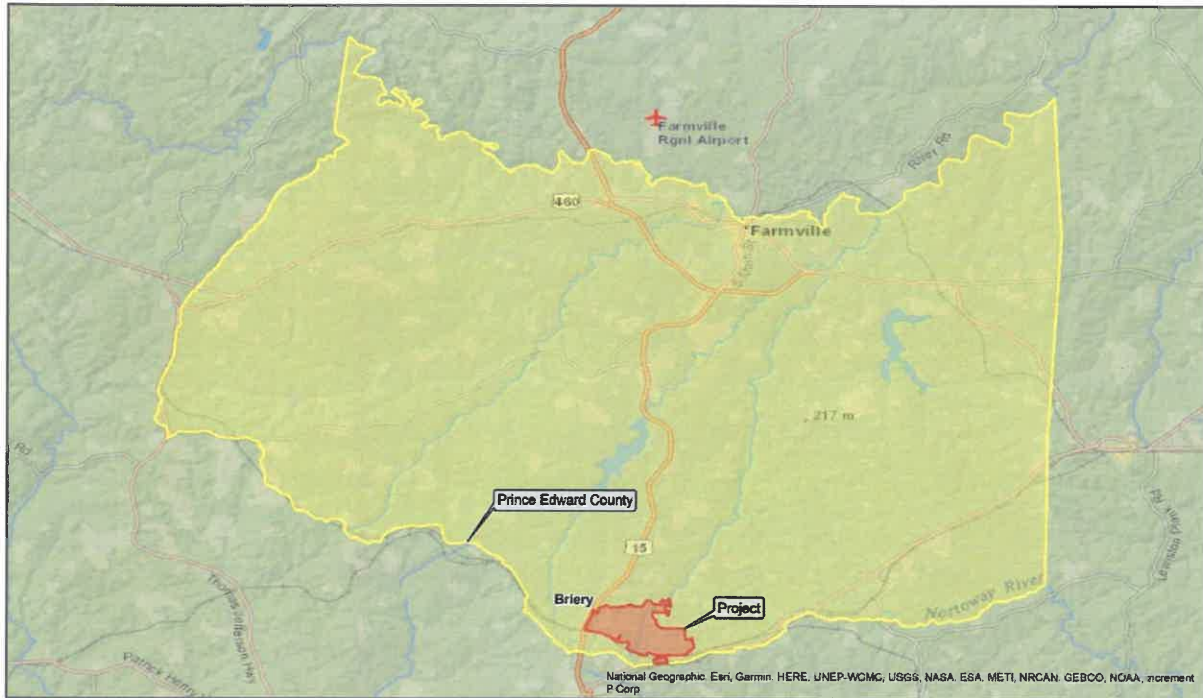


**Figure 2 – Parcel Boundaries Under Site Control**

## Project Overview

### Location and Description

The Project will be located near the Briery community of southern Prince Edward County. The site is situated just north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and just west of New Bethel Road and Virso Road. To the north, the Project is bordered primarily by a single landowner who has a large parcel currently in timber. The southern portion of the site is bordered by a Norfolk Southern rail line that parallels State Route 360 before bisecting Route 15 as it goes west. These features make the site incredibly secluded, bordered by large timber tracts on one side, a rail line with an accompanying berm on another, and Route 15. The Project has intentionally located solar panels away from the eastern border of the Project to provide several hundred feet of distance between the Project's infrastructure and the residential housing along CC Camp and New Bethel Roads.



**Figure 1 – Regional Project Location Map**

The Project will interconnect to an existing 230kV electric transmission line that crosses the eastern portion of the site in a north-south direction. The Project's point of interconnection will be located on-site with a new substation constructed within the site boundaries, over 300 feet from any adjacent property line and over 800 feet from the nearest residence. The electric transmission and distribution network in the area is serviced by Virginia Electric and Power Company, doing business as Dominion Energy Virginia.

The Project includes 610 acres within the fenced areas. The Project will generate approximately 150 MWac. Silicon photovoltaic panels will be utilized for the Project. The Project will **not** use any panels containing Cadmium Telluride (CdTe). The full detailed conceptual Site Plan for the Project is included in **Attachment B**.

## Comprehensive Plan Conformance

The Project presents a unique opportunity for Prince Edward County to align with the goals and vision outlined in the new 2045 Comprehensive Plan ("Comprehensive Plan"). The Project not only supports the County's commitment to sustainable development but also enhances economic growth, community well-being, and environmental stewardship without drawing on County infrastructure and services.



The key reasons why the Planning Commission should find the Tobacco Trail to be in substantial accord with the Comprehensive Plan are provided below.

The Comprehensive Plan emphasizes coordinated, harmonious development that promotes health, safety, and general welfare. The Project aligns with this vision by providing a clean, renewable energy source that supports environmental sustainability. The Project is a forward-thinking initiative that addresses present and future energy needs while promoting the overall well-being of the community.

**Chapter 3 Preservation of Natural and Historic Resources:** The Comprehensive Plan emphasizes the importance of protecting natural and historic resources.

- **Direct Development Away from Prime Farmland Soils (3.2.1):** The Project is located on land with degraded soil quality from previous timber operations. Land that has been used for timber harvesting often experiences:
  - Soil compaction from heavy machinery
  - Nutrient depletion due to the removal of biomass
  - Erosion if vegetation is not reestablished quickly.
  - Loss of topsoil and organic matter
  - Soil degradation, even if the soils are classified as prime farmlands.

Prime farmland designation is relatively static—it does not automatically update based on land degradation, contamination, or changes in land management. Therefore, a piece of land might still be labeled "prime" even if it is no longer suitable for high-yield agriculture without significant remediation.

Agrivoltaics practices, such as sheep grazing and the planting of pollinator-friendly plants, both of which are planned for the Project, will ensure that the land enhances its agricultural productivity.

- **Vegetated Buffers (3.2.5):** The Project preserves and enhances existing vegetated buffers along all property lines. The site plan meets or exceeds the mandated 50' buffer across all boundaries.
  - In areas adjacent to the railroad (south) and highway (west), the effective buffer, including ROWs and setbacks—often exceeds 150 feet, aligning with best practice recommendations preserving the rural character and providing environmental benefits.

- **Performance Standards for Solar Energy Systems (3.3.6):** The Project adheres to and exceeds any strengthened performance standards for ground-mounted solar energy systems, including limiting clear-cutting on undeveloped parcels (1,100 + acres will remain untouched), planting native grasses and pollinator friendly vegetation, and maintaining a minimum 50-foot natural vegetative buffer.
- **Noise Mitigation (3.2.8):** Construction activities will be limited to daylight hours, Monday through Saturday to mitigate construction noise. Once constructed, the Project will emit virtually no noise and includes perimeter setbacks and vegetated buffers which mitigate noise. Tobacco Trail will comply with the Prince Edward County Noise Ordinance Chapter 46, Article II during operation.
- **Outdoor Lighting Ordinance (3.2.9):** The Project will use design and performance standards for outdoor lighting that increase safety and protect dark skies, consistent with International Dark Sky Association recommendations. Tobacco Trail will comply with the Prince Edward County Noise Ordinance Chapter 46, Article II during operation.
- **Historic Sites Assessment (3.2.10):** Tobacco Trail has conducted cultural and historic resource desktop studies and will conduct a Cultural Resources Survey, collaborating with the Virginia Department of Historic Resources (DHR) to ensure protection of any significant sites.

**Chapter 4. Housing and Livable Communities:** The Comprehensive Plan underscores the need for diverse housing options and quality living environments. The Project promotes a healthier living environment by reducing reliance on fossil fuels and thus lowering greenhouse gas emissions, contributing to better air quality and overall community health.

**Chapter 5. Economic Growth and Development:** The Comprehensive Plan highlights the importance of a prosperous economy for a livable community. The Project contributes to economic growth by:

- **Grow Economic Base Industries (5.3):** The Project can attract businesses seeking renewable energy sources.
  - Investment in solar projects boosts local spending and infrastructure, benefiting other industries. Improved utility infrastructure can attract further business investments, driving regional development.

- Ample power is crucial for industry. Energy availability and cost are the top criteria in corporate site selection.
- **Provide Opportunities for Job Skills Training (5.4):** The construction and operation of the Project will create job opportunities and promote skills training in renewable energy technologies. Strata is a founding partner of the Solar Hands-on Industrial Network of Excellence (SHINE), a partnership between the solar industry and Southside Virginia Community College. This program is a fast-track training program for solar jobs in Virginia, enhances job skills training and creates a skills pipeline for employers.
- **Support Entrepreneurship: (5.5):** The use of sheep grazing, as planned for the Project, helps small farmers grow their herds and thus their small business.
- **Attract New Businesses and Industries (5.6):** Solar energy projects help attract businesses seeking renewable energy sources. Companies like Apple, Google, Amazon, Microsoft, and many others prioritize regions with access to renewable energy due to their sustainability commitments.
- **Support Agricultural and Farming Activities (5.7):** The Project provides landowners with passive income. This income can be used for enhancing or maintaining agricultural operations and to preserve agricultural viability. The solar lease or sale prevents subdivision or sale of land for incompatible development. Solar energy facilities are considered a temporary and reversible form of development. At the end of the Project's life, the land will be restored to its previous condition; this aspect of solar development acts as a preservation measure, protecting the land from more permanent forms of development and land use conversion. By co-locating sheep grazing and pollinator habitats on the Project Site, the land continues to support small-scale agricultural use and supports the goal of improving access to local food. The meat and honey produced can be sold to local farm stands and small local retailers within the County.

## **Chapter 6. Transportation and Connectivity:**

- **Enhancing the effectiveness of County Governance (6.1):** Revenue from the Project can be allocated at the County's discretion to cover the various needs for enhanced County governance noted in the Comprehensive Plan.
- **Investing in Infrastructure for the Future (6.2):** Revenues from the Project's siting agreement and increased tax revenues can be used at the County's

discretion for infrastructure projects. In addition, the Project is a significant investment in the regional electrical grid contributing to a diverse energy supply and enhancing grid resilience. While providing significant revenues, the Project will use virtually no county infrastructure or services; it will not use schools, solid waste collection, water, or sewer.

- **Achieving Academic Excellence (6.3):** The Project will generate tax revenues that could be directed to support the needs of the public school system. Beyond financial contributions, the Project is actively fostering educational partnerships and experiential learning opportunities. Tobacco Trail Solar is in ongoing discussions on collaboration with Longwood College's SEED Innovation Center to co-develop curriculum and facilitate student-led research in Agrivoltaics. These efforts aim to integrate real-world renewable energy applications into academic programming. STRATA, a founding partner and supporter of the SHINE (Solar Hands-on Instructional Network of Excellence) program, will collaborate with SHINE to connect local students and graduates with workforce opportunities tied to the Tobacco Trail. This includes the potential for SHINE graduates from Prince Edward County to participate in public forums and Project-related activities, reinforcing the link between local education and clean energy careers.
- 
- **Encouraging Local Retention of Graduates (The "Longwood Student Symposium"):** By offering hands-on training, career pathways, and community engagement opportunities, the Project helps create a compelling reason for students to remain in Prince Edward County after graduation. The availability of local, high-quality jobs in a growing sector like renewable energy—combined with the chance to contribute to meaningful, community-based projects—can reduce the out-migration of young talent.

The Project's collaboration with the South Central Virginia Business Alliance (SCVBA) further strengthens this retention strategy. Through events like business networking evening in partnership with the Farmville Area Chamber of Commerce held on June 12, 2025, students can be exposed to local entrepreneurial opportunities and see firsthand how solar development can benefit the regional economy. These interactions help students envision a future where they can thrive professionally without leaving their home community.



- **Enhancing Community Services (6.4):** Tobacco Trail is working closely with county representatives to provide funds directly to the Virso Community Center for its Improvements Master Plan. The Center, which is located near the project site, offers recreational programs and services to the local community. This collaboration allows the project to support local infrastructure and activities that benefit nearby residents.

## Chapter 8. Community Character and Development

- **Compliance with Best Management Practices for Emerging Land Uses (Table 8-2):** The Comprehensive Plan outlines specific best management practices for the siting of solar energy facilities to minimize their impact on the environment and community. The Project adheres to these practices in the following ways:
  - **Proximity to Transmission Line Corridors:** The Project is located within the specified 2-mile radius of existing transmission line corridors. In fact, the interconnecting transmission line runs through the Project, ensuring efficient energy distribution and minimizing the need for extensive infrastructure development.
  - **Distance from Sandy River Reservoir and Appomattox River:** The Project site is located over 9 miles away from the Sandy River Reservoir and over 13 miles away from the Appomattox River, adhering to the preferred siting guidelines.
  - **Screening from Major Corridors and Scenic Byways:** The Project is designed to be completely screened from the view of major corridors and scenic byways, ensuring that it does not detract from the scenic and rural character of the area.
  - **Protection of Natural, Cultural, and Historic Resources:** The Project site is carefully chosen to be away from or completely screened from the view of natural, cultural, and historic resources, preserving the integrity of these important assets.
  - **Preference for Brownfield Sites:** While not located on a brownfield site, the Project utilizes existing land with poor soil quality from historic timber operations, making it ideal for a solar energy facility. Planned sheep grazing will improve soil quality over time, aligning with goals of preserving the agricultural character of the community and promoting

sustainable development practices. This approach not only prevents further degradation but also enhances the land's condition, making it more viable for future agricultural use once the Project is decommissioned.

- **Distance from Densely Populated Residential Areas:** The Project is situated away from densely populated residential areas, ensuring minimal disruption to local communities.
- **Preservation of Scenic Viewsheds and Vistas:** The Project design includes large natural buffers and setbacks to preserve the rural aesthetic and scenic viewsheds, maintaining the recreational and economic value of these resources.
- **Located a minimum of 1 mile from Town Boundary.** The Project is located several miles from any Town boundary.
- **Avoid Development in areas identified as Class IV or V for agricultural Suitability:** Some parcels within the Project boundary are mapped as Prime Farmland. However, no active farming operations are being displaced. The Project's planned agrivoltaics practices such as sheep grazing and pollinator-friendly vegetation to maintain agricultural productivity.

Prime Farmland designation may not always reflect current soil quality or productivity. The USDA defines it based on a combination of physical and chemical characteristics ideal for agriculture, which is based on historical soil surveys and may not account for recent land use or degradation. For the Project, previous timber harvesting led to soil compaction, nutrient depletion, erosion, and loss of topsoil, reducing actual agricultural productivity. Therefore, the Prime Farmland label should be cautiously considered, especially where land has been disturbed or degraded.

- **Avoid Development of Areas with Forest Conversation Values or Ecological Cores rated High or Outstanding:** The Project has been carefully sited to avoid areas with high forest conservation value and sensitive ecological cores.
  - Tobacco Trail fully avoids Class 1 and Class 2 ecological cores, which represents the most critical and sensitive habitat areas.

- **Low-Impact Siting:** Development is concentrated in previously logged upland areas, reducing the need for clearing intact forest or high-functioning habitat.
- **Preservation of Key Features:** Forested wetlands and riparian corridors are preserved and excluded from development.
- **Wildlife Connectivity:** The Project site plan incorporates wildlife corridors aligned with natural features and uses wildlife-friendly fencing to support species movement.
- **Undisturbed Open Space:** Over 1,100 acres will remain undeveloped, maintaining ecological connectivity and reducing fragmentation.

These measures reflect state agency guidance and align with the County's goals to protect biodiversity while supporting responsible renewable energy development.

- **Minimum Distance of 2 miles between Utility Scale Solar facilities of the same type:** The Project is located nearly 4 miles from the closest approved solar project, Oak Lane Solar.



- **Wildlife Corridors:** The Project design has incorporated wildlife corridors and preserved open space throughout the site to promote wildlife passage and habitat connectivity.
- **Solar panels included as part of the same facility should be required to be sited on contiguous parcels:** The Project arrays are located within a unified project boundary. This contiguous layout ensures cohesive design, efficient infrastructure deployment, and minimized landscape

fragmentation. By avoiding disjointed or scattered development, the Project supports orderly land use and aligns with the County's goals for responsible renewable energy siting.

- **Facilities should be significantly screened from the ground level view of adjacent properties and rights-of-way by a buffer zone at least 150 feet wide:** The Project's proposed Site Plan demonstrates full compliance with the Zoning Ordinance mandated 50-foot buffer requirement and, in many areas, exceeds the suggested best practice buffer of 150 feet due to the presence of surrounding features that enhance effective separation.
  - **Mandated 50' Buffer Compliance** – The Site Plan clearly delineates preserved vegetative buffers of at least 50 feet along all property boundaries. Where the County determines this buffer does not sufficiently block the view, a planted buffer will be added.
  - **Effective Buffers Beyond 150 feet**– In several areas, the effective buffer—defined as the total separation created by natural and built features—extends well beyond 150 feet:
    - **Southern Boundary:** The presence of the Norfolk Southern Railroad and its right-of-way (ROW) adds substantial distance between the solar infrastructure and neighboring properties. In some locations, the distance from the property line to the fenceline alone exceeds 50 feet, and when combined with the railroad ROW, the total buffer surpasses 150 feet.
    - **Western Boundary:** The Project abuts US Highway 360 (Patrick Henry Highway), which includes a wide public ROW. This ROW, combined with the internal setbacks and vegetative buffers, results in an effective buffer that significantly exceeds 150 feet.

These enhanced separations not only fulfill regulatory requirements but also align with best practices for visual screening, ecological preservation, and community compatibility.

- **Economic Benefits to the County:** During construction, the Project will create 52 direct jobs and generate over \$42 million in local wages,



economic output, and state and local tax revenue. The Project will generate an estimated \$13.2 million in cumulative county revenue over its anticipated 35-year year life through revenue share and increased real estate taxes. In addition, the Project will negotiate a siting agreement which can provide financial compensation to the locality to address capital needs in the capital improvement plan, current fiscal budget, or fiscal fund balance policy, or aid in development of broadband.

- **Education for Local Emergency Services:** To ensure preparedness and safety, The Project will provide dedicated training for local emergency response and fire personnel. This training will cover site-specific protocols, access procedures, and emergency shutdown operations, equipping first responders with the knowledge and tools necessary to respond to incidents safely and effectively at the facility. Coordination with local agencies will be ongoing to support readiness throughout the life of the Project.
- **Ensure that new development complements and enhances its surroundings through proper land use, design, landscaping, and transitional buffers (8.1.4):** The Project will use vegetative buffers and setbacks to minimize visual impacts and maintain the rural character of the area.
- **Explore changes to zoning and development provisions to encourage permeable paving and other materials that promote infiltration of stormwater. (8.1.3) and Low Impact Development practices and alternative wastewater systems in environmentally sensitive areas to ensure the preservation of water quality in the County (8.1.2):** Tobacco Trail will use native plantings which have deep root systems that promote stormwater infiltration. Limited impermeable materials will be used as pad sites for inverters. Access roads will be gravel. The Virginia Department of Environmental Quality (DEQ) has implemented stringent stormwater management policies for solar projects, considering solar panels as disconnected impervious surfaces. Because of the spacing between rows of panels and the frequent angle of orientation, rainwater is allowed to reach the maintained grasses between and below the panels. This results in stormwater management systems that are overengineered, providing even greater protection for local water bodies.

- **Ensure that alternative energy facilities utilize best practices for siting, design, regulation, and decommissioning and are not detrimental to surrounding land. (8.1.6):** The Project utilizes Best Management Practices for Emerging Land Uses shown in Table 8-2. Strata has developed, constructed, and operates hundreds of utility-scale solar facilities across the United States. As a leading solar engineering and construction provider, Strata has extensive experience in siting, developing, and constructing utility-scale solar projects throughout the Commonwealth. The Project has proposed SUP Conditions that include a comprehensive decommissioning plan including a decommissioning cost estimate (both performed by an outside Engineer). The condition includes that the Project will provide security in the amount of the estimated decommissioning cost. The cost estimate will be updated no more frequently than once every five years and no less frequently than once every ten years. This plan ensures that upon decommissioning of the Project the land can be repurposed for future use, often in better shape due to the passive land use of the solar Project, co-location of sheep grazing and pollinator habitats, and absence of intensive farming and timber management activities during the Project's duration.

**Conclusion:** The Project is a strategic initiative that aligns with the Comprehensive Plan's vision and goals. It promotes sustainable development, economic growth, and community character. By finding the Tobacco Trail Solar Project in substantial accord with the Comprehensive Plan, the Planning Commission will be supporting a project that benefits the community, the environment, and the economy. This Project represents a significant step towards a sustainable and prosperous future for Prince Edward County.

## **Zoning Ordinance Conformance Summary**

Article VII – Alternative Energy Facilities of the Prince Edward County Zoning Ordinance provides a detailed guide for obtaining a Special Use Permit (SUP) including all required elements. Below is a comprehensive assessment of the ordinance noting how Tobacco Trail not only meets but often exceeds these requirements.

Zoning Requirements	Project Conformance and Description
Site Plan	Tobacco Trail has provided a Site Plan ( <b>Attachment B</b> ) that meets or exceeds the County's requirements for a SUP. The Site Plan includes property lines, setbacks, buffers, existing and proposed buildings, entrances and roads, proposed locations of solar panels, substations, fencing, wetlands, and soils.
Documentation of right to use property for the proposed facility.	Redacted land use agreements are included in <b>Attachment C</b> of this application.
Decommissioning plan; security.	The Project will fully comply with the Decommissioning Requirements as outlined in the Ordinance. A detailed decommissioning plan including a decommissioning cost estimate is included in <b>Attachment E</b> . Per the proposed conditions ( <b>Attachment D</b> ), security in the amount of the estimated decommissioning cost will be provided to the County prior to operation begins.
Liability insurance	Adequate liability insurance to cover operations will be posted with the County before issuing a building permit.
Landscaping and screening plan	A landscape Buffer plan is included in Site Plan Drawing C02.009 ( <b>Attachment B</b> ) of this application. The plan includes a 50' Vegetative Buffer of existing vegetation. Where existing vegetation is inadequate, a vegetative buffer, consisting of a 15' evergreen buffer and a 35' pine buffer, will be planted. The plan also addresses the use of pollinator-friendly plantings.
Erosion and sediment control plan/Stormwater Management Plan	An erosion and sediment control plan will be submitted as part of the County Building permit approval process. The Stormwater, Erosion, and Sediment Control Features section of this document provides best practices to be used.
Virginia Cultural Resource Information System report	A report from the Virginia Department of Historic Resources Virginia Cultural Resource Information System is included in the Cultural Resources Review ( <b>Attachment I</b> )
Construction Plan/Schedule	Section III. Condition 3 of the Proposed Project Conditions ( <b>Attachment D</b> ) specifies the permitted construction hours. A construction schedule will be submitted as required to obtain a building permit
Identification of existing/known proposed utility scale energy facilities w/in 5-mile	<b>Attachment F</b> includes an exhibit showing the known solar facility, CEP Solar, and the recently approved solar project, Oak Lane Solar, which are within the 5-mile radius of the Project.

Impact on Adjacent Property Values	<b>Attachment G</b> includes a property impact analysis conducted by Christian P. Kaila & Associates. The analysis concludes, "It is my professional opinion that the proposed Tobacco Trail Solar Facility will not adversely affect the value of adjoining or abutting properties."
Economic Impact Analysis	An analysis from Mangum Economics is included in <b>Attachment H</b> . It finds that the Project would provide an estimated one-time pulse of economic activity to Prince Edward County during its construction phase. The Project would generate approximately \$13.2 million in cumulative county revenue over the facility's anticipated 35-year operational life, assuming revenues are generated from the reassessment of the real property and payments associated with the locally adopted revenue share ordinance. The Project Impact section provides further details.
Cultural Resources Review	Dutton + Associates conducted a cultural resources desktop review of the Project Area, as detailed in <b>Attachment I</b> . This review utilized data from the Virginia Department of Historic Resources (VDHR) Virginia Cultural Resource Information System (V-CRIS). The review found no previously recorded architectural resources or archaeological sites within the study area. However, three previously recorded architectural resources within one-half mile of the study area have either not been evaluated or have unknown eligibility for listing in the National Register of Historic Places (NRHP). Based on current studies, no cultural or archaeological resources listed or eligible for listing on the NRHP or the Virginia Landmark Register (VLR) are expected to be affected. The Project continues to coordinate with VDHR to ensure compliance with state and federal regulations by identifying, surveying, and protecting cultural and archaeological resources as the Project progresses.
Wildlife Impact Report	The Department of Wildlife Resources (DWR) Virginia Fish and Wildlife Information Services (VaFWIS) was accessed and reviewed on December 13, 2024. The VaFWIS report indicated there are no documented observations of threatened or endangered species on site or within 2 miles of the Project. The report also indicates there is no concern for bat hibernacula or colonies, no threatened or endangered waters, no bald eagle concentration areas or roosts, and no bald eagle nests near the Project. <b>Attachment J</b> provides the full report
Pollinator Impact	The Project will ensure that plant pollinator mixes will be installed in select locations throughout the site to support habits for native and critical species such as bees, butterflies, monarchs, and hummingbirds. Drawing C02 009 of the Site Plan ( <b>Attachment B</b> ) provides further details about planting and the native pollinator seeding mix. <b>Attachment U</b> details the Vegetative Management Plan.



Glint and Glare	A specification sheet for the solar panels to be used, along with an email from JA Solar confirming their anti-reflective coating, is included in <b>Attachment K</b> . Glare Study provided in <b>Attachment T</b> .
Community Meeting	The Project hosted an informal community meeting on Tuesday, December 10th at the Meherrin Volunteer Fire and Rescue Department's Bingo Hall. The Project held an official community meeting, as required by County ordinance, on Thursday, March 20, 2025, at the same location. The Project notified the zoning administrator and adjacent property owners in writing and with a public notice in the newspaper of record. A list of attendees and topics discussed are included in <b>Attachment L</b> . A third community meeting was held in October 2025.
Visual Impacts	The Project is strategically located in a remote area, far from most residential properties, and is further screened by mature vegetation, reducing its visual impact. <b>Attachment P</b> includes Visual Simulations of the four site access points, which are designed to conceal the site from view. A Visibility Heat Map indicates that only one adjacent parcel will have any visibility of the Project, and this will be limited to approximately 10% of a very small section of the parcel.
Signage	Section I, Condition 8. of the Proposed Project Conditions ( <b>Attachment D</b> ) specifies that no signage will be permitted on the site, except for signage containing notices, warnings, or other information as required by law, applicable codes, and standards, or deemed necessary by the County to ensure the safety and welfare of the community. Warning signage will identify the Project owner and include a 24-hour emergency contact number.
Noise	Solar panels do not produce noise, but the inverters and tracking equipment can produce a low level of sound that is generally not audible past the facility fences. as provided in the Proposed Conditions, Section III. Number 3, ( <b>Attachment D</b> ) the Applicant will comply with the Prince Edward County Noise Ordinance Chapter 46, Article II during operation. Solar projects are considered quiet neighbors.
Setbacks	The Project Area is setback at least 125' (75' required) from all public rights-of-way, over 400' from buildings on adjoining parcels (75' required) and at least 100' from adjacent property lines (50' required).
Height and Fencing	The facility will not exceed a height of 18' The limit shall not apply to utility poles and the interconnection to the overhead electric utility grid. The Project array areas will be enclosed by a 6-foot-high security fence topped with three strands of barbed wire. The Site Plan ( <b>Attachment B C02. 008</b> ) includes Project elevations and Drawing C02 009 provides fence detail.
Vegetative Buffer, and Pollinator Habitats	The plan includes a 50-foot vegetative buffer of existing vegetation. Where the existing vegetation is inadequate, a planted buffer will be added, consisting of a 15-foot evergreen buffer and a 35-foot pine planting. The plan also addresses the use of plants that support

	<p>pollinator habitats. The Site Plan Drawing (<b>Attachment B C02 009</b>) includes buffer details, planting notes, and pollinator seeding notes. Fencing will be installed around array areas on the interior side of the buffer.</p>
Lighting	<p>The Project will not produce light pollution that will be intrusive to neighbors or detract from the rural character of the County. The Project will not utilize permanent lighting. Lighting will be downward facing, motion activated security lighting located at the Project entrance gate or at the control panels near the equipment pad. Lighting of the substation and switchyard shall be limited to that minimally required for safety and operational purposes and shall be full cut-off type fixtures. (Proposed Conditions Section III Condition 9)</p>
Density, Location, size	<p>The Project is located more than one mile from any airport (~4.9 miles away from Abilene Airport). Additionally, the FAA Notice Criteria tool (<b>Attachment M</b>) confirms that the Project will not interfere with airport operations. <b>Attachment N</b> includes an exhibit showing a 5-mile radius around the known solar facility, CEP Solar, and the recently approved Oak Lane and Green Bay Solar projects. Oak Lane's radius covers both the proposed Tobacco Trail and Green Bay Solar projects, making it the most conservative for density calculations. The fenced area would comprise 1.8% (909 acres) of the land within this radius. Additionally, the disturbed acreage for all three projects is 3.2% (1,611 acres), remaining below required thresholds.</p>
Repair of Facility	<p>The Project will promptly repair panels and equipment, including the restoration of non-reflective finish. 24/7 monitoring notifies the operator in real time of any issues, often before visible damage occurs, allowing repairs to be initiated promptly to maintain the Project's peak efficiency and safe operating conditions.</p>
Utility Connection	<p>The Project will not be installed prior to obtaining a Generator Interconnection Agreement (GIA) from PJM.</p>
Preservation of County view sheds and resources and protection of health safety and welfare of the community	<p>The Project is intentionally sited in a remote, low-density area, well-buffered by mature vegetation and natural topography. With a minimum 400-foot setback from the nearest residence and a 50-foot preserved vegetative buffer, the Project minimizes visual impact and maintains the County's scenic view sheds. A third-party visual assessment (<b>Attachment G</b>) confirms that the Project is not visible from any scenic, historic, or culturally significant areas, and that its design leverages natural features to reduce visibility.</p> <p>The site, previously used for timber operations, includes areas mapped as Prime Farmland but does not displace any active agricultural use. No crop cultivation or livestock operations will be interrupted. Additionally, the Project will not require permanent on-site staffing, eliminating daily traffic and associated emissions.</p> <p>By preserving natural buffers, avoiding disruption to active farmland, and</p>

	eliminating operational traffic, the Project supports environmental quality and contributes to the health and welfare of nearby residents. It avoids noise, light, and air pollution, and poses no risk to public safety. In doing so, the Project aligns with the County's zoning goals to protect view sheds, conserve natural resources, and promote the health, safety, and welfare of the community.
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## Project Benefits

The Project is not just about solar panels—it is a strategic investment in economic development, energy resilience, and environmental responsibility. It provides a diverse revenue source, strengthens local energy independence, and positions Prince Edward as a forward-thinking, sustainability-driven community.

The Project is expected to provide over \$13.2 million of direct revenue to Prince Edward County throughout the Project's life through Revenue Share and increased land valuation. The Project will also generate direct and indirect positive impacts to the County's economic activity from the facility's construction and operation. Please see **Attachment H** for a detailed economic report on the economic and fiscal contributions the Project would bring to Prince Edward County, Virginia.

### Revenue Share

Prince Edward County has adopted a revenue share ordinance and, thus pursuant to Virginia Code § 58.1-2636, can annually assess the Project up to \$1,400 per megawatt of its nameplate capacity over the life of the Project. The revenue share payments are subject to 10% escalation every five years starting in 2026. (The payment amount will be \$1,540 in 2029 when the Project is expected to be in operation.) The code stipulates that capital investment associated with solar projects will be exempt from taxation once a revenue share ordinance is adopted.

Based on a total generation nameplate capacity of 150 MWac and an assumed commissioning date in 2029, annual payments will start at \$231,000 for the first two years of operation, increase to \$254,100 for the following five years, and continue escalating as scheduled. Over the Project's 35-year life, revenue share payments to the County will total of \$11,615,100.

### Siting Agreement

Per Chapter 22, Title 15.2, Article 7.3 of the Virginia Code, solar project applicants shall meet, discuss, and negotiate a siting agreement with the host locality. Revenue from

a siting agreement can provide financial compensation to the locality to address capital needs in the capital improvement plan, current fiscal budget, or fiscal fund balance policy, or aid in development of broadband. Tobacco Trail Solar, LLC looks forward to negotiating a siting agreement during the approval process as deemed appropriate by the County.

### Land Valuation

The Project will generate an increase in real estate tax revenue for the County as the land associated with the Project will be assessed at a significantly higher value. Over the expected 35-year operational life of the Project, this will bring substantial revenue to the County compared to the current real estate tax revenue payments. The county real estate tax revenue from the Project after reassessment is estimated to be approximately \$43,900 per year, for a cumulative total of approximately \$1.5 million over the Project's anticipated 35-year operational life. In contrast, the proposed site currently generates approximately \$5,800 per year in real estate tax revenue for the county, for a cumulative total of approximately \$0.2 million over 35 years.

### Additional Economic Contributions

In addition to generating new tax revenue, the Project will stimulate the local economy through job creation and increased demand for goods and services. The Project will prioritize sourcing labor, materials, services, and supplies locally while maintaining high safety and quality standards.

Strata currently employs 72 full-time staff in Virginia and is an active member of the South Central Virginia Business Alliance (SCVBA), which connects infrastructure projects with local businesses and labor in counties including Prince Edward County. The Project will leverage SCVBA, the Chamber of Commerce, the Prince Edward County Economic Development Authority, and other resources to identify local subcontractors and vendors. For roles that cannot be filled locally, Strata will house workers in local accommodations and provide per diem spending for meals and incidentals.

Additionally, land lease payments or proceeds from land sales associated with the Project are highly likely to be reinvested in the community, further boosting local economic activity through increased capital circulation and support for landowners and local businesses.



## Energy Benefits

The planned AVAIO Digital data center in the County will require up to 300 MW of power, doubling the county's electricity demand. Currently, Prince Edward County consumes an estimated 0.15–0.20 TWh annually, whereas the data center will use 2.63 TWh per year—more than 13 times the current usage. In a single day, the data center will consume what the county uses in 10–15 days.

The Project is designed to generate approximately 0.3029 TWh annually, enough to meet the county's current estimated electricity needs with clean, local energy or it could offset about 10% of the data center's demand, reducing grid pressure and avoiding costly fossil-fuel infrastructure upgrades.

## **Project Components**

This section describes the Project components, construction, and operation activities. The specific manufacturer and models of the equipment to be used for the Project will be determined later in the detailed engineering process which follows the approval of the SUP.

### Modules

The Project features PV modules (panels) that generate electricity by safely converting the energy of the sun's photons into direct current (DC) power. The modules are uniformly dark in color, non-reflective, and designed to be highly absorptive of all light that strikes their glass surfaces. The PV modules will be electrically connected to the facility's grounding system in compliance with all applicable industry standards, as well as local and state codes and regulations.

The Project will use JA Solar (JAM66D45 and JAM72D40) panels. A specification sheet for these panels, along with an email from JA Solar confirming their anti-reflective coating, is included in **Attachment K**. The spec sheet confirms that these PV modules meet all industry standard quality testing requirements.

Modules consist of silicon solar cells, a metal frame, a glass sheet, a wire, and bus wire. They are designed to withstand humidity, heat, rain, marine environments, wind, hailstorms, and packed snow. **The Applicant does not utilize modules that contain any Cadmium Telluride (CdTe).**

### Support Structures

The support structure to which the solar PV modules are affixed – referred to as racking – allows for the modules to be properly positioned for maximum capture of solar radiation. The PV module arrays (a row of PV modules) are supported by a foundation of posts consisting of galvanized rolled steel – referred to as piles – that are either driven, screwed, or drilled into the ground, depending on the subsurface conditions. Piles that are driven into the soil use a pile/vibratory/rotary driving technique, like what is used to install freeway guardrails. Driven pier foundations offer multiple benefits, including quick installation timelines and minimal site disturbance. Most foundations would be driven to approximate depths of six to nine feet deep, depending upon required embedment depth.

The Project anticipates it will use a single-axis tracker; however, specifics around final technology will be determined later during the detailed engineering phase. The maximum height of all equipment at the site will not exceed 18 feet. As discussed above, tracking solar arrays will tilt to track the sun from east to west throughout the day, which means the panels will only be at their maximum height in the morning and evening.

### Inverters and Transformers

Inverters convert the DC electricity generated by the PV module array into AC electricity which is compatible for use with the electric grid's transmission network. After the inverters convert the power from DC to AC, the medium-voltage transformers step up the voltage to match the overhead transmission line voltage.

The inverters, medium-voltage transformers, and other electrical equipment would be located throughout the Project site. Inverters are in lockable modular metal cabinets typically supported by steel piles with gravel backfill up to the base of the cabinet. All electrical equipment would be either outdoor-rated or mounted within enclosures designed specifically for outdoor installation. The proposed equipment poses no electrical shock risk and is safe to touch.

### Collector Substation and Switching Station

An existing Dominion Transmission Line traverses the site. The generation from the project is fed into a collector substation where the voltage is stepped up to 230 kV via Main Power Transformers (MPT). The electricity will then feed to an adjacent, Dominion Energy-owned and -operated switching station that connects to the overhead 230 kV transmission line. The Project's switching station will be on an up to 10-acre parcel

subdivided from Tax Map Number 121-A-9. This substation and switchyard will be constructed in an internal area of the site, not visible from nearby road frontage. The substation will be ~ 2,100 feet (over a quarter mile), from the nearest residence.

### *Stormwater, Erosion, and Sediment Control Features*

The Project will implement a comprehensive erosion and sediment control (E&S) strategy that meets or exceeds all local and state regulatory requirements. The project will obtain the following permits prior to land disturbance:

- Prince Edward County Stormwater Management Program (SWM) Permit for land disturbance greater than 1 acre.
- Virginia Department of Environmental Quality (VADEQ), Virginia Pollutant Discharge Elimination System (VPDES) Construction General Permit (CGP). Applications for coverage under the CGP include:
  - County-approved ESC Plan – An engineered plan designed to control erosion and maintain sediment on site during construction activities.
  - County-approved SWM Plan – An engineered plan designed to minimize flooding and protect water quality after construction activities are completed.
  - Pollution Prevention Plan – A plan designed to control pollutants by minimizing exposure to precipitation and stormwater and to identify spill and leak prevention and response procedures.

Some of the key E&S control measures utilized include:

- Sediment Basins: Constructed ponds for detaining runoff to allow for the settlement of suspended sediments. Sediment Basins are converted and maintained as permanent dry detention basins to provide long term channel and flood protection by reducing the peak stormwater flows.
- Diversion/Conveyance Channels: Designed to intercept and direct runoff to sediment basins without erosion, these often include check dams to manage flow velocity and capture suspended sediment.
- Silt Fence: A filter fabric filter with steel posts located around the perimeter of all disturbance limits. This provides filtering and promotes on-site settlement of sediment-laden runoff.
- Mulching: Application of plant residues such as straw or coir protects the surface from rainfall impact and fosters the establishment of vegetation.
- Stabilization: Temporary stabilization measures are applied within seven days of land disturbance using fast-growing annual vegetation to provide soil cover,

retain moisture, and inhibit erosion while construction is ongoing. Permanent stabilization is established and maintained after construction completion to areas that have reached final grade and become the basis for the Project sites' long-term vegetation.



**Figure 3- Diversion Channels and Stormwater Management Ponds**



**Figure 4- Temporary or permanent seeding applied to all denuded areas during all phases of construction**

The Project will implement erosion and sediment (E&S) controls that align with current best practices and evolving guidance for utility-scale solar (USS) development in Virginia. These practices are informed by the Virginia Tech 2024 White Paper – Soil Site Management Protocols & Best Management Practices for Utility Scale Solar (included in **Attachment Q**) which is recognized by the Virginia Department of Environmental Quality (DEQ) as a foundational reference for solar permitting and site management.

The project's E&S strategy will emphasize minimizing soil disturbance, promoting timely stabilization of exposed areas, and supporting long-term site resilience. Measures will be tailored to site-specific conditions and will reflect the science-



based principles outlined in the white paper, including considerations for soil structure, hydrology, and vegetation recovery. The approach will also incorporate planning for eventual site rehabilitation at decommissioning to support future land use opportunities.

The Project site will be stabilized using vegetative cover consisting of native grasses, clover, and pollinator seed mixes where appropriate. Vegetative cover not only protects the site against erosion but also provides nourishment to the soil. The land surface within the Project fence line is to be vegetated, except for the roads and inverter pads. An example of established vegetation at an operational solar facility constructed by the Strata in Virginia is shown in Figure 3 below. The Site Plan (**Attachment B**) goes into further detail about planting, including the use of pollinator- and wildlife-friendly native vegetation.



**Figure 5 – Established vegetative cover at an operational solar facility built by Strata in Virginia**

### Visual Buffers

The Project has the benefit of being located in an area with existing buffers in place to shield the Project from view. The Project is bordered on the west by Route 15 where there is existing vegetation on site. The plan would leave 50 feet of existing mature vegetation in place along Route 15, providing a dense buffer and preventing passing motorists from seeing the site. To the south, the Project is bordered by the Norfolk Southern Rail line which also features a natural berm. A 50-foot buffer of mature existing trees will also border the southern part of the Project, completely obscuring it from view. To the east, the Project borders a mix of occupied and unoccupied parcels. The Project will reserve a 50-foot buffer of trees internal to the Project parcels to buffer

the Project from residents. In addition, care has been given to pull paneling away from this part of the Project to increase the distance from neighboring properties. To the North, most of the Project shares a border with a single landowner who has his property in timber. Tobacco Trail has designed the site to locate panels away from the northeast where there are few residences. A 50-foot internal tree buffer will apply to this border as well.

**Attachment P** includes a cartographic heat map illustrating the percent visibility of the project's solar arrays from various vantage points of ground-based observers within 0.5 miles of the project boundary. The heat map was prepared using standard 3D and spatial analysis tools to determine whether the Project could be seen from adjacent properties.

To create this map, a detailed three-dimensional (3D) model of the visibility study area, 0.5-mile radius from the extent of the Project boundary, was developed. This model utilized digital elevation data to simulate the heights of existing terrain features as well as above-ground features such as tree canopies and structures, as well as details from the Project's Site Plan.

The heat map is shaded in different colors to indicate the percentage of the project that is visible from surrounding locations as defined in the map legend. The categories range from the lowest visibility of 1-10 percent shown in yellow to the highest visibility from 91 to 100 percent shown in red. The results of this analysis indicate that the Project will not be visible to the majority of the surrounding areas with the project only being visible along one small area of Dempsey Road on one adjoining parcel.

Digital photographs were taken at the four site access locations to document current site conditions where the Project has the highest potential to be seen from public rights-of-way. The AutoCAD drawing files (dwg) of the Site Plan were used to develop a three-dimensional (3D) model of the solar energy facility (e.g., perimeter fences and solar panels). The 3D model was then incorporated into digital renderings based on the five site photographs. The final product (**Attachment P**) provides a post-construction digital rendering of the Project from key viewpoints. Based on this analysis, the Project will be obscured from view from public rights-of-way.

### Security

The Project array areas will be enclosed with security fencing that meets NESC requirements and all other applicable local, state, and federal laws and regulations. Fencing would consist of a 6-foot-high chain-link perimeter fence with three strands

of barbed wire on top.

Signage for electrical safety would be placed along the perimeter of the Project site, warning the public of the high voltage and the need to keep out. Signage would also be placed within the Project site where appropriate. All signage will conform with the Prince Edward County sign ordinance.

Localized security-related lighting, on-site security personnel, and/or remotely monitored alarm systems may be required during construction and operation. Remote-monitored cameras, alarm systems, and perimeter and safety lighting will be installed as needed for emergencies, security breaches, or unscheduled maintenance and troubleshooting. All Lighting shall be limited to that minimally required for safety and operational purposes and shall be full cut-off type fixtures. (See **Attachment D** Proposed Conditions, Section III, Number 9)

### Construction Entrance Locations

The Project includes four proposed site entrances: one from Dempsey Road, two in the western area along Route 15, and one in the southwest from Ole Briery Station Road. Each entrance connects to a public right-of-way. The Project has requested written confirmation from the Virginia Department of Transportation (VDOT) verifying that all entrances comply with applicable VDOT requirements. The Project provided an initial submittal showing the entrances, and VDOT engineer Brian Lokker responded with review comments and guidance for a formal re-submittal. The Project is currently preparing a Site Plan for re-submittal to VDOT to address review comments and requirements. VDOT's approval will be shared upon receipt.

Additionally, an independent traffic study, included in **Attachment O**, has been conducted to ensure full compliance with all VDOT requirements and regulations. Visual renderings of the entrances after construction are provided in **Attachment P**.

### Access Roads

To provide access throughout the Project site, unpaved onsite access roads consisting of grassy driving aisles and/or aggregate material will be constructed. These roads will be utilized during operations for maintenance, repair, replacement of equipment, and to provide emergency response access.

## **Project Stages**

The four major life cycle stages of the Project include: (i) development; (ii) engineering, procurement, and construction ("EPC"); (iii) operations and maintenance ("O&M");

and (iv) decommissioning. Upon completion of construction, operations would commence. Decommissioning would occur once the Project fulfills its useful life.

### Development

The Project has secured leases and purchase options for the required land and will submit an interconnection request for the planned power generation capacity to the Regional Transmission Authority, PJM Interconnection. Due diligence activities, including title research, boundary surveys, and field studies (environmental, cultural, geotechnical, etc.), will be conducted to support detailed engineering, Site Plan approvals, and environmental permitting.

The Project will obtain all necessary permits for construction. These permits may include:

- Land disturbing and stormwater management permits from Prince Edward County and VADEQ as described above.
- Any Building Permits required by Prince Edward County.
- Clean Water Act Sections 404 and 401 permits issued by the U.S Corps of Engineers and VADEQ.
- A Certificate of Public Convenience and Necessity (CPCN) is required in Virginia, for solar projects of 150 MW or more from the State Corporation Commission, demonstrating public benefit, environmental compliance, and grid compatibility.

Only after all the permitting work is complete will the Project begin construction.

### Construction Activities and Methods

The construction of the Project would consist of several stages, including site preparation (described below), development of staging areas and site access roads, solar array assembly and installation, and construction of electrical transmission facilities.

#### Site Preparation – Prior to Construction, Site Clearing, or Grading

Surveyors delineate and identify the Project construction limits of disturbance by placing stakes and flagging. Stone construction entrances and area perimeter measures for erosion and sediment control (e.g., silt fence, diversion channels, and sediment basins and traps) are installed. Temporary and permanent stabilization measures (e.g., pre-seeding, hydroseeding, etc.) are applied.



### Clearing and Grading

Site preparation and grading activities of the Project would consist of clearing and grubbing of existing vegetation, continued installation of perimeter measures for erosion and sedimentation control (silt fence, sediment basins with associated diversion channels, erosion matting, etc.) to correspond with construction phasing, construction of access roads, cut and fill to adjust grades to meet tracker racking tolerances and ensure positive drainage, and grading of elevated pads for the substation, switchyard, and other electrical equipment such as inverters.

### Collection System Trenching

Shallow trenches are dug to accommodate below-ground medium-voltage cable which connects the solar array to the inverters. The topsoil from trench excavation would be set aside before the trench is backfilled and would ultimately comprise the uppermost layer of the trench. Excess material from the foundation and trench excavations would be used for site leveling.

### PV System Construction Overview

Project construction would include several phases occurring simultaneously with the construction of: (1) PV systems assembly consisting of pile driving of support racks to a depth of approximately six to nine feet and the placement of panels on support racks, (2) trenching and installation of the collection system, and (3) the grading of access roads.

### Post-Construction and Close-Out

Upon the major construction activities' conclusion, the Applicant would continue to work to achieve final and permanent stabilization of the Project site. As-built surveys would be performed, and final punch list items would be closed out. The Applicant would request a final inspection and close-out of the land disturbance permit.

### Operational Activities and Methods

The Project would operate seven days a week during daylight hours and is expected to operate for approximately 35 years. The Project will be an unmanned facility, monitored remotely. Appropriate levels of security lighting would be installed at the Project entrance. The site will be secured 24 hours per day by remote security services with motion-detection cameras.

Typical O&M duties include routine inspection of equipment, ensuring adequate store of spare parts, managing equipment repair or replacement as needed, vegetation

management, permit compliance, and maintaining close communication with the utility, among other requirements.

The solar panels, racking systems, inverters, transformers, and other electrical components will be inspected periodically. Electrical components will be tested routinely according to the manufacturer's recommendations. In the event that remote monitoring indicates a problem – such as low performance in a section of the solar field – a crew would investigate and correct the problem on an as-needed basis. As needed, the solar panels would be washed by a water truck with purified water. In addition, the on-site meteorological stations would be cleaned and adjusted regularly. The underground portion of the underground collection cable systems would also be inspected and repaired if problems occur.

### *Decommissioning Activities and Methods*

The Project is decommissioned when it reaches the end of its operational life. The process involves disconnecting the Project from the transmission grid, dismantling, and removing all equipment (foundations, modules, cable, etc.) and debris from the site, and recycling or disposing of materials in accordance with all applicable laws and environmental, health, and safety regulations in effect. Please see the Decommissioning Plan and Cost Estimate in **Attachment E**.

Decommissioning would first involve removing the panels for sale into a secondary solar PV panel market or recycling. Most of the components of the solar installation are made of materials that can be readily recycled. If the panels can no longer be used in a solar array, the aluminum can be resold, and the glass can be recycled. Other components of the solar installation, such as the racking structures and mechanical assemblies, can be recycled as they are made from galvanized steel. Equipment such as inverters, transformers, and switchgear can be either reused or have their components recycled. The equipment pads are made from concrete that can be crushed and recycled. Underground conduit and wire can be removed by uncovering trenches and backfilling when done. The electrical wiring is made from copper and/or aluminum and can be reused or recycled as well. **Attachment R** provides more information on recycling of solar components.

### *Community Engagement*

Tobacco Trail is committed to engaging with residents and ensuring that Site Plans are thoughtfully designed to incorporate citizen input wherever practical. Before submitting this application, the Project proactively hosted an informal community meeting on Tuesday, December 10<sup>th</sup> at the Meherrin Volunteer Fire and Rescue

Department to meet with residents and hear their concerns. The feedback received during that meeting has been incorporated into our plan, and a list of attendees and topics discussed are included in **Attachment L**. Tobacco Trail held an official community meeting, as required by County ordinance, on Thursday, March 20, 2025, at the same location. The Project notified the zoning administrator and adjacent property owners in writing and with a public notice in the newspaper of record. Citizen input has been addressed through appropriate revisions to the Site Plan where feasible and shared with the County in this application. Tobacco Trail will schedule an additional community meeting to be held in summer 2025. The Project will notify the zoning administrator and adjacent property owners in writing and provide a public notice in the newspaper of record.

## Natural Resources

Tobacco Trail obtained environmental and natural resources studies and designed the Project to avoid negative impacts to natural and historic resources. A desktop wetland study was completed to identify jurisdictional waters (i.e., streams and wetlands) so that the Project can be designed to avoid and minimize impacts to surface water resources. Identified wetlands and streams are shown on the Site Plan. In addition to avoiding wetlands and streams, a 50-foot non-disturbance buffer will be placed around wetlands or streams. The Project will not install PV equipment in areas containing jurisdictional waters or wetlands and will minimize impacts throughout the site. The Project will require some wetland and stream crossings for access roads and will use directional drilling to avoid impacts to wetlands and streams from cabling. Prior to construction of stream or wetland crossings, the Project will procure the necessary permit approvals from the US Army Corps of Engineers and Virginia Department of Environmental Quality to ensure the crossings will have minimal individual and cumulative adverse environmental effects and comply with applicable laws and regulations. The Project expects to qualify for Nationwide Permit coverage for the proposed road crossings because the impacts are minimal.

There will be no land disturbance within FEMA designated flood zones for the construction of PV components (solar panels, racking system, power inverters, and transformers).

Prior to initiating land disturbance activities at the site, all required federal, state, and local permits and approvals will be obtained. Stormwater management and erosion and sediment control measures will be installed to protect against stormwater runoff

and soil erosion resulting from land disturbing activities. To ensure environmental protection and minimize impacts on adjacent landowners, the Project will first install perimeter control measures and begin work from the edges of the disturbance area and then work inward.

Strata follows a strict quality control process utilizing regular site inspections to identify and address any deficiencies or vulnerabilities early. This proactive approach ensures that permanent control measures are effectively established allowing construction to proceed efficiently, land disturbance activities to stay on schedule, and the site to be fully stabilized with durable vegetation.

### *Conservation and Natural Heritage Resources*

The Project will preserve over 1,100 acres which maintains a balance between the Project's development and the preservation of rural character, natural landscapes, and wildlife habitats. The Project will maintain important wildlife habitat and will retain several wildlife corridors throughout the Project site, as shown on the Site Plan (**Attachment B**). Sections of wildlife friendly fencing will be used at strategic locations to align with wildlife corridors. These corridors allow for wildlife movement across the Project site, into other open space within the Project, across property lines and into adjacent habitats off-site. The wildlife corridors connect to the existing stream and wetland corridors throughout the Project area, planted and retained vegetative buffers, and undeveloped areas or conserved open spaces across the site. A substantial percentage of the total property under option to lease or purchase, over 1,100 acres, is planned to remain completely undisturbed.

The Project has procured studies on state and federal wildlife and natural resources to ensure the resources will be protected. Wildlife and natural resources were reviewed for species listed as threatened and endangered at the state and federal levels, within the Project boundary and at the appropriate search distances for each database. Six state and federal natural resource databases were searched to determine the potential for the Project to affect listed species.

### *Virginia Fish and Wildlife Information Services*

The Department of Wildlife Resources (DWR) Virginia Fish and Wildlife Information Services (VaFWIS) was accessed and reviewed on December 13, 2024. The VaFWIS report indicated there are no documented observations of threatened or endangered species on site or within 2 miles of the Project. The report also indicates there is no



concern for bat hibernacula or colonies, no threatened or endangered waters, no bald eagle concentration areas or roosts, and no bald eagle nests near the Project. The Project is not likely to have an adverse effect on threatened or endangered species based on the VaFWIS report.

### Natural Heritage Data Explorer

The Department of Conservation and Recreation's (DCR) Natural Heritage Data Explorer (NHDE) Web Service and DCR's Biotics Data System was accessed and reviewed on December 6, 2024. The Project avoids outstanding (C1), or very high (C2) Ecological Cores but may impact C3 (high), C4 (moderate) Ecological Cores identified in the Virginia Natural Landscape Assessment as documented in correspondence from the DCR dated December 6, 2024. However, this preliminary assessment by the DCR does not consider the Site Plan and assumes the entire Project boundary will be disturbed. Most of the Ecological Cores identified by the DCR within the Project boundary have been recently clearcut by the current landowners, significantly reducing the forest habitat's ecological functions. According to the current Site Plan provided, the Project will have minimal impact on the areas previously identified by the DCR as C3 (high), C4 (moderate) Ecological Cores. The Project prioritizes development in previously logged upland areas, avoids and preserves forested wetlands identified as Ecological Cores, and incorporates wildlife corridors that connect to existing stream and wetland corridors. Sections of wildlife friendly fencing will be used at strategic locations to align with wildlife corridors. Additionally, the Project includes planted and retained vegetated buffers, undeveloped areas, and conserved open spaces to further avoid and minimize impacts on sensitive ecological features.

### Information for Planning and Consultation

The U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) digital project planning tool identified one species listed as threatened or endangered as likely to occur or having documented occurrences within or near the Project area: northern long-eared bat (*Myotis septentrionalis*, federally threatened, state threatened).

The Project will coordinate with the USFWS regarding the northern long-eared bat to ensure compliance with federal regulations for protecting species. A summer acoustic presence/absence survey is planned for the northern long-eared bat within the Project area by a USFWS-approved bat biologists. This survey will confirm whether the species is present or absent from the Project site and inform management decisions

moving forward.

### Virginia Cultural Resources Information System

A review of the Virginia Department of Historic Resources (DHR) Virginia Cultural Resources Information System (V-CRIS) was completed by Dutton + Associates, LLC, and summarized in a report dated December 3, 2024. Their review of the V-CRIS identified no (0) previously recorded architectural resources or archaeological sites within the study area's limits. There are, however, three (3) previously recorded architectural resources located within one-half mile of the study area limits that are listed in the NRHP or have not been formally evaluated and their eligibility for listing in the NRHP is currently unknown. The Briery Church (VDHR# 073-0038), a mid-eighteenth-century home and church, has been listed in the NRHP. The other two properties, a mid-eighteenth-century residence and mid-twentieth century drive-in movie theater, have not been formally evaluated by the VDHR. The resources are located south of the railroad tracks, which is characterized by a raised gravel roadbed that will contribute to blocking the Project from their view. Extensive forest vegetation also exists between the Project and the resources which will block the Project from view. All three architectural resources are located far enough away from the closest Project infrastructure and are obscured by both natural and manmade visual obstructions that the Project is not anticipated to have an adverse effect on any of the viewsheds.

### Air Quality

Solar energy provides a clean and sustainable way to produce electricity. By generating electricity from sunlight, solar panels produce no harmful emissions, such as carbon dioxide, sulfur dioxide, or nitrogen oxides. This reduction in pollutants helps decrease smog, respiratory issues, and other health problems associated with poor air quality.

### Agrivoltaics

The Project intends to implement agrivoltaics on-site where practical. Agrivoltaics involves the dual use of land for both solar energy production and agricultural activities. Common applications include livestock grazing, creating pollinator habitats, and growing crops. Tobacco Trail plans to use sheep grazing, where practical, to manage vegetation across the site and plant pollinator-friendly plants.

Solar grazing offers numerous benefits:

- It allows agricultural land to remain in productive use while supporting

renewable energy generation.

- It contributes to environmental conservation by eliminating the need for chemical herbicides and reducing greenhouse gas emissions from gasoline-powered mowing equipment.
- It significantly increases land-use efficiency by enabling the concurrent production of both food and energy.
- It naturally controls vegetation and enhances soil health. As sheep graze, their hooves aerate the soil, and their manure acts as a natural fertilizer, enriching the soil with nutrients.
- The diverse vegetation managed by sheep grazing under solar panels can create habitats for various wildlife species, including plants, insects, birds, and small mammals, fostering biodiversity within the solar farm ecosystem.

Overall, dual-use solar practices, such as agrivoltaics, provide a symbiotic solution that benefits the solar operator, the local community, and the environment.

**Attachment S** offers further details about sheep grazing and its advantages.

<b>Attachment A –</b>	<b>Special Use Permit Application</b>
<b>Attachment B –</b>	<b>Conceptual Site Plan</b>
<b>Attachment C –</b>	<b>Redacted Site Control Agreements</b>
<b>Attachment D –</b>	<b>Proposed Project Conditions</b>
<b>Attachment E –</b>	<b>Decommissioning Plan and Cost Estimate</b>
<b>Attachment F –</b>	<b>Solar Facilities within 5-Mile Radius</b>
<b>Attachment G –</b>	<b>Property Impact Analysis</b>
<b>Attachment H –</b>	<b>Economic Impact Analysis</b>
<b>Attachment I –</b>	<b>Cultural Resource Desk Top Memo</b>
<b>Attachment J –</b>	<b>VAFWIS, DCR–NDHE, and Species List</b>
<b>Attachment K –</b>	<b>Solar Panel Specifications Sheet</b>
<b>Attachment L –</b>	<b>Community Meeting Notes</b>
<b>Attachment M –</b>	<b>FAA Notice Criteria Tool</b>
<b>Attachment N –</b>	<b>5-Mile Density Calculations</b>
<b>Attachment O –</b>	<b>Traffic Study</b>
<b>Attachment P –</b>	<b>Visual Renderings and Visual Heat Map</b>
<b>Attachment Q –</b>	<b>Virginia Tech USS BMP White Paper</b>
<b>Attachment R –</b>	<b>Solar PV Recycling Information</b>
<b>Attachment S –</b>	<b>Sheep Grazing</b>
<b>Attachment T –</b>	<b>Glare Study</b>
<b>Attachment U –</b>	<b>Vegetative Management Plan</b>



# **Attachment A**

## **Special Use Permit Application**

## **ATTACHMENT A – SUP APPLICATION**

### **CONTENTS**

<b>SUP APPLICATION</b>	<b>2</b>
<b>EXHIBIT A – PROJECT PARCEL LIST</b>	<b>4</b>
<b>WILKERSON PROPERTY OWNER SIGNATURE &amp; PARCEL LIST</b>	<b>5</b>
<b>VAUGHAN PROPERTY OWNER SIGNATURE &amp; PARCEL LIST</b>	<b>7</b>
<b>KEPLINGER PROPERTY OWNER SIGNATURE &amp; PARCEL LIST</b>	<b>9</b>
<b>HAMPTON PROPERTY OWNER SIGNATURE &amp; PARCEL LIST</b>	<b>11</b>

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMIT/APPLICATION NO \_\_\_\_\_  
ZONING DISTRICT \_\_\_\_\_  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED \_\_\_\_\_

## County of Prince Edward

PLEASE PRINT OR TYPE

### PRINCE EDWARD COUNTY APPLICATION FOR SPECIAL USE PERMIT

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION SPECIAL EXCEPTION REQUESTED:  
VIA: ZONING ADMINISTRATOR

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: Tobacco Trail Solar, LLC  
Applicant's Address: 800 Taylor St., Suite 200, Durham, NC 27701  
Applicant's Telephone Number: (919) 960-6015

Present Land Use: Managed Timber

Legal Description of Property with Deed Book and Page No. or Instrument No. See Exhibit A

Tax Map # See Exhibit A Acreage : +/- 2,324

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) See Application Narrative.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) See Application Narrative.

Height of Principal Building (s): Feet 18' maximum Stories N/A

APPLICANT'S STATEMENT: (if not owner(s) of property):

**I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.**

Robert A. Schaffelds III  
Authorized Signatory for Strata Manager, LLC, the Manager of Tobacco Trail Solar, LLC  
Signature of Applicant (if not property owner)

10/16/2025  
Date

PROPERTY OWNER(S) STATEMENT:

**I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.**

Signature of Property Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Property Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Property Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Application Fee **\$300.00** Fee Received by \_\_\_\_\_ Date \_\_\_\_\_

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

**All checks for payment should be made payable to: Treasurer, Prince Edward County, Virginia.**

Mail to: Department of Planning &  
Community Development  
P. O. Box 382  
Farmville, VA 23901  
(434) 392-8837

## Electronic Record of Contracts

This document was generated as a record of certain contracts created, accepted and stored electronically.



### Summary of Contracts

This document contains the following contracts.

Title	ID
Permitting Document (Prince Edward County and Tobacco Trail Solar, LLC)	3de09279-2956-49df-b5a4-f6548c6dfb28

### Contract signed by:

<b>Robert A. Schaffeld, III</b>		Signer ID:	dfa0f1ce-4e87-4cfd-a601-80b2e9e756a2
		Email:	bob.schaffeld@stratacleanenergy.com
Date / Time:	Oct 16, 2025 at 4:20 PM UTC		
IP Address:	174.108.132.197		
User Agent:	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/141.0.0.0 Safari/537.36 Edg/141.0.0.0		

SUP Application Exhibit A

Parcel GPIN	Zoning	Landowner Name	Legal Description	Deed/Book Number	Approximate Acreage
111-A-2B	A1	WILKERSON LEWIS E JR	POLLARD	1900 / 1352	3.59
111-A-3	A1	WILKERSON LEWIS E & DAWN H	MCGEHEE	2005 / 214	122.62
112-A-19A	A1	WILKERSON LEWIS E JR	BRIERY	2004 / 165	486.72
112-A-40	A1	KEPLINGER WILLIAM & STACIE SHAFFER	JONES	2021 / 601	111.7
120-A-2	A1	WILKERSON LEWIS E JR	JONES	2014 / 858	55
120-A-3	A1	WILKERSON LEWIS E JR	BRIERY	2014 / 858	13
120-A-4	A1	WILKERSON LEWIS E JR	LEATHERWOOD	2014 / 858	1
120-A-7	A1	WILKERSON LEWIS E JR	BRIERY	2011 / 1061	8.9
120-A-8	A1	WILKERSON LEWIS E JR	BRIERY	2011 / 1061	4.4
120-A-15	A1	WILKERSON LEWIS E JR	MCGEHEE	1600 / 2077	10.29
120-A-20	A1	WILKERSON LEWIS E JR	BOOKER	2005 / 2809	11.91
120-A-21	A1	WILKERSON LEWIS E JR	BRIERY	2005 / 1474	112.1
120-A-29	A1	WILKERSON LEWIS E JR	RUTLEDGE	2005 / 3312	115.69
121-A-9	A1	WILKERSON LEWIS E JR & DAWN H	JONES	2005 / 3312	161.95
120-A-1	A1	WILKERSON LEWIS E	BRIERY	2004 / 451	396
120-A-46	A1	WILKERSON LEWIS E	REDD TR 8	2011 / 642	275
120-A-5	A1	WILKERSON LEWIS E & DAWN H	BRIERY	2014 / 858	2
120-A-6	A1	WILKERSON LEWIS E JR & DAWN H	BRIERY	2013 / 1751	19.49
120-A-42	A1	WILKERSON LEWIS E JR & DAWN H	SIMPLICITY	1500 / 231	49.51
120-A-43	A1	HAMPTON MILSTEAD BREHM	SIMPLICITY BRITTON WEIDMAN	2003 / 2157	144.78
121-A-10	A1	VAUGHAN JOHN W	146.75 ACS	32 / 207	146.75

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMIT/APPLICATION NO \_\_\_\_\_  
ZONING DISTRICT \_\_\_\_\_  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED \_\_\_\_\_

## *County of Prince Edward*

PLEASE PRINT OR TYPE

### PRINCE EDWARD COUNTY APPLICATION FOR SPECIAL USE PERMIT

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION  
VIA: ZONING ADMINISTRATOR

SPECIAL EXCEPTION REQUESTED:

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Telephone Number: (    ) \_\_\_\_\_

Present Land Use: \_\_\_\_\_

Legal Description of Property with Deed Book and Page No. or Instrument No. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tax Map # \_\_\_\_\_ Acreage : \_\_\_\_\_

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) \_\_\_\_\_  
\_\_\_\_\_

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) \_\_\_\_\_  
\_\_\_\_\_

Height of Principal Building (s): Feet \_\_\_\_\_ Stories \_\_\_\_\_

APPLICANT'S STATEMENT: (if not owner(s) of property):

**I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.**

Signature of Applicant (if not property owner) \_\_\_\_\_

Date \_\_\_\_\_

PROPERTY OWNER(S) STATEMENT:

**I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.**

  
Signature of Property Owner(s)

Date



Signature of Property Owner(s)

Date

Parcel GPIN	Zoning	Landowner Name	Legal Description	Deed/Book Number	Approximate Acreage
111-A-2B	A1	WILKERSON LEWIS E JR	POLLARD	1900 / 1352	3.59
111-A-3	A1	WILKERSON LEWIS E & DAWN H	MCGEHEE	2005 / 214	122.62
112-A-19A	A1	WILKERSON LEWIS E JR	BRIERY	2004 / 165	486.72
120-A-2	A1	WILKERSON LEWIS E JR	JONES	2014 / 858	55
120-A-3	A1	WILKERSON LEWIS E JR	BRIERY	2014 / 858	13
120-A-4	A1	WILKERSON LEWIS E JR	LEATHERWOOD	2014 / 858	1
120-A-7	A1	WILKERSON LEWIS E JR	BRIERY	2011 / 1061	8.9
120-A-8	A1	WILKERSON LEWIS E JR	BRIERY	2011 / 1061	4.4
120-A-15	A1	WILKERSON LEWIS E JR	MCGEHEE	1600 / 2077	10.29
120-A-20	A1	WILKERSON LEWIS E JR	BOOKER	2005 / 2809	11.91
120-A-21	A1	WILKERSON LEWIS E JR	BRIERY	2005 / 1474	112.1
120-A-29	A1	WILKERSON LEWIS E JR	RUTLEDGE	2005 / 3312	115.69
121-A-9	A1	WILKERSON LEWIS E JR & DAWN H	JONES	2005 / 3312	161.95
120-A-1	A1	WILKERSON LEWIS E	BRIERY	2004 / 451	396
120-A-46	A1	WILKERSON LEWIS E	REDD TR 8	2011 / 642	275
120-A-5	A1	WILKERSON LEWIS E & DAWN H	BRIERY	2014 / 858	2
120-A-6	A1	WILKERSON LEWIS E JR & DAWN H	BRIERY	2013 / 1751	19.49
120-A-42	A1	WILKERSON LEWIS E JR & DAWN H	SIMPLICITY	1500 / 231	49.51

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMIT/APPLICATION NO. \_\_\_\_\_  
ZONING DISTRICT \_\_\_\_\_  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED \_\_\_\_\_

*County of Prince Edward*

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY APPLICATION  
FOR SPECIAL USE PERMIT**

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION      SPECIAL EXCEPTION REQUESTED:  
VIA: ZONING ADMINISTRATOR

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Telephone Number: (    ) \_\_\_\_\_

Present Land Use: \_\_\_\_\_

Legal Description of Property with Deed Book and Page No. or Instrument No. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tax Map # \_\_\_\_\_ Acreage : \_\_\_\_\_

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) \_\_\_\_\_  
\_\_\_\_\_

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) \_\_\_\_\_  
\_\_\_\_\_

Height of Principal Building (s): Feet \_\_\_\_\_ Stories \_\_\_\_\_

APPLICANT'S STATEMENT: (if not owner(s) of property):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.

Signature of Applicant (if not property owner) \_\_\_\_\_ Date \_\_\_\_\_

PROPERTY OWNER(S) STATEMENT:

I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.

Signature of Property Owner(s) \_\_\_\_\_ Date 12-31-24

Signature of Property Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Property Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Application Fee    \$300.00      Fee Received by \_\_\_\_\_ Date \_\_\_\_\_

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

All checks for payment should be made payable to: Treasurer, Prince Edward County, Virginia.

Mail to: Department of Planning &  
Community Development  
P. O. Box 382  
Farmville, VA 23901  
(434) 392-8837



Parcel GPIN	Zoning	Landowner Name	Legal Description	Deed/Book Number	Approximate Acreage
121-A-10	A1	VAUGHAN JOHN W	146.75 ACS	32 / 207	146.75

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMIT/APPLICATION NO. \_\_\_\_\_  
ZONING DISTRICT \_\_\_\_\_  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED \_\_\_\_\_

*County of Prince Edward*

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY APPLICATION  
FOR SPECIAL USE PERMIT**

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION      SPECIAL EXCEPTION REQUESTED:  
VIA: ZONING ADMINISTRATOR

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Telephone Number: (    ) \_\_\_\_\_

Present Land Use: \_\_\_\_\_

Legal Description of Property with Deed Book and Page No. or Instrument No. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tax Map # \_\_\_\_\_ Acreage : \_\_\_\_\_

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) \_\_\_\_\_  
\_\_\_\_\_

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) \_\_\_\_\_  
\_\_\_\_\_

Height of Principal Building (s): Feet \_\_\_\_\_ Stories \_\_\_\_\_

APPLICANT'S STATEMENT: (if not owner(s) of property):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.

Signature of Applicant (if not property owner) \_\_\_\_\_

Date \_\_\_\_\_

PROPERTY OWNER(S) STATEMENT:

I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.

  
Signature of Property Owner(s)

  
Date

  
Signature of Property Owner(s)

  
Date

Signature of Property Owner(s) \_\_\_\_\_

Date \_\_\_\_\_

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Application Fee    \$300.00

Fee Received by \_\_\_\_\_ Date \_\_\_\_\_

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

All checks for payment should be made payable to: **Treasurer, Prince Edward County, Virginia.**

Mail to: Department of Planning &  
Community Development  
P. O. Box 382  
Farmville, VA 23901  
(434) 392-8837

Parcel GPIN	Zoning	Landowner Name	Legal Description	Deed/Book Number	Approximate Acreage
112-A-40	A1	KEPLINGER WILLIAM & STACIE SHAFFER	JONES	2021 / 601	111.7

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PERMIT/APPLICATION NO \_\_\_\_\_  
 ZONING DISTRICT \_\_\_\_\_  
 MAGISTERIAL DISTRICT \_\_\_\_\_  
 DATE SUBMITTED \_\_\_\_\_

## County of Prince Edward

PLEASE PRINT OR TYPE

### PRINCE EDWARD COUNTY APPLICATION FOR SPECIAL USE PERMIT

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION      SPECIAL EXCEPTION REQUESTED:  
 VIA: ZONING ADMINISTRATOR

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V. Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Telephone Number: (    ) \_\_\_\_\_

Present Land Use: \_\_\_\_\_

Legal Description of Property with Deed Book and Page No. or Instrument No. \_\_\_\_\_

\_\_\_\_\_

Tax Map # \_\_\_\_\_ Acreage : \_\_\_\_\_

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) \_\_\_\_\_

\_\_\_\_\_

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) \_\_\_\_\_

\_\_\_\_\_

Height of Principal Building (s): Feet \_\_\_\_\_ Stories \_\_\_\_\_

APPLICANT'S STATEMENT: (if not owner(s) of property):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.

Signature of Applicant (if not property owner) \_\_\_\_\_ Date \_\_\_\_\_

PROPERTY OWNER(S) STATEMENT:

I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.

Mildred B Hampton      12/31/2024  
 Signature of Property Owner(s)      Date

Signature of Property Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Property Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Application Fee    \$300.00      Fee Received by \_\_\_\_\_ Date \_\_\_\_\_

The above mentioned application charges are nonrefundable, regardless of whether the permit application is approved or denied once submitted.

All checks for payment should be made payable to: **Treasurer, Prince Edward County, Virginia.**

Mail to: Department of Planning &  
 Community Development  
 P. O. Box 382  
 Farmville, VA 23901  
 (434) 392-8837

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMIT/APPLICATION NO. \_\_\_\_\_  
ZONING DISTRICT \_\_\_\_\_  
MAGISTERIAL DISTRICT \_\_\_\_\_  
DATE SUBMITTED \_\_\_\_\_

*County of Prince Edward*

PLEASE PRINT OR TYPE

**PRINCE EDWARD COUNTY APPLICATION  
FOR SPECIAL USE PERMIT**

TO: PRINCE EDWARD COUNTY PLANNING COMMISSION  
VIA: ZONING ADMINISTRATOR

SPECIAL EXCEPTION REQUESTED:

The undersigned owner of the following described property hereby applies for a Special Use permit as provided in Section 5-124 of Article V, Site Plan requirements are found in Section 4-100 of Article IV Development Standards of the Zoning Ordinance of Prince Edward County, Virginia.

Applicant's Name: Tobacco Trail Solar, LLC  
Applicant's Address: 800 Taylor St., Suite 200, Durham, NC 27701  
Applicant's Telephone Number: (919) 960-6015

Present Land Use: Managed Timber

Legal Description of Property with Deed Book and Page No. or Instrument No. See Exhibit A

Tax Map # See Exhibit A Acreage: +/- 2,324

Narrative statement evaluating effects on adjoining properties (noise, odor, dust, fumes, etc.): (Attach additional sheet if necessary.) See Application Narrative.

Statement of general compatibility with adjacent and other properties in the zoning district. (Attach additional sheet if necessary.) See Application Narrative.

Height of Principal Building (s): Feet 18' maximum Stories N/A

APPLICANT'S STATEMENT: (if not owner(s) of property):

**I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Prince Edward County Zoning Ordinance as written and also with the description contained in this permit application.**

Signature of Applicant (if not property owner)

Date

PROPERTY OWNER(S) STATEMENT:

**I hereby certify that I/We own the above described property, that the information given is complete and correct to the best of my knowledge, and the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use permit as set forth in the Prince Edward County Zoning Ordinance as written.**

Rosemary D. Hampton  
Signature of Property Owner(s)

10/17/2025  
Date

Signature of Property Owner(s)

Date

Parcel GPIN	Zoning	Landowner Name	Legal Description	Deed/Book Number	Approximate Acreage
120-A-43	A1	HAMPTON MILSTEAD BREHM	SIMPLICITY BRITTON WEIDMAN	2003 / 2157	144.78

## **Attachment B**

# **Conceptual Site Plan**





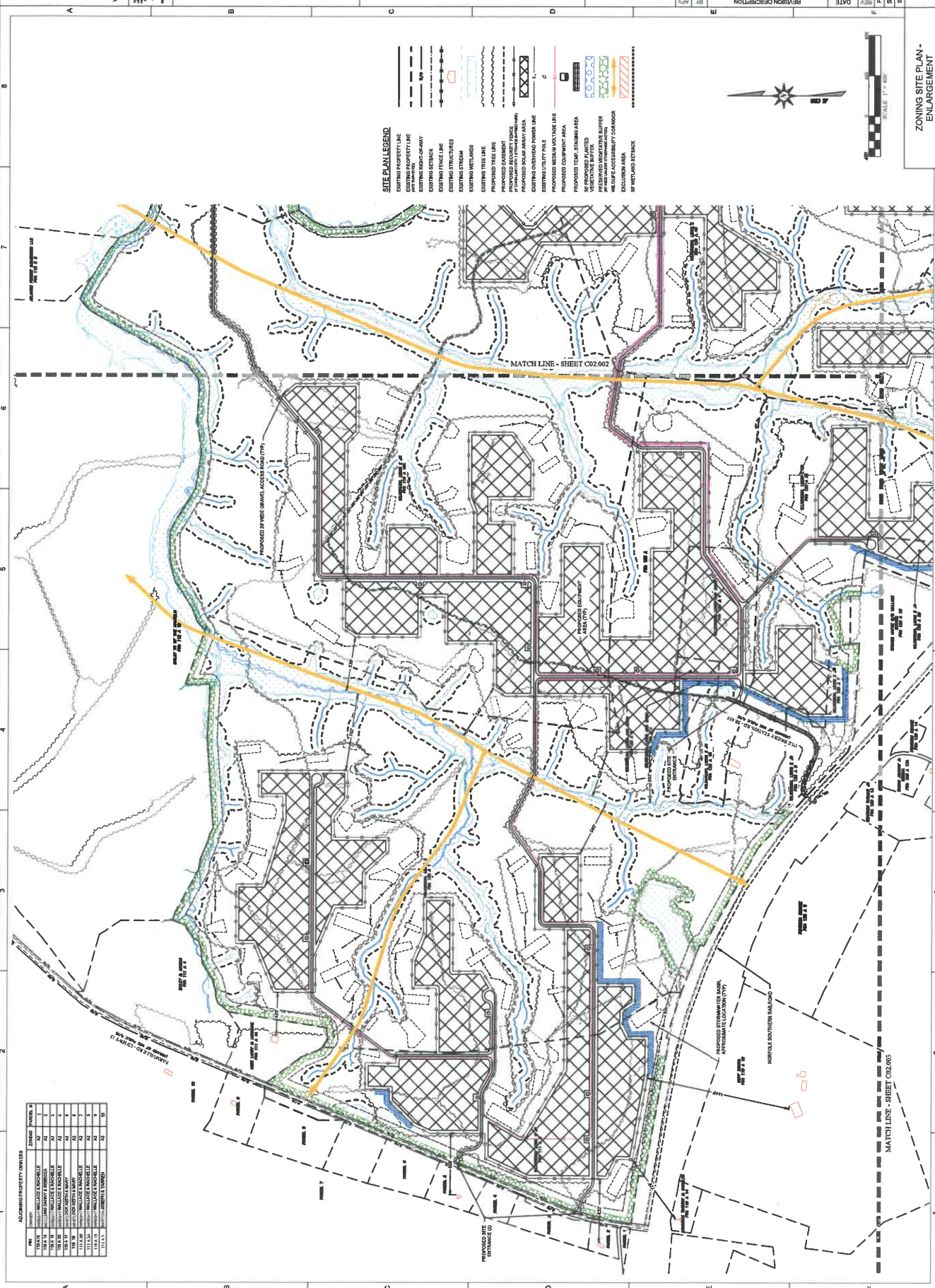










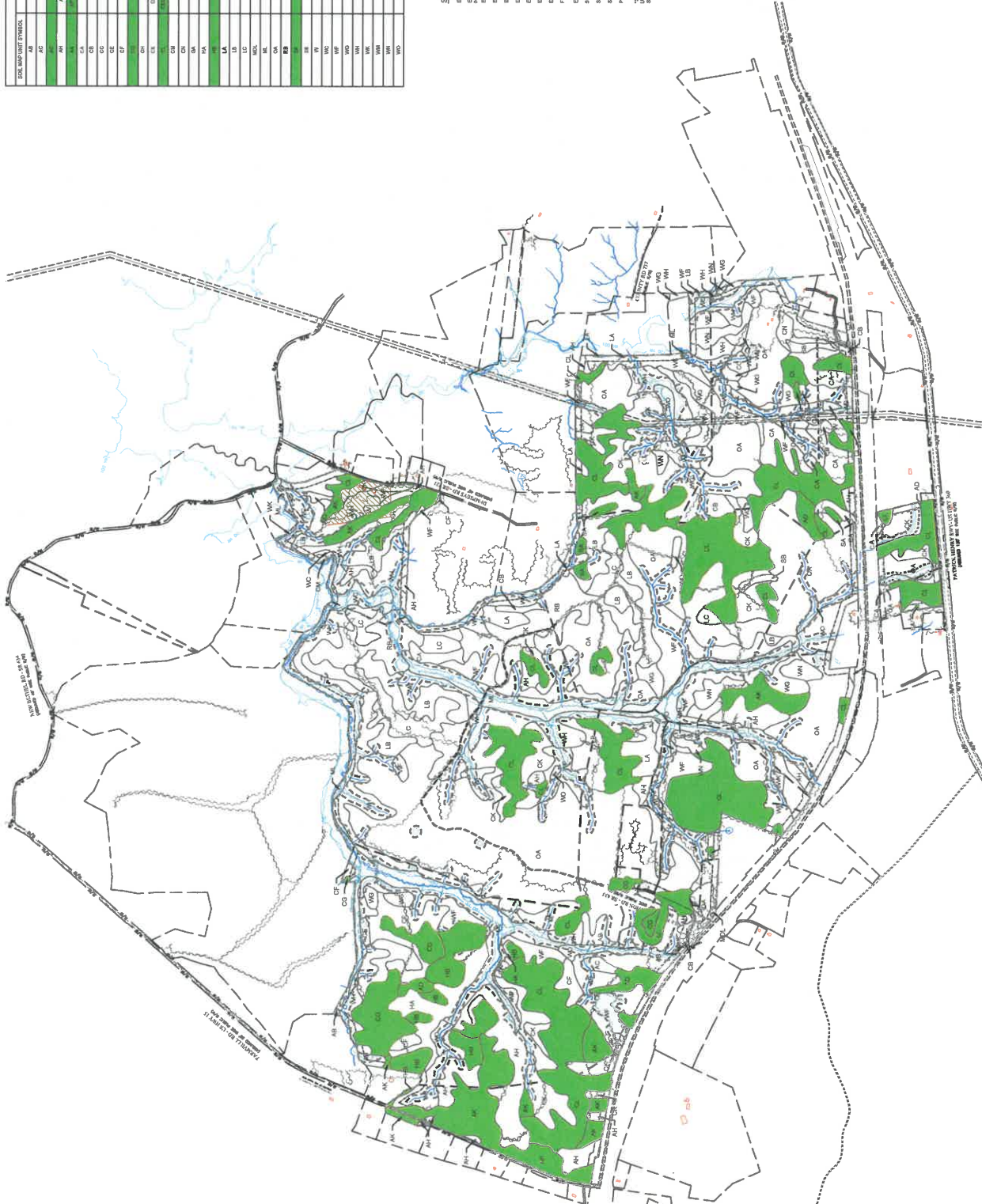
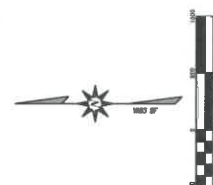
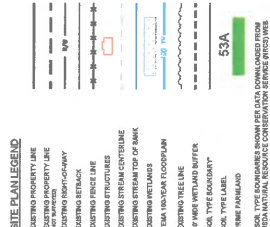










[illegible]

THIS DOCUMENT IS THE PROPERTY OF STRATA'S CLEAN ENERGY. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF STRATA'S CLEAN ENERGY. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.

DATE: 11/15/2023  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 APPROVED BY: J. HARRIS

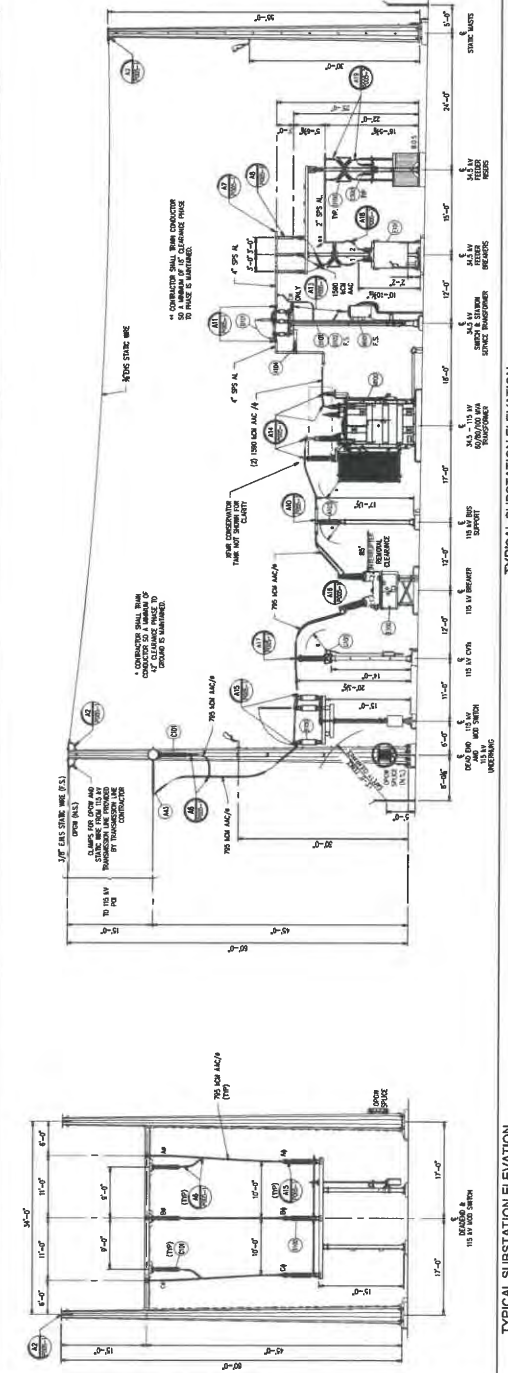
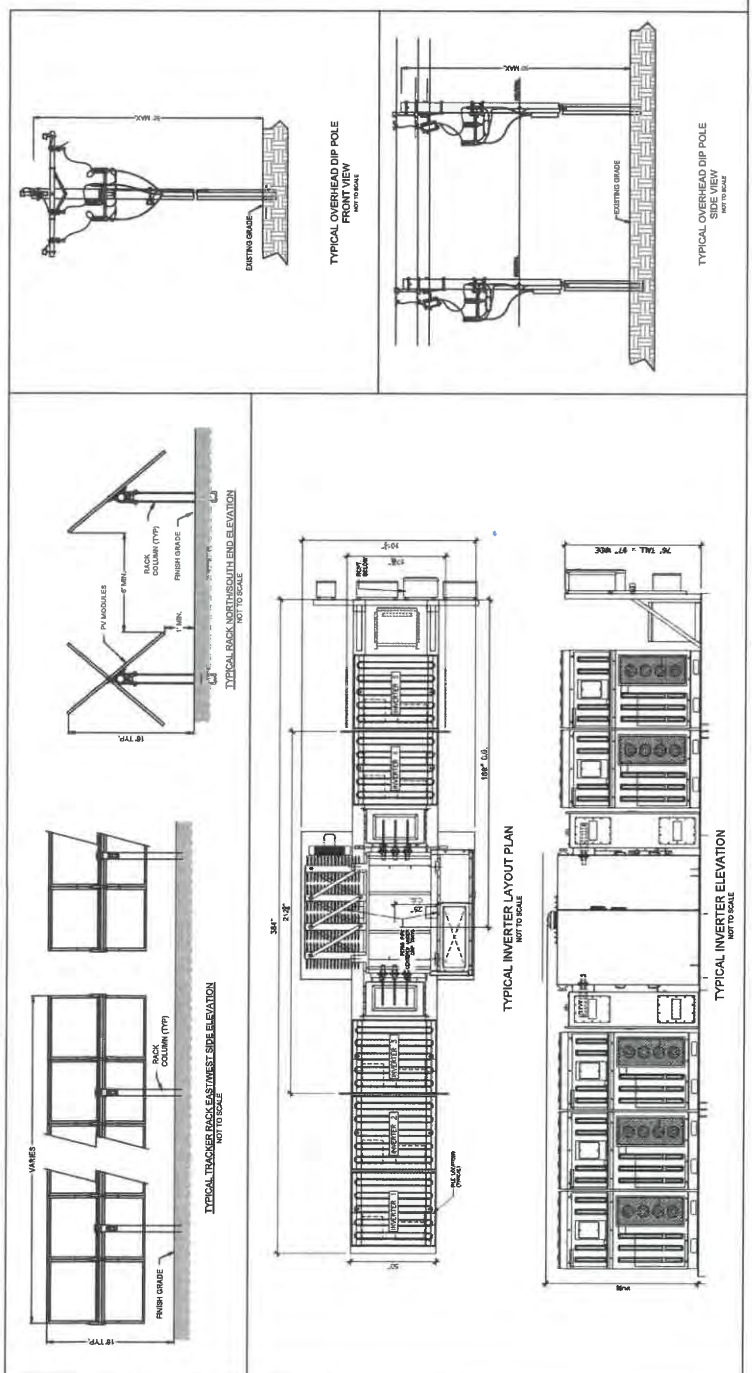
**TOBACCO TRAIL**  
 PV ELECTRIC SUPPLY STATION  
 KEYVILLE, VA 22947  
 PRINCE EDWARD COUNTY



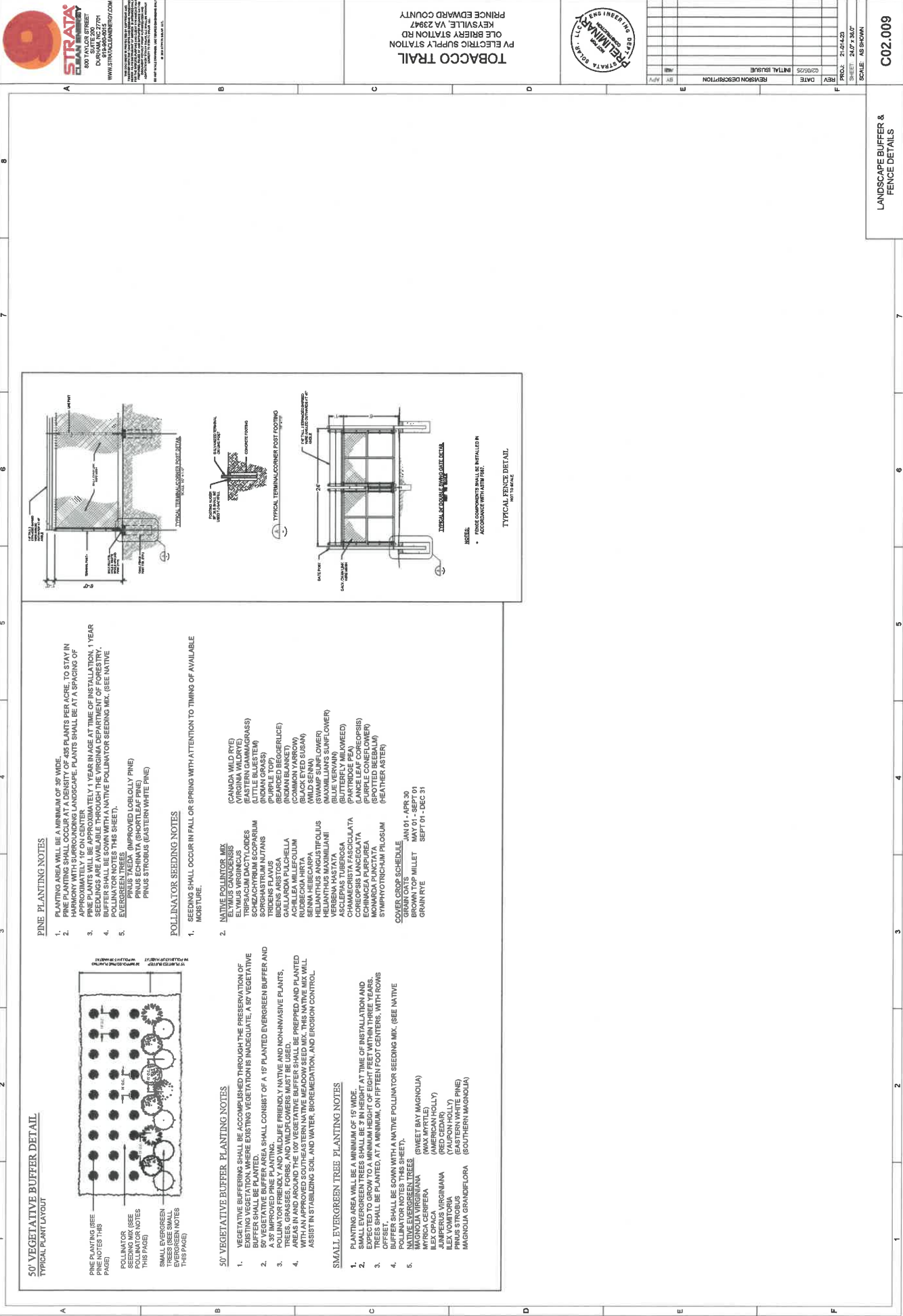
REV	DATE	REVISION DESCRIPTION
1	11/15/2023	INITIAL ISSUE

**C02.008**  
 SHEET: 28 OF 38  
 SCALE: AS SHOWN

**SITE DETAILS**







November 12, 2025

Robert Love  
Director of Planning and Community Development  
Prince Edward County  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901

**Re: Tobacco Trail Solar, LLC, Special Use Permit Supplement**

Dear Mr. Love,

Tobacco Trail Solar, LLC ("Tobacco Trail" or the "Applicant") is pleased provide supplemental information to the Special Use Permit ("SUP") for the purpose of constructing and operating a 150 MW utility-scale solar energy facility in Prince Edward County.

Enclosed please find the following:

1. Supplemental Information in response to County.
2. One (1) supplemental summary of the Glare Study.

Tobacco Trail appreciates the opportunity to provide this additional, supplemental information to provide clarity on the SUP and looks forward to the November 18th hearing and discussions to be held with the Planning Commission. If you have any questions or need any additional information during your review of the enclosed material, please do not hesitate to reach out to me.

Thank you for your assistance and consideration during the application process.

Sincerely,

**Heather McAlister**  
**Manager, Permitting**  
Strata Clean Energy  
800 Taylor St, Suite 200  
Durham, NC 27701

CC. Douglas Stanley, County Administrator

## **Tobacco Trail Solar, LLC, Special Use Permit Supplemental Information**

On October 17, 2025, Tobacco Trail Solar, LLC (“Tobacco Trail”) submitted an updated Special Use Permit (“SUP”) for the purpose of constructing and operating a 150 MW utility-scale solar energy facility (“Project”) in Prince Edward County (“County”). Upon further discussion with the County, outstanding comments remained around glare and pollinator planting requirements. As such Tobacco Trail provides the following supplemental information to fully address the outstanding County comments:

### **1. Glint and Glare Study:**

Tobacco Trail hired Westwood Professional Services, Inc. (“Westwood”) to complete a Glare Study. Westwood’s report concluded that no glare was predicted for the Project; the Glare Study report was included in its entirety with the October 2025 SUP application, Attachment T. Included as an attachment to this Supplement is a one-page memo from Westwood, summarizing the findings referenced above from the Glare Study.

To further clarify with this supplement, Tobacco Trail commits to installing panels which incorporate and utilize anti-glare/anti-reflection technology which meet or exceed industry standards. The Project maintains site design to prevent glint and glare levels, and site design meets and/or exceeds industry standards. Additionally, Tobacco Trail recommends inclusion of an additional Special Condition in the SUP, to further demonstrate our commitment to maintaining safety and viewshed around panel installation and operation, for the Project to install anti-glare/antireflection coating.

### **2. Pollinator**

The County provided comments that Tobacco Trail application of pollinator commits to the Project area being seeded with appropriate pollinator-friendly native plants, shrubs, trees, grasses, forbs and wildflowers. Seeding will be promptly applied with pollinator-friendly vegetation following completion of construction in such a manner as to reduce invasive weed growth and trap sediment within the facility area. At the beginning of the next planting season the facility area, setbacks and buffers will be overseeded with appropriate pollinator-friendly native plants, shrubs, trees, grasses, forbs, and wildflowers following Virginia Pollinator-Smart Program best practices. Once these pollinator habits are established, maintenance of the site will prioritize Virginia Pollinator-Smart Program best practices with the exception in areas Agrivoltaics are employed and in coordination with safety requirements.

In conclusion, Tobacco Trail submits this supplement to resolve outstanding County comments and further demonstrate commitment to being a good community partner.

## MEMORANDUM

Date: October 31, 2025

Re: Tobacco Trail Solar Glare Study Key Findings and Recommendations

To: Whitney St Charles: [whitney.stcharles@stratacleanenergy.com](mailto:whitney.stcharles@stratacleanenergy.com)  
Heather McAlister: [heather.mcalister@stratacleanenergy.com](mailto:heather.mcalister@stratacleanenergy.com)  
Tiffany Severs: [tiffany.severs@stratacleanenergy.com](mailto:tiffany.severs@stratacleanenergy.com)  
Adam Both: [adam.both@westwoodps.com](mailto:adam.both@westwoodps.com)

From: Tom Braman, Sr. Environmental Scientist [tom.braman@westwoodps.com](mailto:tom.braman@westwoodps.com)

This memo was prepared to summarize the key findings and recommendations related to the Tobacco Trail Solar Glare Study located in Prince Edward County, Virginia.

An annual glare hazard analysis was performed for the PV solar panels and receptors using the ForgeSolar GlareGauge tool. Glare was modeled on a minute-by-minute basis to simulate the array trackers rotating daily to follow the sun. The analysis included three alternate rest angles (stow angles), defined as the position of the array at the end of its daily rotation, and two alternate array heights.

Sandia National Laboratories developed the Solar Glare Hazard Analysis Tool technology. It uses comprehensive SGHAT algorithms for analyzing reflected glare from panels along line-of-sight paths and discrete receptor points providing a worst-case scenario without vegetation and structures. Detailed project design specifications are entered into the model for orientation and tilt of the PV solar panels, reflectance, environment, and ocular factors.

Westwood modeled glare with the following single-axis, design alternates with both 6-foot and 9-foot average array heights.

1. 60-degree rest angle, Proposed (No glare predicted),
2. 10-degree rest angle, alternate (No glare predicted), and
3. 0-degree rest angle, alternate (Significant glare predicted).

Glare analyses of design alternatives 1 and 2 reported no glare would impact the 38 residences or 14 routes modeled.

Westwood recommends the following:

1. Stratus Solar should use alternate design 1 or 2 with a single-axis tracking system having a rest angle range between 10-degrees and 60-degrees and a 6-foot average array height.
2. All glass on the solar panels should possess an anti-reflective coating.

Alternate Design 3, with 0-degree rest angle, on the other hand, is not recommended because significant predicted glare would be encountered at up to 53 observation points and 12 routes.

The 6-foot average array height is recommended over the 9-foot array height because it is less visible to nearby observers, and it takes less racking material resources to construct.



## Public Hearing Notice

Notice is hereby given that the Prince Edward County Board of Supervisors will hold **PUBLIC HEARINGS** on Tuesday, December 9, 2025, at 7:30 p.m. in the Board of Supervisors Room, Prince Edward County Courthouse, 111 N. South Street, 3<sup>rd</sup> Floor, Farmville, Virginia, to receive citizen input prior to considering the following:

1. A Special Use Permit request filed by Tobacco Trail Solar, LLC for the proposal to construct and operate a 150MWac solar energy facility on land totaling 2,324 +/- acres denoted as Tax Map Parcels 111-A-28, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 120-A-6, 120-A-42, 120-A-43, and 120-A-10 located north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and just west of New Bethel Road (State Route 634), which is zoned Agricultural Conservation (A1) District.
2. Pursuant to §15.2-2316.8(B) of the Code of Virginia, consideration of a siting agreement by Tobacco Trail Solar, LLC, related to a 150MWac solar energy facility on land totaling 2,324 +/- acres denoted as Tax Map Parcels 111-A-28, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 120-A-6, 120-A-42, 120-A-43, and 120-A-10 located north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and just west of New Bethel Road (State Route 634), which is zoned Agricultural Conservation (A1) District.

Citizen input for Public Hearings will be received through: (1) in-person participation; (2) remote participation by calling **1-844-890-7777**, Access Code # **390313**; or (3) by written comments mailed to: Board of Supervisors, P.O. Box 382, Farmville, VA 23901; or emailed to: [board@co.prince-edward.va.us](mailto:board@co.prince-edward.va.us); or faxed to: 434-392-6683. Written comments should be limited to no more than 500 words, and must be received by 2:00 p.m. the day of the meeting. Based on the number of speakers, the Chair will determine the time allotted to each speaker. Citizens may view the monthly Board of Supervisors meetings live (no public input) at the County's YouTube channel by using the link on the County website under Meetings & Public Notices.

A copy of the special use permit and siting agreement is available for public review on the County's website at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us) or in the Prince Edward County Administrator's Office, 111 N. South Street, 3<sup>rd</sup> Floor, Farmville, VA. It is the County's intent to comply with the Americans with Disabilities Act. Should you have questions or require special accommodations, please contact the County Administrator's Office at 434-392-8837.

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List of adjoining Property owners and mailing addresses for the property for SUP and/or Rezoning.

Parcel ID	Owner	Address
112 A 19	BAILEY MALCOLM L TR OF THE MALCOLM	606 BAILEY ROAD KEYSVILLE VA 23947
111 A 4	BAILEY M C & MARIAN C	119 BRIERY CHURCH ROAD KEYSVILLE, VA 23947
111 A 4A	AGEE LARRY S & LORRAINE B	15763 FARMVILLE ROAD KEYSVILLE VA 23947
111 3 A	BARTON JOSEPH A & TARREN MORRIS	15758 FARMVILLE ROAD KEYSVILLE VA 23947
119 A 15	WRIGHT RACHELLE P	305 HENDERSON ROAD KEYSVILLE VA 23947
111 A 3A	WRIGHT RACHELLE P	305 HENDERSON ROAD KEYSVILLE VA 23947
111 A 3B	WRIGHT RACHELLE P	305 HENDERSON ROAD KEYSVILLE VA 23947
119 A 18	WHITLOCK KEITH D & MARY M	16176 FARMVILLE ROAD KEYSVILLE VA 23947
119 A 17	WHITLOCK KEITH D & MARY M	16176 FARMVILLE ROAD KEYSVILLE VA 23947
119 A 16	KELLER WILCO JAMES & HANNAH GRACE	16460 FARMVILLE ROAD KEYSVILLE VA 23947
119 A 12	MARKER SHERRY LYLES	16754 FARMVILLE ROAD KEYSVILLE VA 23947
119 A 14	HAMMOCK TIMOTHY W & CAROLYN L	11204 FARMVILLE ROAD FARMVILLE VA 23901
119 A 10	GOFF DONNA J TR OF THE DONNA J GOFF LIVING TRUST	18036 LUNDE LANE ROCKVILLE VA 23146-1731
120 A 9	PEARSON RONNIE DAIL	18114 BONNEVILLE LANE DINWIDDIE VA 23841
120 A 14	PEARSON RONNIE DAIL	18114 BONNEVILLE LANE DINWIDDIE VA 23841
120 A 13	REARDON THOMAS OCONNELL JR	231 OLE BRIERY STATION ROAD KEYSVILLE VA 23947
120 A 13A	SNEAD JOHNNY J & VELDA J	259 OLE BRIERY STATION ROAD KEYSVILLE VA 23947
120 A 16	STOKES HATTIE E C/O WALLACE RAY STOKES	6509 CABBAGE PATCH ROAD KEYSVILLE VA 23947
120 A 19	STOKES HATTIE E C/O WALLACE RAY STOKES	6509 CABBAGE PATCH ROAD KEYSVILLE VA 23947
120 A 20B	EAMES BRYAN D & PATRICIA M	6685 CABBAGE PATCH ROAD KEYSVILLE VA 23947
120 A 28	HAMMOCK BETTY F TR	6955 CABBAGE PATCH ROAD KEYSVILLE VA 23947
120 A 30	HAMMOCK BETTY F TR	6955 CABBAGE PATCH ROAD KEYSVILLE VA 23947
120 A 22	VAUGHAN JOHN W	673 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947
121 A 14	VAUGHAN JOHN W	673 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947
121 A 17	VAUGHAN JOHN W	673 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947
121 A 18	VAUGHAN JOHN W	673 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947
120 A 44	591-649 PATRICK HENRY LLC	3951 MOUNTAIN ROAD GLEN ALLEN VA 23060
120 A 42A	WATSON DAVID L	286 THISTLE KNOB LANE KEYSVILLE VA 23947
120 A 42B	BOWEN LONNIE CLARENCE & ROBBIE HAMMOCK	1608 BRUCEVILLE ROAD MEHERRIN VA 23954
120 A 37	SHERRILL MELISSA, LARRY L & WEYLYN	16 COLLINS DRIVE KEYSVILLE VA 23947
120 A 42C	DYER JOSH A & ANGELA Z SHARPE	146 THISTLE KNOB LANE KEYSVILLE VA 23947
120 A 43	HAMPTON MILDRED BREHM LIFE ESTATE	551 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947
120 A 45	HAMPTON MILDRED BREHM LIFE ESTATE	551 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947
112 2 2	ATLANTIC FOREST INDUSTRIES LLC	2302 NASH ST N STE E 147 WILSON NC 27896
112 5 3	UPSON VANESSA A	2075 NEW BETHEL ROAD MEHERRIN VA 23954
112 5 4	JORDAN JEFFREY D & KRISTIN M	1995 NEW BETHEL ROAD MEHERRIN VA 23954
113 2 3	THIERER MICHAEL K & MARLENE DAWN	2260 NEW BETHEL ROAD MEHERRIN VA 23954
113 10 2	DICKERSON CHARLES D SR & CAROLYN R	455 DEMPSEY ROAD MEHERRIN VA 23954
113 10 3	DICKERSON CHARLES D SR & CAROLYN R	455 DEMPSEY ROAD MEHERRIN VA 23954
113 10 4	DICKERSON CHARLES D SR & CAROLYN R	455 DEMPSEY ROAD MEHERRIN VA 23954
112 A 2	FRIGON NORMAND	44 SKYVIEW LANE SUDBURY MA 01776
113 10 5	FAULKNER KIRK B & ASHLEY M	493 DEMPSEY ROAD MEHERRIN VA 23954
113 10 6	ALPHIN ROBERT G & KAREN G	200 FERRY HILL TRAIL CLARKSVILLE VA 23927
113 10 7	ALPHIN ROBERT G & KAREN G	200 FERRY HILL TRAIL CLARKSVILLE VA 23927
113 15 1	TYSON MAGGIE HELEN DEMPSEY & DONALD	290 WHITE STREET DRAKES BRANCH VA 23937
120 A 47	DEMPSEY BENJAMIN	3334 ABILENE ROAD CHARLOTTE CH VA 23923
121 A 2	DELAND MONICA	12575 BLUE SPRINGS ROAD SWEETWATER TN 37874
121 A 5	WALTON CHARLIE & LUCY ESTATE C/O KELVIN L & BETTY WALTON	746 CC CAMP ROAD MEHERRIN VA 23954-3008
121 A 8	MORTON PATRICK C/O NANCY A JONES	3541 CHESTERFIELD AVENUE BALTIMORE MD 21213
121 A 7	YALE GARY LEE & PATRICIA L	651 CC CAMP ROAD MEHERRIN VA 23954
121 A 22	CARDINAL'S ROOST LLC	8217 SHANNON HILL ROAD HENRICO VA 23229
121 A 53	HANCOCK TIMBERLAND XII INC C/O HANCOCK NATURAL RESOURCE	13950 BALLANTYNE CORP PLACE SUITE 150 CHARLOTTE NC 28277
121 A 21	COX WILLARD C/O ROSA BAILEY	50 PASTURE LANE KEYSVILLE VA 23947
113 10 1A	BREVARD ERIC D	338 ENFIELD ROAD JOPPA MD 21085
121 A 20	GEE JAKE & GRACE	437 COUNTRY DRIVE KEYSVILLE VA 23947



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**COUNTY OF PRINCE EDWARD, VIRGINIA**

**Director of Planning and  
Community Development**

Robert Love  
Post Office Box 382  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901  
Office: (434) 414-3037  
Fax: (434) 392-6683  
rlove@co.prince-edward.va.us  
www.co.prince-edward.va.us

November 24, 2025

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit Request & Siting Agreement: Tobacco Trail Solar, LLC

The Prince Edward County Board of Supervisors will hold a public hearing on Tuesday, **December 9, 2025** at 7:30 p.m. to receive citizen input on a request by Tobacco Trail Solar, LLC for a Special Use Permit and Siting Agreement related to the construction and operation of a 150MWac solar energy facility on land totaling 2,324 +/- acres denoted as Tax Map Parcels 111-A-28, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 120-A-6, 120-A-42, 120-A-43, and 120-A-10 located north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and just west of New Bethel Road (State Route 634), which is zoned Agricultural Conservation (A1) District.

You are receiving this notice because you own land in the vicinity of the property requested to be approved for a special use permit. The purpose of the siting agreement is to establish revenue sharing taxation by the County. Following the hearing the Prince Edward County Board of Supervisors may vote to approve or deny the request.

Instructions of how to listen or participate in the meeting and public hearing are contained on the reverse side of this letter. If you have any questions or comments, please do not hesitate to contact me at: 434-414-3037 or by email at: rlove@co.prince-edward.va.us

Respectfully

Robert Love

Director of Planning and Community Development



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Robert Love

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[rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)  
[www.co.prince-edward.va.us](http://www.co.prince-edward.va.us)

November 24, 2025

Landon Green, County Administrator  
Charlotte County, Virginia  
P.O. Box 608  
Charlotte Court House VA 23923

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit Request & Siting Agreement: – Tobacco Trail Solar, LLC

Dear Mr. Green;

Per §15.2-2204 (C) of the Code of Virginia (1950), as amended, you are being sent written notification of a Special Use Permit application & Siting Agreement as listed in the attached public notice which involves a parcel of land within one-half mile of a boundary with an adjoining locality.

The Prince Edward County Board of Supervisors will hold a public hearing on December 9, 2025 at 7:30 p.m. to receive input on the request. Instructions of how to listen or participate in the meeting and public hearings are contained in the enclosed Public Notice.

If you have any questions or comments, please forward them to my attention no later than noon on the date of the public meeting. please do not hesitate to contact me at: 434-414-3037 or by email at: [rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)

Respectfully,

Robert Love

Director of Planning and Community Development

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**COUNTY OF PRINCE EDWARD, VIRGINIA**

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[www.co.prince-edward.va.us](http://www.co.prince-edward.va.us)

November 24, 2025

Tracy M. Gee, County Administrator  
Lunenburg County, Virginia  
11413 Courthouse Road  
Lunenburg, VA 23952

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit Request & Siting Agreement: – Tobacco Trail Solar, LLC

Dear Ms. Gee;

Per §15.2-2204 (C) of the Code of Virginia (1950), as amended, you are being sent written notification of a Special Use Permit application & Siting Agreement as listed in the attached public notice which involves a parcel of land within one-half mile of a boundary with an adjoining locality.

The Prince Edward County Board of Supervisors will hold a public hearing on December 9, 2025 at 7:30 p.m. to receive input on the request. Instructions of how to listen or participate in the meeting and public hearings are contained in the enclosed Public Notice.

If you have any questions or comments, please forward them to my attention no later than noon on the date of the public meeting. please do not hesitate to contact me at: 434-414-3037 or by email at: [rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)

Respectfully,

Robert Love

Director of Planning and Community Development

Tobacco Trail Solar, LLC  
PRINCE EDWARD COUNTY, VIRGINIA  
Special Use Permit Conditions

**SECTION I. GENERAL PROVISIONS**

1. This Special Use Permit applies to the following properties for which a special use permit application was submitted: Tax Map Parcel Identification Numbers: 111-A-2B, 111-A-3, 112-A-19A, 112-A-40, 120-A-1, 120-A-15, 120-A-2, 120-A-20, 120-A-21, 120-A-29, 120-A-3, 120-A-4, 120-A-42, 120-A-43, 120-A-46, 120-A-5, 120-A-6, 120-A-7, 120-A-8, 121-A-9, 121-A-10. The Special Use Permit application was submitted on 07/15/2025 by Tobacco Trail Solar, LLC on behalf of the owners of the said properties, and compliance with these conditions is the express duty of, and these conditions shall bind, the Applicant and any assignee of the Applicant who operates the Solar Facility
2. The Site shall be developed, constructed, operated, and decommissioned in compliance with all of the following:
  - a. All applicable federal, state, and local laws, statutes, ordinances, and regulations.
  - b. All written agreements entered into between the Applicant and the County, expressly including, but not limited to, a Solar Facility Siting Agreement.
  - c. The Site Plan approved by Prince Edward County.
  - d. The Decommissioning Plan approved by Prince Edward County.
  - e. The Emergency Response Plan approved by Prince Edward County.
  - f. The Construction Traffic Management Plan approved by Prince Edward County.
  - g. The Erosion and Sediment Control Plan approved by Prince Edward County.
  - h. The Stormwater Management Plan approved by Prince Edward County and/or DEQ.

Violation by the Applicant or by any one or more of Applicant's agents, employees or contractors of any terms, conditions, or provisions of any of the foregoing shall constitute a violation of this Special Use Permit if Applicant has failed to begin and diligently pursue (or has failed to cause its agents, employees or contractors, as applicable, to begin and diligently pursue) correction of the violation within thirty (30) days after written notice by the County to Applicant.

3. The following terms shall have the following meanings if or when used in these Conditions:
  - a. **"Abandoned"** means the discontinuation of power generation by the Solar Facility for a period of at least 180 consecutive days, except in the event of a force majeure event requiring reconstruction.

- b. **"Applicant"** means Tobacco Trail Solar, LLC.
- c. **"Approved Site Plan"** means the detailed drawing showing all equipment, excavation, landscaping, and other changes or improvements to be made to the real property or properties for the development of the Project following approval of the Special Use Permit Application by the Prince Edward County Planning Commission, and the Prince Edward County Board of Supervisors and administrative review and approval by Prince Edward County staff.
- d. **"Board"** means the Board of Supervisors of Prince Edward County, Virginia.
- e. **"Commercial Operation"** means the period beginning on the date that the sale of electricity generated from the Solar Facilities to a third party through the Grid commences pursuant to a Power Purchase Agreement or offtake by an investor-owned utility or Independent Power Producer and terminating contemporaneously with the commencement of Decommissioning.
- f. **"County"** means Prince Edward County, Virginia.
- g. **"County Administrator"** means the county administrator of Prince Edward County, Virginia.
- h. **"Decommission" or "Decommissioning" or "Decommissioning Activities"** means the work on the Solar Facility to remove improvements on the real property and to otherwise comply with the Decommissioning Plan.
- i. **"Decommissioning Commencement Date"** means the earliest date on which Decommissioning is required to begin under the terms set forth in these Special Use Permit Conditions.
- j. **"Decommissioning Plan"** means the plan for Decommissioning Activities submitted by Tobacco Trail Solar, LLC and approved by the County.
- k. **"Grid"** means the interconnected network for delivering electricity from producers to consumers (consisting of generating stations, electrical substations, high voltage transmission lines, and distribution lines that connect individual customers) to which the Project is connected and provides power.
- l. **"Investor Owned Utility Company"** means an electric utility as defined in Section 56-576 of the Code of Virginia.
- m. **"Operator"** means any party which undertakes the management, maintenance, and operation of the Solar Facility, including, but not limited to, as assignee of the Applicant.
- n. **"Power Purchase Agreement"** means the written agreement pursuant to which electricity generated from the Solar Facilities is sold to a third party.
- o. **"Project"** means the Solar Facility on the parcel, including the following:
  - (i) the development, design, procurement, construction, installation, commissioning, testing, interconnection, and start-up of the Solar Facility on the Site; (ii) the operation, repair, replacement, and maintenance of the Solar

Facility on the Site; and (iii) the decommissioning and removal of the Solar Facility from the Site.

- p. **"Related Entity"** or **"Related Entities"** means any two or more entities described in I.R.C. § 267(b).
  - q. **"Site"** or **"Solar Facility Site"** means all properties to be leased or purchased by the Applicant or any Related Entity for development in connection with the Project, identified as follows: Prince Edward County Tax Map Identification Numbers 111-A-2B, 111-A-3, 112-A-19A, 112-A-40, 120-A-1, 120-A-15, 120-A-2, 120-A-20, 120-A-21, 120-A-29, 120-A-3, 120-A-4, 120-A-42, 120-A-43, 120-A-46, 120-A-5, 120-A-6, 120-A-7, 120-A-8, 121-A-9, 121-A-10.
  - r. **"Site Plan"** means the detailed drawing showing all equipment, landscaping, roads, retention facilities, fencing, buffers, and other changes or improvements to be made to the real property or properties for the development of the Project.
  - s. **"Solar Facility"** or **"Solar Facilities"** means the Site together with all equipment, apparatus, or other items of personal property used for the construction, operation, or decommissioning of the Project.
  - t. **"Surety Review Date"** means the date by which the Applicant will update the cost estimate in the Decommissioning Plan every five (5) years and reimburse the County for the actual and reasonable, out-of-pocket costs of each such independent review and analysis by a licensed engineer of each decommissioning cost estimate revision.
- 4. The Site shall be developed in general conformance with the information and exhibits submitted with the Special Use Permit application (the "SUP" Application), except as modified by associated conditions, the Approved Site Plan, and as required by the land development ordinances of Prince Edward County. The Site shall employ the practice of agrivoltaics where practical on site.
  - 5. This Special Use Permit (SUP) is issued to the owners of the properties for which the special use permit application was submitted (the Properties) and shall run with the land unless and until this SUP is revoked, expires, or is voided.
  - 6. An Approved Site Plan shall be required for this use.
  - 7. Prior to the issuance of construction permits, the Applicant shall record in the Circuit Court Clerk's Office of Prince Edward County, Virginia a plat of survey delineating the property boundary and total acreage.
  - 8. The Applicant shall submit an Emergency Response Plan (the "ER Plan") with the submission of the Site Plan. The ER Plan shall include fire suppression methods that can be deployed during both the construction and operation of the project. The

ER Plan shall also include a program of education and training to be provided for County emergency response staff covering onsite emergency response.

9. Unless approved in writing by the County, no signage shall be permitted on the Site; except that signage containing notices, warnings, or other information, if required by law or by applicable codes and standards, or deemed by the County to be in the interest of the safety and welfare of the community, shall be required.
10. Tobacco Trail Solar, LLC will reimburse, or cause to be reimbursed, to the County all reasonable, out-of-pocket costs and fees incurred for professional services engaged for purposes of assisting the County during the application process and during construction, including, but not limited to, legal fees and consulting fees; however legal fees shall not be assessed to Tobacco Trail, LLC after construction is completed. The purpose of the reimbursement payments is to defray the costs and expenses incurred by the County in connection with (i) the zoning and permitting processes related to the approval of the Solar Facility, (ii) the permitting process with federal and state agencies, as applicable, and (iii) the construction of the Solar Facility. Should the special use permit application submitted by Tobacco Trail Solar, LLC for the Project not be approved by the County, no reimbursement under this paragraph will be owed by Tobacco Trail Solar, LLC to the County.
11. The Project owner or operator will, in coordination with Prince Edward County Emergency Management, provide education and training on how to respond in the event of a fire or other emergency on the premises. “Knox Boxes” or coded padlocks will be added at access gate locations, so that emergency services resources can gain access inside the security fence during the construction phase of the project.
12. Terms and conditions pertaining to revenue share payments and voluntary payments shall be set forth in a siting agreement between Applicant and the County.

## **SECTION II. BUFFERS, HEIGHTS, AND SETBACKS**

13. Buffers throughout the Site shall include the following:
  - a. All setbacks shall be no less than those shown on the site plan approved by Prince Edward County.
  - b. The Site Plan will identify the maximum extent of the Project area, outside of which solar panels or other equipment will not be located. The solar panels other equipment of the Solar Facility will not be located within the standard setbacks established by Section 7-110 (D) of the County Ordinance.

- c. The Site Plan will include a vegetative buffering plan (the “Vegetative Buffer Plan”) that will limit the visibility of the Solar Facility from the public rights-of-way adjacent to the Site. For purposes of this Condition, “Solar Facility” does not include the perimeter security fencing, gravel access road, or interconnection equipment. Also, the “Solar Facility” is not an objectionable feature, within the meaning of County Ordinance Section 7-110.
- d. All vegetative buffering areas, as shown on the Vegetative Buffer Plan, shall enable insolation of the Solar Facility and may be both natural and planted, shall be a part of the approved Project, and should be protected from harvest so long as the Site is operated as a solar facility.
- e. Vegetative buffering areas shall be installed and, as necessary, managed to ensure health and preservation of the vegetation. Any vegetative buffering that is dead during the operating period shall be removed and replaced in conformance with the approved site plan, within a six (6) month time period during a typical planting period. The type and height of replacement vegetation shall be similar to that of which was originally planted during construction. In the event that the vegetative buffering is severely damaged due to an unusual weather occurrence or natural catastrophe, the Project shall have one year or one growing season, whichever is sooner, to replace or replant.
- f. A 15’ screening buffer shall be maintained with any bordering standing timber harvested after construction of the solar facility.
- g. Electrical lines leaving the solar facility shall be underground until the point of reaching the first pole outside of the facility as to not impact the screening plan unless: (a) otherwise approved by the County in the final site plan; (b) otherwise approved by the County in connection with building permit approvals, including electrical permits; (c) underground lines conflict with other applicable permitting standards, including environmental permits; or (d) underground lines are not reasonably practical given site constraints.
- h. Historical resources noted in the Virginia Department of Historic Resources Map that are listed or eligible for listing in the National Register of Historic Places must be identified, marked, and preserved at a setback approved by the Virginia Department of Historic Resources, as reflected on the Site Plan.
- i. The maximum height of ground mounted systems, equipment, and structures, as measured from the grade or base of the improvements to the highest point, shall not exceed eighteen (18) feet in height. Excluded from this height



requirement are overhead electric distribution and transmission lines and poles, project substation, and utility switchyard.

### **SECTION III. CONSTRUCTION, TRAFFIC, and ROAD REPAIRS**

14. Subject to compliance with applicable site safety requirements and upon reasonable prior notice, the County Administrator, building official, zoning administrator, or environmental codes and compliance officer, or any party or parties designated by any one or more of those county officials, including other federal, state, or local government officials, shall be allowed to enter the Site at any time during construction. Once the facility has commenced Commercial Operation, subject to compliance with applicable Site safety requirements, County officials may enter the Site upon at least one week's advance notice to the Solar Facility liaison.
15. All construction entrances for the Site shall be in general conformance with the information and exhibits submitted with this Special Use Permit application and must be authorized and approved by the Virginia Department of Transportation (VDOT).
16. All construction activity shall be conducted during daylight hours Monday-Saturday. Activities allowed on Sundays include only the following: onsite planning, walking, and riding the Site by passenger vehicle (not heavy construction trucks or equipment), office work, and other activities that do not produce large quantities of traffic on the surrounding roads or loud construction noises within the Site. The Applicant shall comply with the Prince Edward County Noise Ordinance Chapter 46, Article II during operation but shall not be required to do so during construction.
17. All heavy construction traffic, including, but not limited to, dump trucks, tractors and trailers, supplier vehicles, and trucks hauling equipment shall enter the site at the designated private driveway entrances.
18. The Applicant shall submit a Construction Traffic Management Plan ("CTMP") as part of the Site Plan. The CTMP shall address traffic control measures, an evaluation of the condition of the public roads along the Delivery Routes prior to construction, and a description and an estimate of any anticipated repairs to public roads that may arise due to damages attributable to construction of the Solar Facilities. The CTMP must be reviewed by a third-party selected by the County and paid by, and at the sole cost of, the Applicant.
19. No burning of stumps and/or debris will be allowed onsite at the subject solar facility.

20. The Solar Facilities shall be enclosed within chain link security fencing not less than six (6) feet in height.
21. The Project will not utilize permanent lighting. If installed at a later date, lighting will be downward facing, motion activated security lighting located at the Project entrance gate or at the control panels near the equipment pad. Lighting of the substation and switchyard shall be limited to that minimally required for safety and operational purposes and shall be full cut-off type fixtures.
22. Prior to commencement of construction, the Applicant shall provide the County a bond equal to 100% of the cost of the anticipated repairs to be made to the public road along the Delivery Routes, as defined in paragraph 23 below, including the entire public right of way along the Delivery Route. The bond may be in the form of a letter of credit, a surety bond, or a cash bond given to the County, to be held by the County without interest, but the form of any surety bond must be approved by the County Administrator. The County will release, return, and terminate the roadway surety upon completion of construction and Commercial Operation of the Project.
23. Subject to the CTMP, Delivery Routes to the site will include a portion of U.S. Route 15 (Farmville Road), a portion of US Route 360 (Patrick Henry Hwy), Cabbage Patch Road, and Ole Briery Station Road, to the proposed four (4) entrances as shown in Attachment B -Conceptual Site Plan of the SUP application.
24. The Solar Facilities shall have received Final Site Plan approval from the County within four (4) years of approval. The Board of Supervisors may approve one extension of up to one (1) year each upon written request from the Applicant detailing the need for an extension.
25. Solar panels will be constructed, maintained, and operated in accordance with national industry standards and regulations including the National Electrical Code, International Fire Code of the International Code Council, and the National Fire Protection Association Fire Code, as provided in Va. Code 15.2-2286. In the event of a conflict between the national industry standards and these Conditions, the national industry standards shall control so that as technology advances, updated technology may be used by the Applicant. Notwithstanding any of the foregoing, the use of any of the following materials at any time, whether in construction, maintenance, or operation of the facility, is expressly prohibited: cadmium telluride, cadmium, tellurium, GEN X, field-applied Teflon<sup>®</sup> coating, or any other materials prohibited by federal or state agencies.
26. No panels, inverters, pyranometers, substations, or any other component of the Solar Facility, except fencing, shall be located in a FEMA Special Flood Hazard Area.

27. Upon completion of the construction of the Solar Facilities, the Applicant shall submit a post-construction evaluation of the condition of the roads along the Delivery Routes to the County Administrator for approval. The post-construction evaluation shall include a plan for repairing any damage caused to the public roads along the Delivery Route directly attributable to the Applicant. The Applicant shall be responsible for causing such repairs to be completed to the satisfaction of the VDOT and shall be responsible for coordination of repairs with VDOT. All roadway repairs along the Delivery Routes shall be made at the sole expense of the Applicant. Once repairs are completed, the performance bond shall be released.

#### **SECTION IV. ENVIRONMENTAL**

28. The Applicant shall submit a Stormwater Management Plan and an Erosion and Sediment Control Plan as part of the Site Plan. The Applicant shall reimburse, or cause to be reimbursed to, the County all reasonable, out-of-pocket costs incurred by the County related to retaining such third-party inspectors, plan reviewers, and advisors as reasonably necessary for project review and inspections. All such payments shall be remitted to the County within thirty (30) days of invoicing. The County shall retain the right to inspect the Site to verify the findings of the third-party inspectors upon reasonable, prior notice and subject to compliance with Site safety requirements. The phasing of land disturbance shall be detailed in the Erosion and Sediment Control plan and accompanying project narrative.
29. Stabilization of the Site shall be maintained at all times in compliance with Virginia Department of Environmental Quality (DEQ) standards, rules, requirements, and regulations. The Applicant and the Operator, or either one of them, shall notify the County within twenty-four (24) hours of receiving any DEQ notice of less than full compliance by the Project and shall, within forty-eight (48) hours of receipt, provide the County with a copy of the notice. Thereafter, the Applicant and the Operator, or either one of them, shall provide to the County within forty-eight (48) hours of transmission or receipt copies of all correspondence with DEQ regarding Project noncompliance issue until such time as the matter is fully resolved to the satisfaction of DEQ. In order to ensure orderly development of the Solar Facility and to protect the stabilization and environmental integrity and quality of the Site, no more than fifty percent (50%) of the total site development area shown on the Approved Site Plan may be disturbed at any point in time. For purposes of this condition an area for which one or more of the following is true is not considered to be disturbed: the area has established ground cover, the County has determined that the area is not disturbed, an area where temporary stabilization measures have been implemented, gravel driveways, or laydown areas.
30. Soil testing shall be conducted on the Site as follows:

- a. Testing shall be conducted in no less than ten (10) locations on the Site, at least one location being within proximity to panels of each different type or manufacturer. Samples will be collected from a depth of six inches below ground surface.
  - b. Testing shall be conducted prior to the issuance of a land disturbance permit and annually thereafter. Testing also shall be conducted immediately prior to Decommissioning and immediately following the termination of Decommissioning.
  - c. Samples shall be analyzed for Priority Pollutant 13 Metals (arsenic, antimony, beryllium, cadmium, chromium, copper, lead, mercury, nickel, selenium, silver, thallium, and zinc) in accordance with EPA methods SW 6020, SW 6020A, SW1312, and 200.8.
  - d. Testing shall be performed by a service provider retained by the Operator but approved by the County.
  - e. A test report for each testing event, including an executive summary, shall be provided to the Prince Edward County zoning administrator within ten (10) days of the completion of such report.
  - f. No costs shall be incurred by Prince Edward County for soil testing or reports of soil testing provided to Prince Edward County.
31. Any damaged solar components or portions thereof shall be collected by the facility operator and removed from the site or stored on site in a location protected from weather and wildlife and from any contact with ground or water until removal from the site can be arranged; storage shall not exceed sixty (60) days. If not returned to the manufacturer, damaged components shall be transferred directly to an approved recycling facility or disposal site in accordance with local, state, and federal laws.

## **SECTION V. DECOMMISSIONING**

- 32. Decommissioning shall be conducted in accordance with the Decommissioning Plan approved by Prince Edward County.
- 33. The Applicant or the Operator shall provide a Notice of Decommission to the County Administrator of Prince Edward County within thirty days (30) of a determination to cease Operation of the Solar Facility.
- 34. Prior to the commencement of construction, the Applicant shall submit to the County and receive County approval of a Decommissioning Plan. The Applicant

shall comply with all terms and conditions of the Decommissioning Plan as approved by the County. The Decommissioning Plan at a minimum shall include provisions regarding the following:

- a. Specifications for the removal of all solar equipment, buildings, cabling, electrical components, pads or foundations, pilings, and fencing.
  - b. A requirement that all Site real property must be restored to the condition of the property as of the date Construction commences (reasonable wear and tear excepted).
  - c. A requirement that the property must be stabilized so as to adequately control, prevent, and minimize any and all erosion or sediment runoff, consistent with the approved Erosion and Sediment Control Plan.
35. Decommissioning shall begin immediately after the Facility has, for a period of six (6) consecutive months, ceased operating as a solar energy facility distributing energy to the electrical grid and shall be diligently pursued, as determined by the County in its sole discretion, and completed within eighteen (18) months from the Decommissioning Commencement Date. Prior to its expiration, the County may extend this Decommissioning period by six (6) months if the County finds that the Operator commenced Decommissioning the Solar Facility diligently and continuously worked to Decommission the Facility throughout the Decommissioning period, and is reasonably expected to complete the Decommissioning within the additional six-month period.
36. Periods during which the Facility is not operational for maintenance, repair, repowering, or due to a catastrophic event beyond the control of Tobacco Trail Solar, LLC during which time Tobacco Trail Solar, LLC works diligently to return the Facility to full Commercial Operation, shall not constitute the cessation of operations requiring the initiation of Decommissioning requirements herein. Tobacco Trail Solar, LLC must provide written notice and evidence of the Solar Facility status and repair efforts to the County Administrator during the period in which the Solar Facility is not fully operational. Such notice shall identify the last day on which the Facility was fully operational. Regardless of the efforts of Tobacco Trail Solar, LLC to return the Solar Facility to full Commercial Operation, if the Solar Facility does not operate as a solar energy facility distributing energy to the electrical grid after the catastrophic event for a period of eighteen (18) months, the Project shall be deemed Abandoned and Tobacco Trail Solar LLC shall commence Decommissioning no later than the 548th day after the catastrophic event unless the County Administrator finds that Tobacco Trail Solar, LLC is diligently proceeding with repairs to return the facility to operation.

37. Any change of party responsible for Decommissioning of the facility, or change in any part of the contact information, shall be reported to the County Administrator within sixty (60) days of the change(s).
38. If Decommissioning Activities are not completed within the allotted time, or if the Project is Abandoned, the County may complete or have completed at its expense the Decommissioning Activities required under the terms of the Decommissioning Plan and may recover all costs of completing those Decommissioning Activities from the surety provided as set forth herein.
39. To secure the costs of Decommissioning, Tobacco Trail Solar, LLC, or its successor shall at all times, beginning at commencement of construction and until the termination of Decommissioning, provide financial surety in a form and in an amount approved by the County.
40. The amount of the surety required shall be 100% of the estimated Decommissioning costs estimated at each Surety Review Date. The estimated costs and surety to meet the above requirements shall be reviewed by the County Administrator on each Surety Review Date, at which time the County Administrator shall determine if the estimates adequately reflect the Decommissioning costs and any scrap or repurposing value and that the surety will guarantee performance. Should the County Administrator determine that estimated costs and surety are insufficient, the County Administrator and Tobacco Trail Solar, LLC shall mutually agree to determine the correct surety amount; and Tobacco Trail Solar, LLC shall then provide the agreed, adequate surety within one hundred eighty (180) days following the Surety Review Date or, if later, within thirty (30) days after the County Administrator and Tobacco Trail Solar, LLC agree on the adequate surety amount.
41. Surety must be provided in the form of a cash bond deposited with the County; by an irrevocable letter of credit provided for the County's benefit; or by a surety bond listing the County as the obligee, a hypothecated account, an escrow account, or a guaranty issued by a credit-worthy entity, or as otherwise provided in Section 15.2-2241.2 of the Code of Virginia.
  - a. A cash bond shall be in the form of a cashier's check or certified check deposited with the County which has cleared all issuing institutions. Any interest accruing on such funds shall be added to the total amount and retained by the County for Decommissioning. The deposit shall be accompanied by a letter agreement, acceptable to, and issued by, the County Administrator, confirming that the cash deposit is to be held by the County to guarantee the performance of the Decommissioning work required herein, and should the Solar Facility be Abandoned or should the Decommissioning work not be diligently undertaken or performed according to the requirements herein, or should the Special Use Permit be revoked, lapse, expire, or be voided due to violation thereof, the County may

expend the deposited funds to undertake the Decommissioning work required herein, without more, after providing written notice to the person identified as owner of the property in the land records of Prince Edward County as of the date of the notice. Within six (6) months of the completion of the Decommissioning work required herein by a person or entity other than the County or a contractor engaged by the County, as confirmed by the County Administrator, the cash bond and accrued interest, less any amounts expended by the County as allowed herein, shall be released and paid to Tobacco Trail Solar, LLC or, if the Project has been Abandoned, to the person identified as owner of the property in land records of Prince Edward County as of the date of the completed Decommissioning or as otherwise directed by that owner of the property.

- b. An irrevocable letter of credit shall mean an instrument provided by a lending institution guaranteeing payment to the County within seventy-two (72) hours of the County's written notice to the institution that the Solar Facility has been Abandoned or the Decommissioning Activities have not been diligently undertaken or performed according to the requirements herein and demand to the institution for the funds, without more. The letter of credit shall have no expiration date or required renewal and shall remain in effect for the benefit of the County and shall under no circumstances be withdrawn before the Decommissioning Activities required herein are completed or the amount guaranteed has been fully drawn by the County. The letter of credit shall require that the County be notified thirty (30) days prior to any cancellation or alteration of the letter of credit. Should the County receive notice that the letter of credit will be cancelled or otherwise become unavailable or decrease, or should this Special Use Permit be revoked, lapse, expire or be voided due to violation thereof by Tobacco Trail Solar, LLC, the County may, immediately draw down the entirety of the letter of credit and convert the surety to a cash bond to be deposited with the County and subject to the terms herein; this shall be specifically reflected in the language of the irrevocable letter of credit. The County may expend the guaranteed funds, without more, to undertake the Decommissioning Activities required herein and required pursuant to the terms of the Decommissioning Plan after providing written notice to Tobacco Trail Solar, LLC or, if the Project is Abandoned, to the person identified as the owner of the Property in the land records of Prince Edward County as of the date of the notice. Within six (6) months following the completion of the Decommissioning Activities required herein and required pursuant to the terms of the Decommissioning Plan by a person or entity other than the County or a contractor engaged by the County, as confirmed by the County Administrator, the letter of credit shall be released by the County and any amounts drawn on the letter of credit, less any amounts expended by the County as allowed herein, shall be released and paid to Tobacco Trail Solar, LLC or, if the Project has been Abandoned, to the person identified as owner of the property in land records of Prince Edward County as of the date of the completed Decommissioning or as otherwise directed by that owner of the property.



c. A surety bond shall mean a bond issued by a company with an AM Best rating of A++, that is treasury listed, and that is licensed to do business in the Commonwealth of Virginia. The surety bond shall list the County as an obligee and shall remain in effect for the benefit of the County and shall under no circumstances be withdrawn or cancelled before the Decommissioning Activities required herein and required by the terms of the Decommissioning Plan are completed or the amount guaranteed has been fully paid to the County. The surety bond shall require that the County be notified thirty (30) days prior to any cancellation or alteration of the bond. Should the County receive notice that the surety bond will be cancelled or otherwise become unavailable or decrease below the limits required herein, or should the Special Use Permit be revoked, lapse, expire or be voided due to violation thereof by Tobacco Trail Solar, LLC, the County may, immediately file a claim, for the entirety of the amount of the bond, the guarantor shall pay the amounts guaranteed and the County shall convert the surety to a cash bond to be deposited with the County and subject to the terms herein; this shall be specifically reflected in the language of the surety bond. The County may expend the guaranteed funds, without more, to undertake the Decommissioning Activities required herein and required pursuant to the terms of the Decommissioning Plan, after providing written notice to Tobacco Trail Solar, LLC, or, if the Project is Abandoned, to the person identified as the owner of the Property in the land records of Prince Edward County as of the date of the notice. Within six (6) months following the completion of the Decommissioning Activities required herein by a person or entity other than the County or a contractor engaged by the County, as confirmed by the County Administrator, the surety bond shall be released by the County, and the bond funds paid to the County less any amounts expended by the County as allowed herein, shall be released and paid to Tobacco Trail Solar, LLC or, if the Project has been Abandoned, to the person identified as owner of the property in land records of Prince Edward County as of the date of the completed Decommissioning or as otherwise directed by that owner of the property.

42. Should this Special Use Permit be revoked, lapse, expire, or be voided due to violation thereof, the County may immediately draw down all of the surety funds and convert them into a cash bond for purposes of Decommissioning as set forth hereunder and as set forth in the Decommissioning Plan. In such case, no contractual agreement shall be required for the cash bond. This shall be reflected in the surety provided.

43. Should the funds guaranteed for the Decommissioning Activities for any reason not be sufficient for the County to complete the Decommissioning Activities as allowed for herein and as set forth in the Decommissioning Plan, Tobacco Trail Solar, LLC or its successor, shall be and shall remain liable to the County for the difference between the guaranteed funds and the amounts required to Decommission the Solar Facility and shall pay the difference to the County upon demand. The County shall not be liable to any party in any way for the funds

drawn pursuant to the conditions set out herein and expended in relation to Decommissioning.

44. Should the Facility be Abandoned, or should the Special Use Permit be revoked, lapse, expire, or be voided due to violation thereof, or should the Decommissioning Activities not be diligently undertaken or performed, and should the County draw down the funds for the purpose of performing the Decommissioning Activities and mobilize its contractors to perform the Decommissioning Activities or otherwise incur liability to its contractors for the performance of the Decommissioning Activities, Tobacco Trail Solar, LLC, its successor or agent, shall have no right to perform the Decommissioning Activities unless specifically authorized by the County in writing that confirms that the County has incurred no liability to any contractors to perform the Activities or that any such liability is transferrable as deemed acceptable to the County. The Applicant or the Operator shall immediately, upon written demand by the County or any person or entity authorized to act on behalf of the County, without more, grant or release to the County, or any person or entity authorized to act on behalf of the County, under terms deemed acceptable by the County, all necessary real property rights, personal property rights, either or both, as determined solely by the County, other than fee simple ownership or a leasehold interest of the real property, so that the County or any person or entity authorized to act on behalf of the County may undertake any required Decommissioning Activities that have not otherwise been performed as required. This shall include, but may not be limited to, releasing any interest in the personal property, facilities, fixtures, and structures which are to be removed and recycled, disposed of, or otherwise demolished.

**Staff Report  
Tobacco Trail Solar, LLC  
Special Use Permit  
Prince Edward County, Virginia**

**Report Date: October 24, 2025  
Planning Commission Meeting Date: November 18, 2025**

**APPLICATION SUMMARY**

**Project:** Tobacco Trail Solar Project, 150 MW

**Location:** The Project is located in Prince Edward County, located north of Patrick Henry Highway, east of Farmville Road, and west of New Bethel Road.

**Parcel Record Numbers:** 111-A-2B, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 120-A-6, 120-A-42, 120-A-43, 120-A-10

**Proposal:** Applicant's request for review of the Tobacco Trail Solar Project pursuant to Virginia Code Section 15.2-2232

**Application Submitted:** Initial Submission: July 15, 2024  
Last Revision: October 17, 2025

**Applicant:** Tobacco Trail Solar, LLC  
800 Taylor Street  
Suite 200  
Durham, NC 27701

**Owners:** Lewis E Wilkerson, Dawn H. Wilkerson, William Keplinger, Stacie Shaffer, Mildred B. Hampton, John W. Vaughn

**PLANNING COMMISSION ROLE**

The Applicant has submitted a Special Use Permit (SUP) application for a utility-scale solar energy facility. Pursuant to Code of Virginia 15.2-2232., the Planning Commission must determine if the proposed facility is substantially in accord with the Prince Edward County Comprehensive Plan or parts thereof. Additionally, pursuant to Section 5-124 of the County's Zoning Ordinance, the Planning Commission must evaluate the SUP and determine that it conforms with applicable standards and the following general standards:

1. The proposal as submitted or modified shall generally conform to the latest comprehensive plan of the county.

2. The proposal as submitted or modified shall have a minimum adverse impact on the surrounding neighborhood or community. Adverse impacts shall be evaluated with consideration to items such as, but not limited to, traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes and vibrations. In considering impacts, consideration shall be given to the timing of the operation, site design, access, screening, and or other matters that might be regulated to mitigate adverse impacts.

As part of their SUP review process, the Planning Commission will conduct a public hearing to receive public comment on the application. Following the public hearing, the Planning Commission will make a recommendation to the Board of Supervisors to either approve or deny the SUP Application, and whether and what conditions should accompany any approval. The Planning Commission may also defer action to a future meeting.

## **PROPOSED DEVELOPMENT**

The Applicant proposes to construct a 150 megawatt (alternating current) photovoltaic solar energy generation facility. The Project is located in southern Prince Edward County, located north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and west of New Bethel Road and Virso Road. The Project is comprised of 21 parcels totaling approximately 2,253 acres, while the Applicant's conceptual drawings show approximately 610 acres in the Project footprint to be within the fence-line, approximately 27% of the total acreage.

The Project infrastructure will consist primarily of approximately 349,131 solar modules, 40 inverter pads, and above ground utility poles. The Applicant proposes to connect to an existing 230 kV transmission line. The substation will be approximately 240' x 190' and will include electrical equipment such as medium voltage transformers, switchgear, and dead-end structures. Substation equipment will be mounted on concrete pads, foundations, and piles. The adjacent utility switchyard will be approximately 360' x 490'.

The Applicant proposes a 100-foot setback to neighboring properties (50-foot required), a 125-foot setback to public rights-of-way (75-foot required) and a minimum of 400-foot setback to principal structures on adjoining parcels (75-foot required). The proposed setback areas will include at minimum a 50-foot vegetative buffer (consisting of existing and future growth provided by the Applicant). The proposed buffer will consist of undisturbed existing forested areas, and in areas where planting is necessary, up to 15' of evergreen plantings, 35' of pine plantings and seeded with native pollinator species.

The Applicant proposes four site entrances: one from Dempsey Road, two in the western area along Route 15, and one in the southwest from Ole Briery Station Road. Each proposed entrance connects to a public right-of-way; the Project entrances have not yet been approved by VDOT.

The Applicant will provide a 400' setback from any existing on-site and off-site residential structures and all Project fence lines would be a minimum of 100' from the property lines of parcels adjoining parcels.

## EXISTING CONDITIONS AND ZONING

The Parcels within the Project area are currently zoned A1 Agricultural Conservation and are identified as Rural Preservation on the Future Land Use Map contained within the County's Comprehensive Plan. The Project area is made up of existing timbered lands.

The Project site contains 342 acres of wetlands in addition to 80 acres of 100-year floodplain; plans indicate that limits of work will be offset 50' from the limits of the wetlands and streams.

There is one dam located to the north of the Project Site: Bush River Dam #7. These dams are managed by Piedmont Soil and Water Conservation District (SWCD). The Project is located more than one mile from the dam.

According to the Application and Department of Conservation and Recreation's (DCR) ConserveVirginia data, there are no known historic and scenic resources within the Project limits. Additionally, portions of the area are designated as having Outstanding and Very High Forest Conservation and Watershed Impact values ranking Highest to Medium impact by DCR. Ecological Cores are ranked primarily High with some Moderate rankings. The Applicant proposes 1,100 acres of land to be open space.

The Project is located within the 5-mile radius of the CEP Solar and Oak Lane Solar projects. The total fenced acreage for utility-scale solar facility developments with both proposed projects Tobacco Trail and Green Bay Solar is 1.8% of the land area within a 5-mile radius of the Project site if approved. The total disturbed acreage for all solar projects is 3.2% if approved.

## ADJACENT AND SURROUNDING USES

The areas surrounding the proposed Project area share the same A1 zoning and land use characteristics, rural, agricultural, and forestry uses, as well as the same land use Future Land Use Map classification.

Should the Project Special Use Permit be approved, the Applicant has indicated that they intend to conduct a cultural and historical resources assessment with the Virginia Department of Historic Resources to identify any significant sites. The Conserve Virginia Natural Heritage Data Explorer does not identify sites of historical or cultural significance in the Project area. The Application identifies four architectural resources within 0.5 miles of the study area

The Plans include buffers and setbacks to mitigate any visual impact associated with the Project to the adjacent uses.

## COMPREHENSIVE PLAN CITATIONS

The 2045 Prince Edward County Comprehensive Plan was adopted in July 2025. The County's Comprehensive Plan serves as a policy document to inform planning and land use decision making. The Comprehensive Plan is not a regulatory document but should be used when applicable to evaluate projects and applications. The Comprehensive Plan provides *Best Practices for Emerging Land Uses* applicable to the review of the subject Application; these are provided fully in the analysis contained under the **STAFF REVIEW AND COMMENTS** section of this Report.

Additionally, with respect to the ‘Rural Preservation’ Future Land Use Designation, the plan notes that the ‘Core Concept’ of this designation is to “Protect and preserve rural areas by limiting new development and preserving current agricultural and residential uses.” Development Guidelines for the designation indicate the following:

- Discourage development of areas with prime agricultural soils.
- Prevent negative environmental impacts by using conservation design, low impact development, and Best Management Practices (BMPs).
- Site renewable energy facilities for minimal impact to scenic vistas and natural resources.

## ZONING ORDINANCE

The Zoning Ordinance was adopted May 12, 1998, and was last amended May 2021. The Ordinance includes the following section applicable to solar facilities and their review, adopted in July 2020:

### Article VII, Alternative Energy Facilities

## STAFF REVIEW AND COMMENTS

Staff has reviewed the subject Application pursuant to Section 7-100., Alternative Energy Facilities, of the County’s Zoning Ordinance, and Section 5-124.5, Review and action, with respect to whether the application complies with the general and specific use provisions in the particular district, and the comprehensive plan, including verification that the use is specifically authorized within the district. Please consider the following:

### Compliance with the Alternative Energy Facilities Ordinance

The Application was reviewed to determine completeness and compliance with respect to the County’s Zoning Ordinance, specifically to the requirements contained in Article VII, Alternative Energy Facilities. A memorandum from the Berkley Group, dated October 20, 2025, indicated that the Application as proposed and revised was not fully complete nor compliant with respect to applicable requirements of the Zoning Ordinance. Based upon this review, the following issues have been identified:

1. Information pertaining to requirements for visual impacts, specifically glint and glare, does not meet the specific requirements of the County’s regulations. the Application originally included an email from a representative of JA Solar, the panel supplier, noting that panels will be treated with anti-reflective coating. The revised Application includes a glare study also indicating that anti-reflective coating will be utilized. However, materials received, including the glare study do not fully meet the ordinance requirement that the Applicant “provide written certification from a qualified expert acceptable to the county that the facility’s panels incorporate and utilize anti-glare technology and anti-reflective coatings and reduce glint and glare to levels that meet or exceed industry standards.”

Written certification should be provided confirming that panels incorporate and utilize both anti-glare technology and anti-reflective coatings, and that glint and glare are reduced to levels that meet or exceed industry standards. The glare study



provided by the applicant provides minutes-per-year of glare modeled for 6ft and 9ft solar arrays at varying positioning degrees. The study does not assert or provide certification comparing potential glare to that of industry standards nor does it assert that all panels will be treated with anti-reflective coating. However, the glare modeling reports up to 53 minutes per year which is very low impact.

2. Requirements pertaining to pollinator habitats are not fully met based on information contained within the Application.

The County's Ordinance requires "The project area will be seeded with appropriate pollinator-friendly native plants, shrubs, trees, grasses, forbs and wildflowers." Application materials indicate that "The Project site will be stabilized using vegetative cover consisting of native grasses, clover, and pollinator seed mixes where appropriate," "Pollinator friendly and native plantings will be prioritized, and invasive species will be avoided," and "The Project will ensure that plant pollinator mixes will be installed in select locations throughout the site."

The Application provides explicitly for native plantings in the 50-ft required buffer, however in large-scale denuded areas the Application states that flexibility in planting pollinator only planting restrictions is needed principally to ensure stabilization of the site.

Additionally, it is important to note that the Applicant has not yet received written confirmation from the Virginia Department of Transportation ("VDOT") that all entrances satisfy applicable VDOT requirements. The Application states "The Project has requested written confirmation from the Virginia Department of Transportation (VDOT) verifying that all entrances comply with applicable VDOT requirements. The Project provided an initial submittal showing the entrances, and VDOT engineer Brian Lokker responded with review comments and guidance for a formal re-submittal. The Project is currently preparing a Site Plan for re-submittal to VDOT to address review comments and requirements. VDOT's approval will be shared upon receipt."

Conditions have been recommended to ensure these deficiencies are addressed with the approval of the Special Use Permit if not addressed by the Applicant prior to Board of Supervisors' action.

#### Accordance with Comprehensive Plan; Conformity with SUP Standards

1. As noted, the Planning Commission, pursuant to Code of Virginia 15.2-2232., must determine if the proposed facility is substantially in accord with the Prince Edward County Comprehensive Plan or parts thereof. Staff finds, subject to reasonable conditions, the general or approximate location, character, and extent of the proposed facility to be substantially in accord with the County's Comprehensive Plan pursuant to Virginia Code Section 15.2-2232(A).

Supporting this opinion, Staff finds the following consistencies with the applicable *Best Practices for Emerging Land Uses* as contained in the Comprehensive Plan:

- a) *Facilities should be located within 2 miles of any existing transmission line corridor easement.*

The Project is located directly adjacent to an existing 230kv transmission line. The transmission line runs through the Project area.

- b) *The siting of facilities at least 1 mile away from the Sandy River Reservoir and Appomattox River is preferred.*

The Project site is located over 9 miles away from the Sandy River Reservoir and over 13 miles away from the Appomattox River.

- c) *The siting of facilities away from or completely screened from view of major corridors and scenic byways is preferred.*

The Project is not located adjacent to any Virginia Scenic Byways in Prince Edward County. The Project will adhere to the buffer requirements to ensure screening from adjacent public rights-of-way.

- d) *The siting of facilities away from or completely screened from view of natural, cultural, and historic resources is preferred.*

The natural, cultural and historic resources memorandum nor the Virginia Heritage Data Explorer identify any resources in the Project area. There are no known resources in close proximity to the Project area.

- e) *The siting of facilities on brownfield sites is preferred.*

The Project is not located on a brownfield; however, due to the parcels' historic use for silviculture, the soils are degraded and compacted.

- f) *The siting of facilities away from densely residential areas is preferred.*

The Project site is not located in proximity to densely developed residential area of the County.

- g) *Scenic viewsheds and vistas are important recreational and economic resources for the County, and the location and design of facilities should not detract from the existing value, aesthetics, or rural character of the viewsheds or vistas.*

Project design, through planted and existing buffers and setbacks, will work to ensure that the existing value, aesthetics, or rural character of viewsheds or vistas is not diminished.

- h) *Facilities should be located a minimum distance of 1 mile from any Town boundary.*

The Project is located more than 1 mile from any Town boundaries.

- i) *Facilities should avoid development of areas identified as Class IV or Class V for agricultural suitability as defined by the Virginia Department of Conservation and Recreation Agricultural Model and/or areas actively farmed within two years preceding an application, unless portions of the parcels utilized for the facility will continue to be farmed.*

The Project area is largely identified in the Virginia Agricultural Model as unsuitable for agriculture. While some parcels within the Project boundary are mapped as Prime Farmland, no active farming operations are being displaced.

- j) *Facilities should avoid development of areas with Forest Conservation Values or Ecological Cores rated High to Outstanding as defined by the Virginia Department of Conservation and Recreation and/or another equivalent state department.*

The Project area is largely noted as a High value for ecological cores. The Project area is not identified as a high value for Forest Conservation Values. The Project area fully avoids Class 1 and Class 2 ecological cores, which represents the most critical and sensitive habitat areas. The Application provides for a balance of open space and preservation of existing forested lands, including 1,100 acres of open space.

- k) *A minimum distance of 2 miles should be provided between utility-scale energy facilities of the same type.*

The Project exceeds this recommendation, with approximately 4 miles or greater in distance to the nearest solar facilities: Oak Lane, CEP, and Green Bay.

- l) *Wildlife Corridors should be incorporated in the design of facilities and the latest guidance of state environmental departments should be considered. For instance, the Virginia Department of Wildlife Resources has Solar Energy Facility Guidance which includes recommendations for wildlife passages and fencing.*

The Project design has incorporated wildlife corridors and preserved open space throughout the site to promote wildlife passage and habitat connectivity.

- m) *Solar panels included as part of the same facility should be required to be sited on contiguous parcels to limit fragmentation and preserve rural character.*

The Project proposes all solar arrays to be located in a centralized location. By avoiding disjointed or scattered development, the Project supports orderly land use and aligns with the County's goals for responsible renewable energy siting.

- n) *Facilities, including fencing and support equipment, should be significantly screened from the ground-level view of adjacent properties and rights-of-way by a buffer zone at least 150 feet wide that shall consist of natural vegetation and landforms and/or be landscaped with plant materials consisting of an evergreen and deciduous mix at least six feet in height at the time of planting. Landscaping materials should be native to the County and exclude the use of invasive species. Additional screening and/or*

*setbacks may be proposed or required to mitigate for the potential impacts of a project owing to the location or design.*

The Project's proposed Site Plan in many areas aligns with the recommended 150-foot buffer due to the presence of surrounding features that enhance effective separation. Typically, throughout the site the buffer meets the 50-foot dimension required by the Ordinance. However, in certain areas the buffer extends beyond 150 feet. To the south of the Project area, the presence of the Norfolk Southern Railroad and its right-of-way (ROW) adds substantial distance between the solar infrastructure and neighboring properties. To the west, the Project abuts US Highway 360 (Patrick Henry Highway), which includes a wide public ROW. This ROW, combined with the internal setbacks and vegetative buffers, results in an effective buffer that significantly exceeds 150 feet.

- o) Facilities should provide maximum economic benefits to the County as demonstrated through an economic analysis.*

The Application includes an economic analysis that estimates the Project will create 52 direct jobs and generate over \$42 million in local wages, economic output, and state and local tax revenue. The Project will generate an estimated \$13.2 million in cumulative county revenue over its anticipated 35-year year life through revenue share and increased real estate taxes.

- p) Facilities should provide adequate education to local emergency services on best management practices and fire suppression.*

The Project will provide dedicated training for local emergency response and fire personnel. This training will cover site-specific protocols, access procedures, and emergency shutdown operations, equipping first responders with the knowledge and tools necessary to respond to incidents safely and effectively at the facility.

2. As noted, the Planning Commission Planning must evaluate the SUP and determine that it conforms with certain standards, as follows. Staff is of the opinion that the Project, with reasonable conditions, conforms to these standards, elaborated further below:

- The proposal as submitted or modified shall generally conform to the latest comprehensive plan of the county.*

Please refer to the discussion above; as proposed and based upon reasonable conditions, staff is of the opinion that the proposed facility generally conforms to the County's Comprehensive Plan.

- The proposal as submitted or modified shall have a minimum adverse impact on the surrounding neighborhood or community. Adverse impacts shall be evaluated with consideration to items such as, but not limited to, traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes and vibrations. In considering impacts, consideration shall be given to the timing of the operation,*

*site design, access, screening, and or other matters that might be regulated to mitigate adverse impacts.*

Staff is of the opinion that the proposed facility, subject to reasonable conditions, will have a minimum adverse impact on the surrounding neighborhood or community. The most significant anticipated impacts are associated with the size and scale of the facility, impacts to viewsheds and rural character, traffic (during construction), drainage, and water quality. The likelihood of these impacts resulting in adverse conditions are addressed or minimized through project design and recommended conditions.

### Additional Considerations

It is important to note that Virginia Department of Environmental Quality regulations associated with HB 206, *Small renewable energy projects; impact on natural resources, report*, adopted by the General Assembly during the 2022 legislative session, were recently finalized, taking effect on June 18, 2025. Pursuant to these regulations, as part of the State's *permit by rule* (PBR) process, solar facilities not more than 150 MW that disturb more than 10 acres of USDA designated prime top tier farmland and/or more than 50 acres of contiguous forest lands developers must now submit a mitigation plan addressing specific mitigation measures, which may include perpetual conservation easement over an area equal to the farmland or forestland disturbed or the payment of in-lieu fees for mitigation. Additionally, there are activities to achieve partial mitigation for prime agricultural soils, such as 1) No Change in Grade, 2) Preservation of Topsoil, and 3) Decompaction of Surface Soil on Cut/Fill Areas.

Some planned activities of the Applicant, as well as Staff's recommended conditions, would work to address these new requirements; for example, the proposed 1,100 acres of open space, avoidance of grading where practicable, and preservation of topsoil for reuse.

## **STAFF RECOMMENDATION**

Based upon the above review and analysis, Staff recommends approval of the Application with conditions (see recommended conditions as Attachment 2).

## **DRAFT PLANNING COMMISSION ACTIONS**

### **Staff Recommendation - Option 1 – Recommend Approval with Conditions**

*Staff Note: The conditions provided as Attachment 2 are preliminary, and it would be expected that conditions as ultimately recommended would need to be refined and informed by information received during the public hearing, and input from the Planning Commission.*

I move to recommend to the Board of Supervisors that Tobacco Trail Solar, LLC's Special Use Permit for a proposed 150-megawatt solar energy generation facility, as presented, be approved with conditions, to ensure consistency with the following findings:

1. The proposed use is substantially in accord with the County’s Comprehensive Plan and compatible with other existing, planned, or proposed uses based upon its design and recommended conditions.
2. The proposed use provides for significant open space, ensuring the optimal and balanced use of Prince Edward County’s land and natural resources.
3. The potential for adverse impacts of the Project is sufficiently mitigated by the proposed conditions.

Conditions recommended by the Commission are as follows: *see Attachment 2*

**Option 2 - Recommend Denial**

I move to recommend to the Board of Supervisors that Tobacco Trail Solar, LLC’s Special Use Permit for a proposed 150-megawatt solar energy generation facility, as presented, be denied; among other concerns, the Planning Commission finds the following:

1. While the use is authorized in the district with a special use permit, the proposed use does not provide sufficient mitigation for potential negative impacts, including those to viewsheds, Prime Farmland, and ecological cores.
2. The Project does not ensure the optimal and balanced use of Prince Edward County’s land and natural resources.

**Option 3 – Deferral of the application**

I move that the Planning Commission defer issuance of a recommendation on Tobacco Trail Solar, LLC’s Special Use Permit for a proposed 150-megawatt solar energy generation facility until the Planning Commission meeting scheduled to begin at \_\_\_\_\_ p.m. on \_\_\_\_\_, in the Board of Supervisors meeting room.

**Attachments:**

Attachment 1 - Tobacco Trail Solar Project Application

Attachment 2 - Recommended Conditions



**In Re: Public Hearing – Special Use Permit, Tobacco Trail Solar, LLC**

Chairman Prengaman announced this was the date and time scheduled to receive citizen input prior to considering an application request filed by Tobacco Trail Solar, LLC to make a determination if the project is substantially in accord with the 2045 Prince Edward County Comprehensive Plan and for the proposal to construct and operate a 150MWac solar energy facility on land totaling 2,324 +/- acres denoted as Tax Map Parcels 111-A-28, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 12-A-6, 120-A-42, 120-A-43, and 120-A-10 located north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and just west of New Bethel Road (State Route 634) and Virso Road (State Route 633), which is zoned Agricultural Conservation (A1) District. Notice of this hearing was advertised according to law in the Wednesday, November 5, 2025 and Friday, November 12, 2025 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

The County has received an application request by Tobacco Trail Solar, LLC to make a determination if the project is substantially in accord with the 2045 Prince Edward County Comprehensive Plan and for the proposal to construct and operate a 150MWac solar energy facility on land totaling 2,324 +/- acres denoted as Tax Map Parcels 111-A-28, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 12-A-6, 120-A-42, 120-A-43, and 120-A-10 located north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and just west of New Bethel Road (State Route 634) and Virso Road (State Route 633), which is zoned Agricultural Conservation (A1) District.

**Purpose of the review under Virginia Code Section 15.2-2232:**

As required by VA Code§ 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. A public hearing is required to determine whether the location, character, and extent of the proposed solar facility is in substantial accord with the Prince Edward County Comprehensive Plan, prior to any approval of the special use permit for the facility.

The public hearing notice was published in the November 5, 2025 and November 12, 2025 editions of the Farmville Herald. The list of adjoining property owners and the sample letter sent to each, along with the letter of notification to Charlotte County and Lunenburg County, and the staff prepared Potential Conditions, was presented to the Commissioners for review.

**Existing Conditions and Zoning:**

The application property consists of mostly cut-over timber land. It is bordered by existing agricultural land consisting of pasture and timber land, as well as single-family residential homes. The property is shown as Rural Preservation on the Future Land Use map as described in the 2045 Prince Edward County Comprehensive Plan.

**AgriVoltaics:**

Tobacco Trail Solar aims to employ the practice of agrivoltaics where practical on site. Agrivoltaics, also known as agrisolar or dual-use solar, is the practice of collocating solar facilities and agriculture on the same land. The most common forms of agrivoltaics are raising livestock, creating pollinator habitats, or growing crops.

**Third Party Engineering/Planning Review:**

The County enlisted the firm The Berkley Group to perform a full analysis of the application submitted by Tobacco Trail Solar, LLC. As part of their review, it was noted that the application met the minimum requirements set forth in the Prince Edward County Code, Appendix B, Article VII. - Alternate Energy Facilities (Zoning Ordinance) and the 2045 Prince Edward County Comprehensive Plan. It was their conclusion that Tobacco Trail Solar, LLC has made a good faith effort to meet the requirements of the County's applications and procedures for utility scale alternative energy facilities.

Mr. Love said the land totals 2,324 acres, but the fenced-in area is 610 acres where the panels will be located. He said Berkley Group looked at the full conditions; he said Strata, the developer, has done a workshop with the local fire departments and working with Trey Pyle, the County's Emergency Service Coordinator, on solar safety. He added that it is a requirement in the conditions to have on-site training; he said the conditions also include a full decommissioning section, including the decommissioning plan, bonding, and surety.

Michael Zehner, Director of Planning and Community Development, Berkley Group, reviewed the application to determine that it is complete pursuant to the County ordinance as well as compliant and meets all of the objective regulations. He said that was determined to be the case, with two issues: the glare study which the applicants cured in their follow-up response. He said they also identified an area of non-compliance with respect to pollinator planting and the applicants cured that as well with their follow-up response. He stated they provided a staff report which sets forth that the project is in accordance with the County's Comprehensive Plan, and stated the conditions set forth are sufficient to mitigate for any potential impacts anticipated or unknown. He said two conditions were not recommended [#39 and #40] regardless of the ownership of a facility to protect the County and the citizens and ensure that there is a bond in the full amount in place, which goes along with the comment made regarding a reduction of the bond amount for anticipated scrap or repurposing value. He said that in a project in an adjoining county, they anticipated the scrap value exceeded the cost of decommissioning. He said the purpose of the bond is that if the company goes defunct, the County has money available to decommission [the project]. Even if there is scrap value, there would be a reduction of money that would need to be in place to do the decommissioning; therefore, they do not recommend any reduction for scrap value, and to make sure there is sufficient letter of credit or bond amount available to the County in the event that it is necessary.

Mr. Love said the County chose the Berkley Group to conduct this third-party review; he said the County was reimbursed and the cost was borne solely by the applicant. Mr. Love stated emailed letters were received; one was from Donna Goff with concerns regarding waste associated with the project, the proposal and the life of the project, and the specific plan for the decommissioning of the project. He said an email was received from Lorraine and Larry Agee who have concerns regarding hunting and fishing, and the effects this project would have on wildlife, the watershed downstream, and the abandonment of the project. They also requested there be an irrevocable letter of credit. Mr. Love said these are all covered in the County ordinance and the conditions.

Whitney St. Charles, Senior Development Manager, Strata Clean Energy, presented the company background and stated they are a Durham, NC based company. They have built over 300 solar and storage projects to date and have invested \$4 billion in clean energy across the United States. She said that in Virginia, they have developed 26 solar projects, powering over two million Virginia homes and businesses. She said there are currently seven projects under construction in the state. She said there are a number of operational depots around the state, so in the event of an incident, someone can be on-site within an hour.

Ms. St. Charles said Tobacco Trail Solar is 150 MW and is on 2,300 acres, but only 600 of that will be under panel. She said there is an additional 500 acres that will be disturbed for stormwater controls. She said 1,100 acres would be left as open space. She stated this location was ideal because it was previously timber operations, and gives the opportunity to leave trees in place for the visual buffer; she said the project is a \$317 million capital investment directly in Prince Edward County; she said in revenue to the County, that would provide about \$230,000 annually for revenue share, a 750% increase in tax revenue and \$4 million in direct payments to Prince Edward County and the Virso community prior to the project construction.

Ms. St. Charles said that [the state of] Virginia is on track to be in a deficit for power as soon as 2026. Dominion's most recent Resource Plan said that our demand for power has increased 6.3% each year and within the next decade, it is anticipated to double by 2045. She stated projects like Tobacco Trail Solar are at the heart of the solution to that issue; this project could provide power to up to 70% of the County's current electrical demands. In addition, projects such as this help to strengthen the grid, reduce reliance on imported power, and helps to keep the energy level. This project will provide \$3.7 million in wages and benefits during construction, and folks that help to build this can go on to work on developing other solar projects.

Heather McAlister, Permitting Manager, Strata Clean Energy, reviewed the project and stated it is in conformance with the Comprehensive Plan and the Zoning Ordinance. She said this project will provide substantial economic support for the county, and is a self-sustaining project, not drawing on any of the County's resources. She stated one of the biggest concerns they have heard is the visibility of the site; she said they will protect the viewshed by employing screening and vegetative buffers throughout the site. These buffers will consist of existing trees and in areas that are sparse, more will be planted.

Ms. McAlister stated they intend to use agrivoltaics on the site which will allow the site to produce power and remain a farm use as well. She said they intend to contact local farmers and local farming extensions to pick the best

agrivoltaics program for the site. She said part of the erosion and sediment control, and stormwater management on large projects such as this are essential; they plan to increase erosion and sediment control, and stormwater management measures during and after construction, and presented examples. She said they will be using temporary and permanent stabilization methods on any areas not under active construction and will maintain those throughout construction and post-construction. She added that post-construction, they will seed the areas with appropriate pollinators and there will be wildlife corridors throughout to allow wildlife to migrate safely. She added the site will have 1,100 acres of preserved buffers throughout and setbacks for all wetlands and streams, which will be more than what is required by ordinance.

Ms. McAlister said this project would make them part of this community; they want to be good community partners and make sure the community prospers. This project would be a substantial economic benefit for the county and will protect the rural viewshed.

Commissioner Hogan asked for clarification on the buffer size; Ms. McAlister stated it would be 1,100 acres and if areas are sparse, they will be filled in with plantings.

Commissioner Gilliam asked if the perimeter is fenced, and asked about access for fire emergency equipment. Ms. McAlister said the perimeter around the panels is fenced, and introduced Matt Kim, from Fire Risk Alliance, who provided the fire training.

Matt Kim, Senior Fire Protection Engineer, Fire Risk Alliance, stated they will work with the County to ensure there is adequate fire access provided to meet or exceed the fire department requirements.

Chairman Prengaman asked if they have given access before on a project. Mr. Kim said that typically inside the facility, there are 20' fire access roads. He said this is required for the equipment.

Commissioner Fuller asked that in addition to the 600-acre footprint [map] of the facility, if there is a topographic map of the site. Ms. St. Charles said there is not a topographic map submitted with the application; she added that generally they avoid any topography above a 15% slope, but that she can provide a topographic map later.

Chairman Prengaman opened the public hearing.

Dawn Wilkerson, Leigh District, stated that she owns property that is included in this project. She asked that the project be approved for herself and the other landowners as the project will benefit the county. She said her late husband loved the property and spent many years on the land, was an avid hunter and fisherman, and Strata answered all of his concerns, with the site not being visible from the road, and there will be adequate corridors for wildlife. She said they timbered this land as their livelihood and an investment for their retirement, and some is still clear cut and was never replanted. She said her late husband chose Strata over other companies because they are an American company, and are a family-owned business. They build and maintain the site. She said anything that would be built would change things.

Jody Hobgood, Leigh District, said that they [Strata] are trying to put panels on Bethel Road which is concerning because that road has a problem with flooding. She said there is a big slope at the bridge and there is flooding at Dempsey Road; she said she is not sure how that will work with solar panels. Ms. Hobgood said the solar panels are made of glass; when the glass breaks, lead leaks into the land. She said the land is hilly and rocky, and there will be problems with erosion with the solar panels. She said that another problem with the company is regarding bankruptcy; she said that this company has been in business for quite some time but if they become bankrupt, they would be unable to provide the revenue to the county, and another company would have to come in and get permission to start over. She said the landowners would have to get a secondary insurance supplement to protect the solar panels that break during hailstorms; she added they need to think about how and where [the panels] will be disposed of, because there is nowhere in the state of Virginia that will dispose of them.

Mary Whitlock, Leigh District, stated her concerns regarding the wildlife and that [the land] won't be wooded as it is now. She said she is concerned about the effects on her land value, and the visibility of the site. She added that there are only 220 days of sunlight a year and this will use a lot of battery backup; she said the batteries will leak and deteriorate which is a concern. She said she is concerned about the environment and is opposed to this project.

Ann Bowman, Leigh District, stated that when there are heavy rains, there is flooding in the area. She said this project will help give the county funding that it needs for the schools and other projects that the County is obligated to do; it will help keep real estate taxes and property taxes from escalating. She said she enjoys watching wildlife, but the corridors planned will give plenty of room for the wildlife and the forest. She said this is a clean source of energy and there will be some noise with construction, which happens with any type of construction. She added that the state of Virginia needs more electricity; this is a clean energy. She stated the [company] has addressed any issues with erosion and if something happens, they would be there to correct it. Ms. Bowman said she attended a meeting in October at the library, where a professor from Charlottesville, who is working on solar projects, stated that technology is expanding and is the wave of the future. He also said that 95% of these panels, when taken down at the end of their life span, can be recycled, and there are improvements all the time in the ways to recycle the silver and the glass. She said the United States used to be the #1 producer of the panels; China is now the largest producer of the panels but the United States has increased the number of panels produced. She closed by stating this company uses panels made in the United States.

William Keplinger, Leigh District, stated that concerning erosion near the bridge at New Bethel [Road], there are culverts there that become overgrown and trees fall into the culverts that contribute to the flooding. He stated he toured a site in Buckingham to see what concerns could be; he gave an example of a spot in the Buckingham Solar Site, one of the oldest solar projects in the area. He said there were 350 head of goats and sheep grazing. He could find no negative issues with the project.

Chantry Ranck, Leigh District, stated he lives close to where the industrial solar site may be going; he said more traffic means less deer and asked the Commission to vote no. He said that when a solar site goes up, the wildlife population goes down, and said the solar site will be timbered before panels will be installed. When trees are timbered, it exposes wildlife hiding places and habitat. He quoted from Integrity Solar: "Solar energy projects can contribute to habitat fragmentation. This occurs when large areas of land are cleared for solar installation, disrupting the natural habitats of wildlife." Chantry stated he is also concerned about bats which will decrease; he quoted Phys.org: "The activity of six out of eight bat species was significantly reduced at solar sites, researchers have observed." He said he would throw small pebbles into the air to watch the bats dart around at them, using their sonar navigation. He said this solar site is very damaging to wildlife and their habitat, and this would ruin his childhood memories.

Seth Cogbill, Energy Right, a Virginia-based non-profit working to educate communities on energy and helping to ensure projects are developed responsibly in ways that serve the County's interest and respect landowners' property rights. He said as Prince Edward County considers new proposals, it is easy to get caught up in the politics of competing agendas, but at the core of the debates is one simple truth: Virginia has fallen behind in energy development and now ranks as #1 in energy imports nationally, making every project brought forward by willing landowners worthy of thoughtful consideration. Solar projects, when developed properly, bring steady revenue for schools, roads, and first responders without adding the strain that often comes from other types of development. Solar projects like Tobacco Road help to preserve county land and strengthen local economy by providing a huge influx of spending with local goods and service providers, both during construction and throughout the operation of the project. Mr. Cogbill stated that this past summer, the South Central Business Alliance hosted an event with the Farmville Area Chamber of Commerce to introduce their members to opportunities to the energy industry. He said from sheep grazers to solar installers, to electricians to landscape companies, the opportunities that emerge from projects of this size are great and widely-felt. He said not everything that you read on Facebook is necessarily true; no one is well-served by misinformation. He said Energy Right will host a solar event later this week at Charley's Waterfront Café, and invited all to come and have questions answered about solar [projects]. He closed by saying solar is an important piece of the puzzle which delivers clean, cost-effective electrons to the grid every day the sun rises.

Jerry Townsend, Leigh District, stated he represents all constituents in Leigh District and the individuals seen here this evening are a small portion of the individuals that would be concerned [about this project]. He asked the Planning Commission to consider tabling this project until a later date, in order to arrange a special meeting between Strata and more constituents to know what is actually transpiring in that district. He said that personally, from a clean-energy perspective, he is familiar with the grid and that solar provides power to the grid, and he is familiar with fusion and nuclear [power]. He said he is concerned about the battery storage. He asked this to be tabled until a future date and reconvene after a meeting can be held that is more accommodating to the constituents in that area. He said he wants to make sure his constituents know what will occur that may affect them, and that they are informed.

Chairman Prengaman asked to clarify that there was no battery storage included in this project; Ms. St. Charles said that is correct, there is no battery storage included.

Catherine Hines, Leigh District, stated her concerns regarding the wildlife that will be forced out of their habitat and into her backyard. She said she is concerned it will affect her way of raising her grandchildren and their ability to play in the yard.

Mitchell Dempsey, Leigh District, said he sent a letter expressing his concerns and is not sure why it wasn't received. He said about two years ago, this company tried to lease his property and [tried to contact him] by putting sticky-notes on his front door. He said he did finally get a letter but that was unprofessional to leave a sticky-note. He said his property will border where the site will be, and stated he would like to see a map of the plan. He has concerns about the wildlife and the land, and said he would like more information.

Eileen Ranck, Leigh District, said she is opposed to the project, and stated her concerns include solar panels that leak into the water. She said she is concerned about how this will affect the environment and the peace and quiet in the community. She said a neighbor had some of their property logged and the noise woke her son; she said this company will have their logging companies coming in on a daily basis for an unknown period of time, which is very disturbing to the community.

Patrick Murphy, Prospect District, said he represents the 300+ agricultural producing members of Prince Edward County Farm Bureau. He said they are adamantly opposed to the project due to the size and scope of the project as it sits on the table. He said 2,300 acres of forest land being taken out of production for a poor energy source is utterly ridiculous. He said there is only 22-28% efficiency on solar panels, no batteries on site, [which would equate to] walking to work one out of every four days with the same type of efficiency if your vehicle ran on the same percentages. He said this is zoned A1, Agricultural and Rural Preservation according to the newest County Comprehensive Plan. He said the Comprehensive Plan mentions specifically trying to expand forestry and harvesting operations within the County for employment, and this would be a counterproductive incident taking place which would be detrimental to all the timber harvesters in the area as active forest management that he has actively participated in on this property for at least the last 25 years. He said from the public safety standpoint, two of the blocks would nearly comprise  $\frac{3}{4}$  to close to a mile of runs within the fenced-in area. He said they are not to enter their site to suppress fires, which gives the fire a tremendous amount of fuel going south to north with the predominant wind direction. He said the runs would be too vast for active fire suppression. He then said the company states the site would be rehabilitated [at the end of the lease], but in the Midwest where they built steel mills and they "dropped them" after 15 years, these production mills that made stainless steel were dropped when they were paid off, and then they locked the doors and walked away, and the same would be done with solar. Mr. Murphy said the government proposed ideas regarding kudzu and multiflora rose. He closed by stating there are more people here to speak against this project than are speaking for [the project].

Chairman Prengaman asked for explanation of what is in a panel. Ms. St. Charles stated the panels are comprised of silicon wafers with silver electrodes to move the power; the silicon receives and converts the solar energy into power, and the silver moves it to the inverter. Those are encased in PC layer on both sides to keep any water from getting into the panels; there is safety glass on either side with an anti-reflective coating on that surface, and then aluminum [goes around] around the outside.

Chairman Prengaman asked if anything would leak if a panel would break. Ms. St. Charles said it does not, as there is nothing to leak. She added there is no lead in the panels.

There being no one further wishing to speak, Chairman Prengaman closed the public hearing.

Chairman Prengaman summarized the project and asked if the commissioners had further questions.

Commissioner Peery asked how much of the land is currently clear-cut. Mrs. Wilkerson stated that the property where the proposed site is has already been clear-cut; she added that nothing will be able to be seen from Route 15 because that is planted timber that her husband replanted and is already grown. Mrs. Wilkerson said she will continue to live on the property.

Ms. McAlister presented a large poster-sized site plan and an exhibit showing the preserved tree cover.

Commissioner Hogan said that a lot of the land is already clear-cut, and the with the timber cut off is the worst that can be had as far as erosion. He said what he sees in this proposal with this 600+ acres, they will create timber and wildlife areas which will not be fenced in and will be available to wildlife. He continued that inside the compound there will be grass and native vegetation that will be maintained by sheep or mowing.

Tiffany Severs, Director of Permitting, Strata Clean Energy, said her background is in Construction/Stormwater and she is certified in Erosion and Stormwater for the State. She said the disturbed area will be approximately 600 acres but that will not all be open at one time. She said one of the things that is very important is that they apply stabilization often and layer stabilization. She said agrivoltaics will be one portion of the project; pollinators will be applied to provide that there is a strong vegetative stand. She then said that during construction, they will also be working in stormwater controls for under panel; she said it is important that they do not have concentrated run-off or flooding downstream. She said they are looking not only at the quality of the water but also the quantity. She said they will be sure to maintain and not increase the flow. If there are current conditions onsite, they also have their stormwater engineer to determine any mitigation of those current issues.

Ms. Severs said that regarding wildlife, the intent is to allow for continuity in wildlife and to allow them to migrate through, and not fragment, how their habitat is now. She said when looking at the layout, they will not cut them up into chunks, but to maintain continuity of habitat. She said they will not expose them to the panels and will fence the panels off, but they will be able to move around them. She said their reviews include habitat assessments, which include everything from what is there and what could be there, and then they examine layers to ensure they are taking every step possible to avoid impacts. She said that when they are figuring the long-term planning of the site, those wildlife cycles are taken into consideration so they are not disrupted.

Commissioner Hogan asked about the possibility of forest fires and said he was a firefighter in the past and never saw a pasture catch on fire; he asked for clarification on the concern regarding a major fire inside this area of materials burning up. He asked if these forest buffers that are going to be created will be safer than a pine forest. Ms. Sears said that part of the management is controlling the brush and woody debris, which is what fuels fires. She said this is included in the management of the site with the fire safety piece.

Mr. Kim said that the #1 risk factor when signing the solar sites is vegetation management separation and it is the #1 tool they have to prevent fire from coming outside to inside or [from] inside to outside [the site]. He said that as long as that is maintained, the risk remains low.

Commissioner Gilliam said he has seen solar systems where they raised the panels to allow cattle to graze [underneath], and asked if they have done anything like this.

Adam Thompson, Director of Development, Strata Clean Energy, said the biggest issue with that application, across the board, is cost. He said if panels are raised from two to three feet off the bottom edge of the panel to 15 feet, that is a lot of steel that must be put in. He said then it starts to look like a carport. He said there are some incredible niche projects across the country; one has gone in up in northern Virginia as a test site for exactly that. He said they are raising crops and will conduct studies and a report on the effects there. He said they are seeing the first phase of figuring out how to do agriculture and solar together; so far, the easiest has been having sheep graze because they are tame and are easy to manage on-site, and don't damage the equipment. He said there are some grazers that are going through breeding processes to come up with cattle that are more tame to be on solar sites and won't knock everything over. These big projects are power plants and if you're building a gas power plant, you aren't being asked to also be a farmer; it's hard to go that far up to the edge on agrivoltaics.

Commissioner Hart asked about the financial relationship between the farmers that he is speaking about and the company. Mr. Thompson said the contracting is becoming more and more specific to the grazers and the [land] owners and they often work out deals based on the specific conditions of the site. Mr. Thompson said this is a natural progression from the traditional vegetation management and hiring a commercial landscape manager to come out and cut the grass; that contract has been adapted to fit with grazers, and often the grazers will do the traditional mowing. The sheep farmers are getting access to more land than they would normally have access to, which allows them to



grow their flocks, and while it costs more to move the flocks from site to site, they are getting compensated for providing a service maintaining the vegetation.

Commissioner Gilliam asked if they put in wells for watering the sheep. Mr. Thompson said they have not done that yet, but there is an avenue where that could be permitted to provide water for any kind of agricultural use going on.

Commissioner Fuller said he received a few telephone calls about how this would reflect the Comprehensive Plan and the potential deforestation and reduction in agricultural land that this project may or may not affect. He thanked Mr. Love and his team for their due diligence and Michael Zehner. He said that the revenue received from this project is not going to be the final deciding factor but it has to be part of the decision process. He said the Comprehensive Plan is a guiding document over a wide range of topics and is intended to facilitate rational and responsive decision making. He said we must also consider that [in] the A1 [zone], data centers and the consumption of energy is increasing; the first half of 2024, energy [usage] increased 160%. He said if we do not consider addressing these problems, there is a possibility there will be a push to have them approved at the state level. He added that of the 226,447 acres of Prince Edward County, 64% of the county is forested, 14% is pasture-land, 1% is crop land. He said 15% of the county is in Conservation Easement or state-held land and cannot be touched. Currently we have 0.16% of the land based in solar projects. He said this puts these 600 acres in perspective of how it will affect our community.

Commissioner Gilliam stated his agreement with Supervisor Townsend in tabling this issue to give those constituents time. He then said the income of this project to the county would be substantial; agriculture is very positive but he sees a need for both agriculture and power and when there is a decision to make one versus the other will be a tough day.

Mr. Love stated there have been two community meetings. Some discussion followed.

Commissioner Hogan made a motion, seconded by Commissioner Fuller, that the Planning Commission recommend to the Board of Supervisors that Tobacco Trail Solar, LLC's Special Use Permit for a proposed 150-megawatt solar energy generation facility, as presented, be approved with conditions, to ensure consistency with the following findings:

1. The proposed use is substantially in accord with the County's Comprehensive Plan and compatible with other existing, planned, or proposed uses based upon its design and recommended conditions;
2. The proposed use provides for significant open space, ensuring the optimal and balanced use of Prince Edward County's land and natural resources;
3. The potential for adverse impacts of the Project is sufficiently mitigated by the proposed conditions, with the amendment of the removal of Condition #39 and Condition #40.

The motion carried:

Aye: Ken Copeland  
Brad Fuller  
John H. Hogan  
John "Jack" W. Peery, Jr.  
John Prengaman  
Absent: Whitfield M. Paige, Rhett Weiss

Nay: Llew W. Gilliam, Jr.  
David Hart

**Tobacco Trail Solar, LLC**  
**PRINCE EDWARD COUNTY, VIRGINIA**  
**Special Use Permit Conditions**

**SECTION I. GENERAL PROVISIONS**

1. This Special Use Permit applies to the following properties for which a special use permit application was submitted: Tax Map Parcel Identification Numbers: 111-A-2B, 111-A-3, 112-A-19A, 112-A-40, 120-A-1,

120-A-15, 120-A-2, 120-A-20, 120-A-21, 120-A-29, 120-A-3, 120-A-4, 120-A-42, 120-A-43, 120-A-46, 120-A-5, 120-A-6, 120-A-7, 120-A-8, 121-A-9, 121-A-10. The Special Use Permit application was submitted on 07/15/2025 by Tobacco Trail Solar, LLC on behalf of the owners of the said properties, and compliance with these conditions is the express duty of, and these conditions shall bind, the Applicant and any assignee of the Applicant who operates the Solar Facility

2. The Site shall be developed, constructed, operated, and decommissioned in compliance with all of the following:
  - a. All applicable federal, state, and local laws, statutes, ordinances, and regulations.
  - b. All written agreements entered into between the Applicant and the County, expressly including, but not limited to, a Solar Facility Siting Agreement.
  - c. The Site Plan approved by Prince Edward County.
  - d. The Decommissioning Plan approved by Prince Edward County.
  - e. The Emergency Response Plan approved by Prince Edward County.
  - f. The Construction Traffic Management Plan approved by Prince Edward County.
  - g. The Erosion and Sediment Control Plan approved by Prince Edward County.
  - h. The Stormwater Management Plan approved by Prince Edward County and/or DEQ.

Violation by the Applicant or by any one or more of Applicant's agents, employees or contractors of any terms, conditions, or provisions of any of the foregoing shall constitute a violation of this Special Use Permit if Applicant has failed to begin and diligently pursue (or has failed to cause its agents, employees or contractors, as applicable, to begin and diligently pursue) correction of the violation within thirty (30) days after written notice by the County to Applicant.

3. The following terms shall have the following meanings if or when used in these Conditions:
  - a. **"Abandoned"** means the discontinuation of power generation by the Solar Facility for a period of at least 180 consecutive days, except in the event of a force majeure event requiring reconstruction.
  - b. **"Applicant"** means Tobacco Trail Solar, LLC.
  - c. **"Approved Site Plan"** means the detailed drawing showing all equipment, excavation, landscaping, and other changes or improvements to be made to the real property or properties for the development of the Project following approval of the Special Use Permit Application by the Prince Edward County Planning Commission, and the Prince Edward County Board of Supervisors and administrative review and approval by Prince Edward County staff.
  - d. **"Board"** means the Board of Supervisors of Prince Edward County, Virginia.
  - e. **"Commercial Operation"** means the period beginning on the date that the sale of electricity generated from the Solar Facilities to a third party through the Grid commences pursuant to a Power Purchase Agreement or offtake by an investor-owned utility or Independent Power Producer and terminating contemporaneously with the commencement of Decommissioning.
  - f. **"County"** means Prince Edward County, Virginia.
  - g. **"County Administrator"** means the county administrator of Prince Edward County, Virginia.
  - h. **"Decommission" or "Decommissioning" or "Decommissioning Activities"** means the work on the Solar Facility to remove improvements on the real property and to otherwise comply with the Decommissioning Plan.
  - i. **"Decommissioning Commencement Date"** means the earliest date on which Decommissioning is required to begin under the terms set forth in these Special Use Permit Conditions.
  - j. **"Decommissioning Plan"** means the plan for Decommissioning Activities submitted by Tobacco Trail Solar, LLC and approved by the County.
  - k. **"Grid"** means the interconnected network for delivering electricity from producers to consumers (consisting of generating stations, electrical substations, high voltage transmission lines, and distribution lines that connect individual customers) to which the Project is connected and provides power.

- l. **"Investor Owned Utility Company"** means an electric utility as defined in Section 56-576 of the Code of Virginia.
  - m. **"Operator"** means any party which undertakes the management, maintenance, and operation of the Solar Facility, including, but not limited to, as assignee of the Applicant.
  - n. **"Power Purchase Agreement"** means the written agreement pursuant to which electricity generated from the Solar Facilities is sold to a third party.
  - o. **"Project"** means the Solar Facility on the parcel, including the following: (i) the development, design, procurement, construction, installation, commissioning, testing, interconnection, and start-up of the Solar Facility on the Site; (ii) the operation, repair, replacement, and maintenance of the Solar Facility on the Site; and (iii) the decommissioning and removal of the Solar Facility from the Site.
  - p. **"Related Entity" or "Related Entities"** means any two or more entities described in I.R.C. § 267(b).
  - q. **"Site" or "Solar Facility Site"** means all properties to be leased or purchased by the Applicant or any Related Entity for development in connection with the Project, identified as follows: Prince Edward County Tax Map Identification Numbers 111-A-2B, 111-A-3, 112-A-19A, 112-A-40, 120-A-1, 120-A-15, 120-A-2, 120-A-20, 120-A-21, 120-A-29, 120-A-3, 120-A-4, 120-A-42, 120-A-43, 120-A-46, 120-A-5, 120-A-6, 120-A-7, 120-A-8, 121-A-9, 121-A-10.
  - r. **"Site Plan"** means the detailed drawing showing all equipment, landscaping, roads, retention facilities, fencing, buffers, and other changes or improvements to be made to the real property or properties for the development of the Project.
  - s. **"Solar Facility" or "Solar Facilities"** means the Site together with all equipment, apparatus, or other items of personal property used for the construction, operation, or decommissioning of the Project.
  - t. **"Surety Review Date"** means the date by which the Applicant will update the cost estimate in the Decommissioning Plan every five (5) years and reimburse the County for the actual and reasonable, out-of-pocket costs of each such independent review and analysis by a licensed engineer of each decommissioning cost estimate revision.
4. The Site shall be developed in general conformance with the information and exhibits submitted with the Special Use Permit application (the "SUP" Application), except as modified by associated conditions, the Approved Site Plan, and as required by the land development ordinances of Prince Edward County. The Site shall employ the practice of agrivoltaics where practical on site.
  5. This Special Use Permit (SUP) is issued to the owners of the properties for which the special use permit application was submitted (the Properties) and shall run with the land unless and until this SUP is revoked, expires, or is voided.
  6. An Approved Site Plan shall be required for this use.
  7. Prior to the issuance of construction permits, the Applicant shall record in the Circuit Court Clerk's Office of Prince Edward County, Virginia a plat of survey delineating the property boundary and total acreage.
  8. The Applicant shall submit an Emergency Response Plan (the "ER Plan") with the submission of the Site Plan. The ER Plan shall include fire suppression methods that can be deployed during both the construction and operation of the project. The ER Plan shall also include a program of education and training to be provided for County emergency response staff covering onsite emergency response.
  9. Unless approved in writing by the County, no signage shall be permitted on the Site; except that signage containing notices, warnings, or other information, if required by law or by applicable codes and standards, or deemed by the County to be in the interest of the safety and welfare of the community, shall be required.
  10. Tobacco Trail Solar, LLC will reimburse, or cause to be reimbursed, to the County all reasonable, out-of-pocket costs and fees incurred for professional services engaged for purposes of assisting the County during

the application process and during construction, including, but not limited to, legal fees and consulting fees; however legal fees shall not be assessed to Tobacco Trail, LLC after construction is completed. The purpose of the reimbursement payments is to defray the costs and expenses incurred by the County in connection with (i) the zoning and permitting processes related to the approval of the Solar Facility, (ii) the permitting process with federal and state agencies, as applicable, and (iii) the construction of the Solar Facility. Should the special use permit application submitted by Tobacco Trail Solar, LLC for the Project not be approved by the County, no reimbursement under this paragraph will be owed by Tobacco Trail Solar, LLC to the County.

11. The Project owner or operator will, in coordination with Prince Edward County Emergency Management, provide education and training on how to respond in the event of a fire or other emergency on the premises. "Knox Boxes" or coded padlocks will be added at access gate locations, so that emergency services resources can gain access inside the security fence during the construction phase of the project.
12. Terms and conditions pertaining to revenue share payments and voluntary payments shall be set forth in a siting agreement between Applicant and the County.

## **SECTION II. BUFFERS, HEIGHTS, AND SETBACKS**

13. Buffers throughout the Site shall include the following:
  - a. All setbacks shall be no less than those shown on the site plan approved by Prince Edward County.
  - b. The Site Plan will identify the maximum extent of the Project area, outside of which solar panels or other equipment will not be located. The solar panels other equipment of the Solar Facility will not be located within the standard setbacks established by Section 7-110 (D) of the County Ordinance.
  - c. The Site Plan will include a vegetative buffering plan (the "Vegetative Buffer Plan") that will limit the visibility of the Solar Facility from the public rights-of-way adjacent to the Site. For purposes of this Condition, "Solar Facility" does not include the perimeter security fencing, gravel access road, or interconnection equipment. Also, the "Solar Facility" is not an objectionable feature, within the meaning of County Ordinance Section 7-110.
  - d. All vegetative buffering areas, as shown on the Vegetative Buffer Plan, shall enable insolation of the Solar Facility and may be both natural and planted, shall be a part of the approved Project, and should be protected from harvest so long as the Site is operated as a solar facility.
  - e. Vegetative buffering areas shall be installed and, as necessary, managed to ensure health and preservation of the vegetation. Any vegetative buffering that is dead during the operating period shall be removed and replaced in conformance with the approved site plan, within a six (6) month time period during a typical planting period. The type and height of replacement vegetation shall be similar to that of which was originally planted during construction. In the event that the vegetative buffering is severely damaged due to an unusual weather occurrence or natural catastrophe, the Project shall have one year or one growing season, whichever is sooner, to replace or replant.
  - f. A 15' screening buffer shall be maintained with any bordering standing timber harvested after construction of the solar facility.
  - g. Electrical lines leaving the solar facility shall be underground until the point of reaching the first pole outside of the facility as to not impact the screening plan unless: (a) otherwise approved by the County in the final site plan; (b) otherwise approved by the County in connection with building permit approvals, including electrical permits; (c) underground lines conflict with other applicable

permitting standards, including environmental permits; or(d) underground lines are not reasonably practical given site constraints.

- h. Historical resources noted in the Virginia Department of Historic Resources Map that are listed or eligible for listing in the National Register of Historic Places must be identified, marked, and preserved at a setback approved by the Virginia Department of Historic Resources, as reflected on the Site Plan.
- i. The maximum height of ground mounted systems, equipment, and structures, as measured from the grade or base of the improvements to the highest point, shall not exceed eighteen (18) feet in height. Excluded from this height requirement are overhead electric distribution and transmission lines and poles, project substation, and utility switchyard.

### **SECTION III. CONSTRUCTION, TRAFFIC, and ROAD REPAIRS**

- 14. Subject to compliance with applicable site safety requirements and upon reasonable prior notice, the County Administrator, building official, zoning administrator, or environmental codes and compliance officer, or any party or parties designated by any one or more of those county officials, including other federal, state, or local government officials, shall be allowed to enter the Site at any time during construction. Once the facility has commenced Commercial Operation, subject to compliance with applicable Site safety requirements, County officials may enter the Site upon at least one week's advance notice to the Solar Facility liaison.
- 15. All construction entrances for the Site shall be in general conformance with the information and exhibits submitted with this Special Use Permit application and must be authorized and approved by the Virginia Department of Transportation (VDOT).
- 16. All construction activity shall be conducted during daylight hours Monday- Saturday. Activities allowed on Sundays include only the following: onsite planning, walking, and riding the Site by passenger vehicle (not heavy construction trucks or equipment), office work, and other activities that do not produce large quantities of traffic on the surrounding roads or loud construction noises within the Site. The Applicant shall comply with the Prince Edward County Noise Ordinance Chapter 46, Article II during operation but shall not be required to do so during construction.
- 17. All heavy construction traffic, including, but not limited to, dump trucks, tractors and trailers, supplier vehicles, and trucks hauling equipment shall enter the site at the designated private driveway entrances.
- 18. The Applicant shall submit a Construction Traffic Management Plan ("CTMP") as part of the Site Plan. The CTMP shall address traffic control measures, an evaluation of the condition of the public roads along the Delivery Routes prior to construction, and a description and an estimate of any anticipated repairs to public roads that may arise due to damages attributable to construction of the Solar Facilities. The CTMP must be reviewed by a third-party selected by the County and paid by, and at the sole cost of, the Applicant.
- 19. No burning of stumps and/or debris will be allowed onsite at the subject solar facility.
- 20. The Solar Facilities shall be enclosed within chain link security fencing not less than six (6) feet in height.
- 21. The Project will not utilize permanent lighting. If installed at a later date, lighting will be downward facing, motion activated security lighting located at the Project entrance gate or at the control panels near the equipment pad. Lighting of the substation and switchyard shall be limited to that minimally required for safety and operational purposes and shall be full cut-off type fixtures.

22. Prior to commencement of construction, the Applicant shall provide the County a bond equal to 100% of the cost of the anticipated repairs to be made to the public road along the Delivery Routes, as defined in paragraph 23 below, including the entire public right of way along the Delivery Route. The bond may be in the form of a letter of credit, a surety bond, or a cash bond given to the County, to be held by the County without interest, but the form of any surety bond must be approved by the County Administrator. The County will release, return, and terminate the roadway surety upon completion of construction and Commercial Operation of the Project.
23. Subject to the CTMP, Delivery Routes to the site will include a portion of U.S. Route 15 (Farmville Road), a portion of US Route 360 (Patrick Henry Hwy), Cabbage Patch Road, and Ole Briery Station Road, to the proposed four (4) entrances as shown in Attachment B -Conceptual Site Plan of the SUP application.
24. The Solar Facilities shall have received Final Site Plan approval from the County within four (4) years of approval. The Board of Supervisors may approve one extension of up to one (1) year each upon written request from the Applicant detailing the need for an extension.
25. Solar panels will be constructed, maintained, and operated in accordance with national industry standards and regulations including the National Electrical Code, International Fire Code of the International Code Council, and the National Fire Protection Association Fire Code, as provided in Va. Code 15.2-2286. In the event of a conflict between the national industry standards and these Conditions, the national industry standards shall control so that as technology advances, updated technology may be used by the Applicant. Notwithstanding any of the foregoing, the use of any of the following materials at any time, whether in construction, maintenance, or operation of the facility, is expressly prohibited: cadmium telluride, cadmium, tellurium, GEN X, field-applied Teflon® coating, or any other materials prohibited by federal or state agencies.
26. No panels, inverters, pyranometers, substations, or any other component of the Solar Facility, except fencing, shall be located in a FEMA Special Flood Hazard Area.
27. Upon completion of the construction of the Solar Facilities, the Applicant shall submit a post-construction evaluation of the condition of the roads along the Delivery Routes to the County Administrator for approval. The post-construction evaluation shall include a plan for repairing any damage caused to the public roads along the Delivery Route directly attributable to the Applicant. The Applicant shall be responsible for causing such repairs to be completed to the satisfaction of the VDOT and shall be responsible for coordination of repairs with VDOT. All roadway repairs along the Delivery Routes shall be made at the sole expense of the Applicant. Once repairs are completed, the performance bond shall be released.

#### **SECTION IV. ENVIRONMENTAL**

28. The Applicant shall submit a Stormwater Management Plan and an Erosion and Sediment Control Plan as part of the Site Plan. The Applicant shall reimburse, or cause to be reimbursed to, the County all reasonable, out-of-pocket costs incurred by the County related to retaining such third-party inspectors, plan reviewers, and advisors as reasonably necessary for project review and inspections. All such payments shall be remitted to the County within thirty (30) days of invoicing. The County shall retain the right to inspect the Site to verify the findings of the third-party inspectors upon reasonable, prior notice and subject to compliance with Site safety requirements. The phasing of land disturbance shall be detailed in the Erosion and Sediment Control plan and accompanying project narrative.
29. Stabilization of the Site shall be maintained at all times in compliance with Virginia Department of Environmental Quality (DEQ) standards, rules, requirements, and regulations. The Applicant and the Operator, or either one of them, shall notify the County within twenty-four (24) hours of receiving any DEQ notice of less than full compliance by the Project and shall, within forty-eight (48) hours of receipt, provide the County with a copy of the notice. Thereafter, the Applicant and the Operator, or either one of them, shall provide to the County within forty-eight (48) hours of transmission or receipt copies of all correspondence



with DEQ regarding Project noncompliance issue until such time as the matter is fully resolved to the satisfaction of DEQ. In order to ensure orderly development of the Solar Facility and to protect the stabilization and environmental integrity and quality of the Site, no more than fifty percent (50%) of the total site development area shown on the Approved Site Plan may be disturbed at any point in time. For purposes of this condition an area for which one or more of the following is true is not considered to be disturbed: the area has established ground cover, the County has determined that the area is not disturbed, an area where temporary stabilization measures have been implemented, gravel driveways, or laydown areas.

**30. Soil testing shall be conducted on the Site as follows:**

- a. Testing shall be conducted in no less than ten (10) locations on the Site, at least one location being within proximity to panels of each different type or manufacturer. Samples will be collected from a depth of six inches below ground surface.
  - b. Testing shall be conducted prior to the issuance of a land disturbance permit and annually thereafter. Testing also shall be conducted immediately prior to Decommissioning and immediately following the termination of Decommissioning.
  - c. Samples shall be analyzed for Priority Pollutant 13 Metals (arsenic, antimony, beryllium, cadmium, chromium, copper, lead, mercury, nickel, selenium, silver, thallium, and zinc) in accordance with EPA methods SW 6020, SW 6020A, SW1312, and 200.8.
  - d. Testing shall be performed by a service provider retained by the Operator but approved by the County.
  - e. A test report for each testing event, including an executive summary, shall be provided to the Prince Edward County zoning administrator within ten (10) days of the completion of such report.
  - f. No costs shall be incurred by Prince Edward County for soil testing or reports of soil testing provided to Prince Edward County.
31. Any damaged solar components or portions thereof shall be collected by the facility operator and removed from the site or stored on site in a location protected from weather and wildlife and from any contact with ground or water until removal from the site can be arranged; storage shall not exceed sixty (60) days. If not returned to the manufacturer, damaged components shall be transferred directly to an approved recycling facility or disposal site in accordance with local, state, and federal laws.

**SECTION V. DECOMMISSIONING**

32. Decommissioning shall be conducted in accordance with the Decommissioning Plan approved by Prince Edward County.
33. The Applicant or the Operator shall provide a Notice of Decommission to the County Administrator of Prince Edward County within thirty days (30) of a determination to cease Operation of the Solar Facility.
34. Prior to the commencement of construction, the Applicant shall submit to the County and receive County approval of a Decommissioning Plan. The Applicant shall comply with all terms and conditions of the Decommissioning Plan as approved by the County. The Decommissioning Plan at a minimum shall include provisions regarding the following:
  - a. Specifications for the removal of all solar equipment, buildings, cabling, electrical components, pads or foundations, pilings, and fencing.

- b. A requirement that all Site real property must be restored to the condition of the property as of the date Construction commences (reasonable wear and tear excepted).
  - c. A requirement that the property must be stabilized so as to adequately control, prevent, and minimize any and all erosion or sediment runoff, consistent with the approved Erosion and Sediment Control Plan.
35. Decommissioning shall begin immediately after the Facility has, for a period of six (6) consecutive months, ceased operating as a solar energy facility distributing energy to the electrical grid and shall be diligently pursued, as determined by the County in its sole discretion, and completed within eighteen (18) months from the Decommissioning Commencement Date. Prior to its expiration, the County may extend this Decommissioning period by six (6) months if the County finds that the Operator commenced Decommissioning the Solar Facility diligently and continuously worked to Decommission the Facility throughout the Decommissioning period, and is reasonably expected to complete the Decommissioning within the additional six-month period.
36. Periods during which the Facility is not operational for maintenance, repair, repowering, or due to a catastrophic event beyond the control of Tobacco Trail Solar, LLC during which time Tobacco Trail Solar, LLC works diligently to return the Facility to full Commercial Operation, shall not constitute the cessation of operations requiring the initiation of Decommissioning requirements herein. Tobacco Trail Solar, LLC must provide written notice and evidence of the Solar Facility status and repair efforts to the County Administrator during the period in which the Solar Facility is not fully operational. Such notice shall identify the last day on which the Facility was fully operational. Regardless of the efforts of Tobacco Trail Solar, LLC to return the Solar Facility to full Commercial Operation, if the Solar Facility does not operate as a solar energy facility distributing energy to the electrical grid after the catastrophic event for a period of eighteen (18) months, the Project shall be deemed Abandoned and Tobacco Trail Solar LLC shall commence Decommissioning no later than the 548th day after the catastrophic event unless the County Administrator finds that Tobacco Trail Solar, LLC is diligently proceeding with repairs to return the facility to operation.
37. Any change of party responsible for Decommissioning of the facility, or change in any part of the contact information, shall be reported to the County Administrator within sixty (60) days of the change(s).
38. If Decommissioning Activities are not completed within the allotted time, or if the Project is Abandoned, the County may complete or have completed at its expense the Decommissioning Activities required under the terms of the Decommissioning Plan and may recover all costs of completing those Decommissioning Activities from the surety provided as set forth herein.
39. ~~To secure the costs of Decommissioning, Tobacco Trail Solar, LLC, or its successor shall at all times, beginning at commencement of construction and until the termination of Decommissioning, provide financial surety in a form and in an amount approved by the County. If the Solar Facility is transferred to a public utility or an Investor or Member Owned Utility Company (e.g.: Dominion Energy, Old Dominion Electric Cooperative or its successor entity), the surety required of the Applicant may be cancelled at the time of the transfer and no further surety will be required.~~
40. ~~The amount of the surety required shall be 100% of the estimated Decommissioning costs estimated at each Surety Review Date, less the scrap or repurposing value of the Solar Facility. The estimated costs and surety to meet the above requirements shall be reviewed by the County Administrator on each Surety Review Date, at which time the County Administrator shall determine if the estimates adequately reflect the Decommissioning costs and any scrap or repurposing value and that the surety will guarantee performance. Should the County Administrator determine that estimated costs and surety are insufficient, the County Administrator and Tobacco Trail Solar, LLC shall mutually agree to determine the correct surety amount; and Tobacco Trail Solar, LLC shall then provide the agreed, adequate surety within one hundred eighty (180) days following the Surety Review Date or, if later, within thirty (30) days after the County Administrator and Tobacco Trail Solar, LLC agree on the adequate surety amount.~~

41. Surety must be provided in the form of a cash bond deposited with the County; by an irrevocable letter of credit provided for the County's benefit; or by a surety bond listing the County as the obligee, a hypothecated account, an escrow account, or a guaranty issued by a credit-worthy entity, or as otherwise provided in Section 15.2- 2241.2 of the Code of Virginia.

- a. A cash bond shall be in the form of a cashier's check or certified check deposited with the County which has cleared all issuing institutions. Any interest accruing on such funds shall be added to the total amount and retained by the County for Decommissioning. The deposit shall be accompanied by a letter agreement, acceptable to, and issued by, the County Administrator, confirming that the cash deposit is to be held by the County to guarantee the performance of the Decommissioning work required herein, and should the Solar Facility be Abandoned or should the Decommissioning work not be diligently undertaken or performed according to the requirements herein, or should the Special Use Permit be revoked, lapse, expire, or be voided due to violation thereof, the County may expend the deposited funds to undertake the Decommissioning work required herein, without more, after providing written notice to the person identified as owner of the property in the land records of Prince Edward County as of the date of the notice. Within six (6) months of the completion of the Decommissioning work required herein by a person or entity other than the County or a contractor engaged by the County, as confirmed by the County Administrator, the cash bond and accrued interest, less any amounts expended by the County as allowed herein, shall be released and paid to Tobacco Trail Solar, LLC or, if the Project has been Abandoned, to the person identified as owner of the property in land records of Prince Edward County as of the date of the completed Decommissioning or as otherwise directed by that owner of the property.
- b. An irrevocable letter of credit shall mean an instrument provided by a lending institution guaranteeing payment to the County within seventy-two (72) hours of the County's written notice to the institution that the Solar Facility has been Abandoned or the Decommissioning Activities have not been diligently undertaken or performed according to the requirements herein and demand to the institution for the funds, without more. The letter of credit shall have no expiration date or required renewal and shall remain in effect for the benefit of the County and shall under no circumstances be withdrawn before the Decommissioning Activities required herein are completed or the amount guaranteed has been fully drawn by the County. The letter of credit shall require that the County be notified thirty (30) days prior to any cancellation or alteration of the letter of credit. Should the County receive notice that the letter of credit will be cancelled or otherwise become unavailable or decrease, or should this Special Use Permit be revoked, lapse, expire or be voided due to violation thereof by Tobacco Trail Solar, LLC, the County may, immediately draw down the entirety of the letter of credit and convert the surety to a cash bond to be deposited with the County and subject to the terms herein; this shall be specifically reflected in the language of the irrevocable letter of credit. The County may expend the guaranteed funds, without more, to undertake the Decommissioning Activities required herein and required pursuant to the terms of the Decommissioning Plan after providing written notice to Tobacco Trail Solar, LLC or, if the Project is Abandoned, to the person identified as the owner of the Property in the land records of Prince Edward County as of the date of the notice. Within six (6) months following the completion of the Decommissioning Activities required herein and required pursuant to the terms of the Decommissioning Plan by a person or entity other than the County or a contractor engaged by the County, as confirmed by the County Administrator, the letter of credit shall be released by the County and any amounts drawn on the letter of credit, less any amounts expended by the County as allowed herein, shall be released and paid to Tobacco Trail Solar, LLC or, if the Project has been Abandoned, to the person identified as owner of the property in land records of Prince Edward County as of the date of the completed Decommissioning or as otherwise directed by that owner of the property.
- c. A surety bond shall mean a bond issued by a company with an AM Best rating of A++, that is treasury listed, and that is licensed to do business in the Commonwealth of Virginia. The surety bond shall list the County as an obligee and shall remain in effect for the benefit of the County and shall under no circumstances be withdrawn or cancelled before the Decommissioning Activities required herein and required by the terms of the Decommissioning Plan are completed or the amount guaranteed has been fully paid to the County. The surety bond shall require that the

County be notified thirty (30) days prior to any cancellation or alteration of the bond. Should the County receive notice that the surety bond will be cancelled or otherwise become unavailable or decrease below the limits required herein, or should the Special Use Permit be revoked, lapse, expire or be voided due to violation thereof by Tobacco Trail Solar, LLC, the County may, immediately file a claim, for the entirety of the amount of the bond, the guarantor shall pay the amounts guaranteed and the County shall convert the surety to a cash bond to be deposited with the County and subject to the terms herein; this shall be specifically reflected in the language of the surety bond. The County may expend the guaranteed funds, without more, to undertake the Decommissioning Activities required herein and required pursuant to the terms of the Decommissioning Plan, after providing written notice to Tobacco Trail Solar, LLC, or, if the Project is Abandoned, to the person identified as the owner of the Property in the land records of Prince Edward County as of the date of the notice. Within six (6) months following the completion of the Decommissioning Activities required herein by a person or entity other than the County or a contractor engaged by the County, as confirmed by the County Administrator, the surety bond shall be released by the County, and the bond funds paid to the County less any amounts expended by the County as allowed herein, shall be released and paid to Tobacco Trail Solar, LLC or, if the Project has been Abandoned, to the person identified as owner of the property in land records of Prince Edward County as of the date of the completed Decommissioning or as otherwise directed by that owner of the property.

42. Should this Special Use Permit be revoked, lapse, expire, or be voided due to violation thereof, the County may immediately draw down all of the surety funds and convert them into a cash bond for purposes of Decommissioning as set forth hereunder and as set forth in the Decommissioning Plan. In such case, no contractual agreement shall be required for the cash bond. This shall be reflected in the surety provided.
43. Should the funds guaranteed for the Decommissioning Activities for any reason not be sufficient for the County to complete the Decommissioning Activities as allowed for herein and as set forth in the Decommissioning Plan, Tobacco Trail Solar, LLC or its successor, shall be and shall remain liable to the County for the difference between the guaranteed funds and the amounts required to Decommission the Solar Facility and shall pay the difference to the County upon demand. The County shall not be liable to any party in any way for the funds drawn pursuant to the conditions set out herein and expended in relation to Decommissioning.
44. Should the Facility be Abandoned, or should the Special Use Permit be revoked, lapse, expire, or be voided due to violation thereof, or should the Decommissioning Activities not be diligently undertaken or performed, and should the County draw down the funds for the purpose of performing the Decommissioning Activities and mobilize its contractors to perform the Decommissioning Activities or otherwise incur liability to its contractors for the performance of the Decommissioning Activities, Tobacco Trail Solar, LLC, its successor or agent, shall have no right to perform the Decommissioning Activities unless specifically authorized by the County in writing that confirms that the County has incurred no liability to any contractors to perform the Activities or that any such liability is transferrable as deemed acceptable to the County. The Applicant or the Operator shall immediately, upon written demand by the County or any person or entity authorized to act on behalf of the County, without more, grant or release to the County, or any person or entity authorized to act on behalf of the County, under terms deemed acceptable by the County, all necessary real property rights, personal property rights, either or both, as determined solely by the County, other than fee simple ownership or a leasehold interest of the real property, so that the County or any person or entity authorized to act on behalf of the County may undertake any required Decommissioning Activities that have not otherwise been performed as required. This shall include, but may not be limited to, releasing any interest in the personal property, facilities, fixtures, and structures which are to be removed and recycled, disposed of, or otherwise demolished.

Mr. Love stated this may be presented during the December meeting of the Board of Supervisors.

**Benjamin Dempsey**  
916 Dempsey Road  
Meherrin, Virginia 23954  
[bendempsey@hotmail.com](mailto:bendempsey@hotmail.com)

**Date: November 7, 2025**

**To:**

Prince Edward County Board of Supervisors  
111 South Street, 3rd Floor  
Farmville, VA 23901

**Subject: Formal Objection to Proposed Solar Farm Adjacent to My Property**

Dear Members of the Prince Edward County Board of Supervisors,

I am writing to express my strong opposition to the proposed solar energy facility planned adjacent to my property in Prince Edward County. While I support the transition to renewable energy, I believe this particular project is ill-suited for our rural residential area and poses significant risks to the environment, property values, and the long-term character of our community. My property as well as my Aunt Monica Deland's property will border the entire northern section of the proposed solar farm. The quiet beauty and peacefulness of our property's landscape will be forever changed by the solar farm. The destruction of the woodlands behind our property will be devastating to the natural ecosystem that sustains an abundance of local wildlife.

### **1. Environmental Concerns**

Recent studies from Virginia Commonwealth University and Virginia Tech have highlighted the **negative environmental impacts of utility-scale solar farms**, particularly in rural areas like ours:

- **Soil Degradation and Erosion:** Solar development often involves extensive grading and compaction, which damages prime farmland and forest soils. In the Piedmont region, where Prince Edward County lies, this can lead to long-term loss of soil productivity and increased runoff.
- **Stormwater Runoff and Water Quality:** Solar panels increase impervious surface area, accelerating stormwater runoff and transporting sediment and nutrients into nearby waterways. This can affect local wells and aquatic ecosystems.

- **Loss of Forest and Wildlife Habitat:** Over 50% of Virginia's solar farms have been built on forested land, leading to habitat fragmentation and biodiversity loss.

## **2. Impact on Property Values**

A 2025 study by Virginia Tech analyzed nearly 9 million real estate transactions and found that:

- **Residential properties within 3 miles of a solar farm saw an average value decline of 4.8%.**

As a property owner, I am deeply concerned that the proximity of this industrial-scale facility will **devalue my property**, reduce its marketability, and compromise the peaceful rural setting that drew my family to this location 55 years ago.

### **Request for Action**

I respectfully urge the Board to:

- **Deny the special use permit** for this solar facility.
- **Require a full environmental impact assessment** and public transparency on mitigation measures.

This is not just about one project, it's about setting a precedent for how Prince Edward County balances renewable energy development with the rights and well-being of its residents.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Benjamin Dempsey", written in a cursive style.

Benjamin Dempsey



**From:** [justfence@qualityhorsefence.com](mailto:justfence@qualityhorsefence.com) <[justfence@qualityhorsefence.com](mailto:justfence@qualityhorsefence.com)>  
**Sent:** Tuesday, December 2, 2025 10:32 AM  
**To:** [district1@co.prince-edward.va.us](mailto:district1@co.prince-edward.va.us)  
**Cc:** [district2@co.prince-edward.va.us](mailto:district2@co.prince-edward.va.us); [district3@co.prince-edward.va.us](mailto:district3@co.prince-edward.va.us); [district4@co.prince-edward.va.us](mailto:district4@co.prince-edward.va.us); [district5@co.prince-edward.va.us](mailto:district5@co.prince-edward.va.us); [district6@co.prince-edward.va.us](mailto:district6@co.prince-edward.va.us); [district7@co.prince-edward.va.us](mailto:district7@co.prince-edward.va.us); [district8@co.prince-edward.va.us](mailto:district8@co.prince-edward.va.us)  
**Subject:** re: solar site

Good morning, members of the Board of Supervisors of Prince Edward County,

I am emailing this morning to voice my opposition to the solar site that is proposed on New Bethel Rd. There are many developing problems and issues with solar sites in the state of Virginia and many residents that live beside them now firmly oppose them. We have personally heard from others living in neighboring counties who now regret supporting their solar sites in their area. The noise from the timbering, post pounding, and construction noise will be disruptive to this quiet area of our county. We personally experienced that recently when our neighbor had their property timbered, waking our son up early in the morning because of the large trucks traveling down the road. Although this was only temporary, I can't imagine how disruptive it will be for a 2000 + acre site. We are very concerned about the additional traffic on New Bethel Rd. We are concerned about the impact this could have on the wildlife, and especially the bat population in the area (and we have a large bat population right here on our property.) Some research has shown a significant reduction in the bat population after a solar site is installed. We are also very concerned about run-off issues on our creeks and rivers, especially the one that often overflows and floods at the bottom of New Bethel Rd. We are concerned about chemicals leaching into our water tables and the damage this could do to the land.

I respectfully ask you to vote "no" to this request from Strata Solar. Thank you.

Sincerely,

Eileen Ranck  
714 New Bethel Rd.  
Meherrin, Va. 23954

From: [mpreston@everyactioncustom.com](mailto:mpreston@everyactioncustom.com) <[mpreston@everyactioncustom.com](mailto:mpreston@everyactioncustom.com)>  
Sent: Tuesday, December 2, 2025 1:40 PM  
To: [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us)  
Subject: To the Board of Supervisors and Planning Commission: Please support Tobacco Trail Solar

Dear Prince Edward County Planning Commissioners,

I'm writing to express my strong support for the Tobacco Trail Solar project in Prince Edward County.

This project will bring in more than \$35.6 million in stable, long-term funding for essential county services like our sheriff's department, fire and rescue, infrastructure, and public schools, all without taxpayer burden.

This is a responsibly designed, low-impact development that will blend into the landscape with natural buffers and wildlife corridors, operating without harmful pollution.

A vote for Tobacco Trail also supports landowners' rights to lease their property for responsible solar development and promotes clean, affordable, American-made energy, reducing electricity costs and ensuring energy independence.

Please support Tobacco Trail solar for the sake of our county's economic future. Thank you.

(Note to county staff: Please forward this message to members of the Planning Commission. Thank you!)

Sincerely,  
MONROE PRESTON  
Farmville, VA 23901-1404

From: [jrs7500@everyactioncustom.com](mailto:jrs7500@everyactioncustom.com) <[jrs7500@everyactioncustom.com](mailto:jrs7500@everyactioncustom.com)>

Sent: Tuesday, December 2, 2025 1:58 PM

To: [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us)

Subject: To the Board of Supervisors and Planning Commission: Please support Tobacco Trail Solar

Dear Prince Edward County Planning Commissioners,

I'm writing to express my strong support for the Tobacco Trail Solar project in Prince Edward County.

This project will bring in more than \$35.6 million in stable, long-term funding for essential county services like our sheriff's department, fire and rescue, infrastructure, and public schools, all without taxpayer burden.

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Please support Tobacco Trail solar for the sake of our county's economic future. Thank you.

(Note to county staff: Please forward this message to members of the Planning Commission. Thank you!)

Sincerely,

john SHIDELER

Farmville, VA 23901-2150

From: [mxpearce@everyactioncustom.com](mailto:mxpearce@everyactioncustom.com) <[mxpearce@everyactioncustom.com](mailto:mxpearce@everyactioncustom.com)>

Sent: Tuesday, December 2, 2025 5:09 PM

To: [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us)

Subject: To the Board of Supervisors and Planning Commission: Please support Tobacco Trail Solar

Dear Prince Edward County Planning Commissioners,

I'm writing to express my strong support for the Tobacco Trail Solar project in Prince Edward County.

This project will bring in more than \$35.6 million in stable, long-term funding for essential county services like our sheriff's department, fire and rescue, infrastructure, and public schools, all without taxpayer burden.

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A vote for Tobacco Trail also supports landowners' rights to lease their property for responsible solar development and promotes clean, affordable, American-made energy, reducing electricity costs and ensuring energy independence.

Please support Tobacco Trail solar for the sake of our county's economic future. Thank you.

(Note to county staff: Please forward this message to members of the Planning Commission. Thank you!)

Sincerely,

Eric Pearce

Farmville, VA 23901-5306

From: [pennyclairepop@everyactioncustom.com](mailto:pennyclairepop@everyactioncustom.com) <[pennyclairepop@everyactioncustom.com](mailto:pennyclairepop@everyactioncustom.com)>  
Sent: Wednesday, December 3, 2025 2:11 PM  
To: [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us)  
Subject: To the Board of Supervisors and Planning Commission: Please support Tobacco Trail Solar

Dear Prince Edward County Planning Commissioners,

I'm writing to express my strong support for the Tobacco Trail Solar project in Prince Edward County.

This project will bring in more than \$35.6 million in stable, long-term funding for essential county services like our sheriff's department, fire and rescue, infrastructure, and public schools, all without taxpayer burden.

This is a responsibly designed, low-impact development that will blend into the landscape with natural buffers and wildlife corridors, operating without harmful pollution.

A vote for Tobacco Trail also supports landowners' rights to lease their property for responsible solar development and promotes clean, affordable, American-made energy, reducing electricity costs and ensuring energy independence.

Please support Tobacco Trail solar for the sake of our county's economic future. Thank you.

(Note to county staff: Please forward this message to members of the Planning Commission. Thank you!)

Sincerely,  
Trevor Carter  
Farmville, VA 23901-5746

From: [crosbyplumbing@everyactioncustom.com](mailto:crosbyplumbing@everyactioncustom.com) <[crosbyplumbing@everyactioncustom.com](mailto:crosbyplumbing@everyactioncustom.com)>  
Sent: Wednesday, December 3, 2025 2:24 PM  
To: [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us)  
Subject: To the Board of Supervisors and Planning Commission: Please support Tobacco Trail Solar

Dear Prince Edward County Planning Commissioners,

I'm writing to express my strong support for the Tobacco Trail Solar project in Prince Edward County.

This project will bring in more than \$35.6 million in stable, long-term funding for essential county services like our sheriff's department, fire and rescue, infrastructure, and public schools, all without taxpayer burden.

This is a responsibly designed, low-impact development that will blend into the landscape with natural buffers and wildlife corridors, operating without harmful pollution.

A vote for Tobacco Trail also supports landowners' rights to lease their property for responsible solar development and promotes clean, affordable, American-made energy, reducing electricity costs and ensuring energy independence.

Please support Tobacco Trail solar for the sake of our county's economic future. Thank you.

(Note to county staff: Please forward this message to members of the Planning Commission. Thank you!)

Sincerely,  
Zacharia Crosby  
Rice, VA 23966-2572





## Board of Supervisors Agenda Summary

**Meeting Date:** December 9, 2025  
**Item #:** 12-b  
**Department:** Community Development  
**Staff Contact:** Robert Love/Douglas P. Stanley  
**Agenda Item:** Public Hearing – Tobacco Trail Solar, LLC – Siting Agreement

### Summary:

The County has been in negotiations with Tobacco Trail Solar, LLC for a siting agreement related to construction and operation of a 150MWac solar energy facility on land totaling 2,324 +/- acres denoted as Tax Map Parcels 111-A-28, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 120-A-6, 120-A-42, 120-A-43, and 120-A-10 located north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and just west of New Bethel Road (State Route 634), which is zoned Agricultural Conservation (A1) District.

Pursuant to §15.2-2316.8(B) of the *Code of Virginia*, the host locality shall schedule a public hearing, pursuant to subsection A of § 15.2-2204, for the purpose of consideration of such siting agreement. If a majority of a quorum of the members of the governing body present at such public hearing approve of such siting agreement, the siting agreement shall be executed by the signatures of (i) the chief executive officer of the host locality and (ii) the applicant or the applicant's authorized agent. The siting agreement shall continue in effect until it is amended, revoked, or suspended.

The public hearing notice was published in the November 26, 2025 and December 3, 2025 editions of the Farmville Herald, Attachment (3). The list of adjoining property owners and the sample letter sent to each can be found in Attachments (4) and (5).

The agreement for the 150MWac solar site includes upfront voluntary payments of \$112,500 (\$25,000 per MWac) plus an annual payment of \$1,540 per MWac. In addition, once the project is operational, the applicant has proffered a payment of up to \$100,000 to benefit the Meherrin Volunteer Fire and Rescue for reimbursement of capital purchases necessary for fire equipment related to mitigating fire risks of the project. Additionally, there are proffered Community Payments that total \$472,000 to be contributed to organizations that support parks and recreation opportunities in the area of the project. The total of all of these revenue payments and the proffered payments over the life of the project equal \$15,937,143.00. Note that this excludes the value of the real estate in the panel array area which is approximately 610 acres which will be taxed at commercial/industrial land use rate instead of the current agricultural rate.

### Attachments:

1. Solar Facility Draft Siting Agreement
2. Notice of Public Hearing
3. List of adjoining property owners
4. Sample Letters sent to adjoining property owners, Charlotte County, and Lunenburg County

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_



## Board of Supervisors Agenda Summary

### Recommendation:

1. Conduct the public hearing and render a decision on the siting agreement.

### Recommended Motions:

I move that the Board of Supervisors approve the Siting Agreement with Tobacco Trail Solar, LLC for the proposed 150MWac solar energy facility.

### OR

I move that the move that the Board of Supervisors deny the Siting Agreement with Tobacco Trail Solar, LLC for the proposed 150MWac solar energy facility due to the following:  
*(list reasons)*

### OR

I move that the Board of Supervisors defer a decision on the Siting Agreement with Tobacco Trail Solar, LLC for the proposed 150MWac solar energy facility until the next meeting in order to:  
*(list reasons)*

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

Siting Agreement for Prince Edward County

**SOLAR FACILITY SITING AGREEMENT**

This Solar Facility Siting Agreement (the “Agreement”), dated as of \_\_\_\_\_ (the “Effective Date”), is made by and between Prince Edward County, Virginia, a political subdivision of the Commonwealth of Virginia (the “County”), and Tobacco Trail Solar, LLC, a North Carolina limited liability company (the “Applicant”). The County and the Applicant are referred to herein each as a “Party” and collectively, the “Parties”.

**RECITALS**

WHEREAS, the Applicant intends to build, operate, and decommission a commercial solar photovoltaic (electric energy) generation facility and associated electric grid interconnection facilities (collectively, the “Project”) on certain real property in the County identified as Tax Map Parcel Numbers 111-A-2B, 111-A-3, 112-A-19A, 112-A-40 , 120-A-1, 120-A-15, 120-A-2, 120-A-20, 120-A-21, 120-A-29, 120-A-3, 120-A-4, 120-A-42, 120-A-43, 120-A-46, 120-A-5, 120-A-6, 120-A-7, 120-A-8, 121-A-9, 121-A-10 (the “Property”);

WHEREAS, the Project will be one-hundred fifty (150) megawatts (MW) or less and therefore is subject to (i) the requirements of Virginia Code § 15.2-2316.7 including, without limitation, the obligation of the Applicant to meet, discuss and negotiate a siting agreement with the County, or (ii) the revenue share ordinance adopted by the County pursuant to Virginia Code § 58.1-2636;

WHEREAS, notwithstanding the foregoing, the County issued a Special Use Permit (“SUP Number”) for the Project dated \_\_\_\_\_ (the “SUP Approval Date”), (the “SUP”), which SUP requires, among other things, that the Project be developed, constructed, operated and decommissioned in compliance with a solar facility siting agreement between the Applicant and the County;

WHEREAS, the Applicant intends for the project to have a nameplate capacity of 150 megawatts alternating current (MWac) (the “Anticipated Nameplate Capacity”);

WHEREAS, in furtherance of the satisfaction of the conditions set forth in the SUP, the Parties desire to enter into this Agreement to provide certain financial compensation to the County as authorized by Virginia Code § 15.2-2288.8(B) and pursuant to the terms and conditions hereof;

WHEREAS, the Applicant has agreed to the payments and financial terms contained herein; and

WHEREAS, pursuant to the requirement of Virginia Code § 15.2-2316.8(B), the County held a public hearing in accordance with subdivision A of Virginia Code § 15.2-2204 for the purpose of considering this Agreement, after which a majority of a quorum of the members of the Prince Edward County Board of Supervisors approved this Agreement.

**AGREEMENT**

## Siting Agreement for Prince Edward County

NOW, THEREFORE, the County and the Applicant, intending to be legally bound hereby and in consideration of the mutual covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, do hereby agree as follows:

### Article I

#### Conditions

1. **SUP Conditions.** The Applicant acknowledges and agrees that it is bound by all the terms and conditions contained in the SUP. The SUP is attached hereto as **Exhibit B** and is hereby incorporated herein. Violation by the Applicant or by any of the Applicant's agents, assigns, or successors in interest of any terms and conditions of the SUP or of any other applicable zoning requirements of the County shall constitute an event of default under Section 13 of this Agreement.

### Article II

#### Payments

1. **Purpose.** The Parties acknowledge that the payments required hereunder shall be made to the County for use in funding substantial public improvements, the need for which is not generated solely by the granting of the SUP, and that such payments are reasonably related to the Project; in recognition thereof, the Applicant agrees to make the payments set forth below, as permitted under Virginia Code § 15.2-2288.8(B).

2. **Nameplate Capacity.** As used herein, "Commercial Operation Date" means the date on which the Project becomes fully operational and begins selling power under the terms of a power purchase or offtake agreement. Generation of test energy shall not be deemed Commercial Operation. The nameplate capacity for the Project as constructed and operational on the Commercial Operation Date shall be the Constructed Nameplate Capacity.

3. **Capital Payments.** The Applicant shall make Capital Payments to the County as set forth below (each a "Capital Payment" and collectively, the "Capital Payments"). The total of all Capital Payments shall be \$25,000.00 per MW of Constructed Nameplate Capacity. The Parties acknowledge that, except as otherwise provided herein, the Applicant's obligation to make Capital Payments shall be conditioned upon the Project achieving the corresponding milestone:

- a. No later than the first anniversary of the SUP Approval Date, Applicant shall make a Capital Payment of \$93,750.00.
- b. No later than the second anniversary of the SUP Approval Date, Applicant shall make a Capital Payment of \$187,500.00.
- c. No later than the third anniversary of the SUP Approval Date, Applicant shall make a Capital Payment of \$187,500.00.

## Siting Agreement for Prince Edward County

- d. Upon approval each of: (i) a Certificate of Public Convenience and Necessity (CPCN) by the Virginia State Corporation Commission; and (ii) Site Plan Review by Prince Edward County Planning and Community Development Department, each of which shall be final and non-appealable, Applicant shall make a Capital Payment such that together (i) and (ii) make up eighty percent (80%) of the remaining Capital Payment amount as calculated using the Anticipated Nameplate Capacity.
- e. On the Commercial Operation Date, Applicant shall make a Capital Payment of the remaining amount such all Capital Payments shall total \$25,000.00 per MWac of the Constructed Nameplate Capacity.
- f. On the Commercial Operation Date, Applicant shall reimburse Meherrin Volunteer Fire & Rescue for the cost of capital purchases reasonably necessary to mitigate the fire risks of the Project, up to \$100,000.00. This payment shall be made to the County to be held and disbursed for the benefit of Meherrin Volunteer Fire & Rescue.

**4. Community Payments.** At the direction of County, Applicant shall make contributions to organizations that support parks and recreation opportunities in the community around the Project as set forth below (each a “Community Payment” and collectively, the “Community Payments”). The Parties acknowledge that, except as otherwise provided herein, the Applicant's obligation to make Community Payments shall be conditioned upon the Project achieving the corresponding milestone:

- a. No later than six months after the SUP Approval Date, Applicant shall make a Community Payment of \$100,00.00.
- b. No later than the second anniversary of the SUP Approval Date, Applicant shall make a Community Payment of \$372,000.00.

**5. Annual Payments.** Annual payments as set forth in Exhibit A attached hereto and incorporated herein (each, an “Annual Payment”, and collectively, the “Annual Payments”, and together with the Initial Payment, the “Payments”). The Annual Payments shall begin no later than six (6) months following the Commercial Operation Date on a prorated basis for that year. The Annual Payments shall be due and payable on or before December 1st of each year following the Commercial Operation Date until the completion of the decommissioning of the Project by the Applicant (the “Termination Date”), as evidenced by written notice to the County from the Applicant that decommissioning of the Project is complete. The Parties acknowledge that, except as otherwise provided herein, the Applicant’s obligation to make the Annual Payments shall be conditioned upon the Project commencing Commercial Operation. Each Annual Payment shall be made to the County in one lump sum payment made annually during the term of this Agreement. Notwithstanding Section 70-242(a) of the Code of the County of Prince Edward, Virginia, and pursuant to Virginia Code § 58.1-2606.1(B), the Annual Payments shall constitute the assessment of a revenue share on the Project by the County.

**6. Structure of the Payments; Statement of Benefit.** The Applicant agrees that, by entering into this Agreement, it is bound by law to make the Payments in accordance with this Agreement. The Parties acknowledge and agree that this Agreement is fair and mutually beneficial to them both and that this Agreement provides for a clear and predictable stream of future payments to the County in amounts fair to both Parties.

**Article III**

**Miscellaneous Terms**

1. **Term; Termination; Automatic Renewal.** This Agreement shall commence on the Effective Date and shall continue until the Termination Date. The Applicant shall have no obligation to make any Payments after the Project is decommissioned. The Annual Payment due for the year in which the Project is decommissioned shall be prorated as of the Termination Date. Written notice of termination shall be given by Applicant (a “Notice of Termination”), and such Notice of Termination shall provide an anticipated termination date that is at least three (3) months from the date the Notice of Termination is given. The termination of this Agreement shall not limit the Applicant’s legal obligation to pay local taxes in accordance with applicable law at such time and for such period as the Project remains in operation. Notwithstanding anything contained herein to the contrary, the Applicant may, in its sole discretion, terminate this Agreement at any time prior to Commercial Operation by delivery of written notice thereof to the County.

2. **Mutual Covenants.** The Applicant covenants to the County that it will pay the County the amounts due hereunder when due in accordance with the terms of this Agreement, and will not seek to invalidate this Agreement, or otherwise take a position adverse to the purpose or validity of this Agreement. The County covenants to the Applicant that it will not seek to invalidate this Agreement or otherwise take a position adverse to the purpose or validity of this Agreement.

3. **No Obligation to Develop.** The Applicant has no obligation to develop or construct the Project, and this Agreement does not require any Payments until after the Commercial Operation Date. Any test energy or other energy produced prior to the Commercial Operation Date shall not trigger any Payments under this Agreement. It is understood that development of the Project by the Applicant is contingent upon several factors including, but not limited to, regulatory approvals, availability and cost of equipment and financing, and market demand for the Project’s energy. No election by the Applicant to terminate, defer, suspend, or modify plans to develop the Project shall be deemed a default of the Applicant under this Agreement.

4. **Successors and Assigns.** This Agreement shall be binding upon the successors or assigns of the Applicant, and the obligations created hereunder shall be covenants running with the Property. If Applicant sells, transfers, leases, or assigns all or substantially all of its interests in the Project or the ownership of the Applicant, this Agreement will automatically be assumed by and be binding on the purchaser or transferee. Upon such assumption, the sale, transfer, lease, or assignment shall relieve the Applicant of all obligations and liabilities under this Agreement accruing from and after the date of sale or transfer, and the purchaser or transferee shall automatically become responsible under this Agreement. The Applicant shall execute such documentation as reasonably requested by the County to memorialize the assignment and assumption by the purchaser or transferee.

5. **Execution of Agreement Deems Project “Substantially In Accord” with County’s Comprehensive Plan.** The County acknowledges the Planning Commission’s determination made on or about \_\_\_\_\_, finding the Project in substantial accord with the County’s Comprehensive Plan and hereby accepts, ratifies, and approves of such determination for the reasons stated by the Planning Commission. The County’s execution of this Agreement affirms

## Siting Agreement for Prince Edward County

that the Project is substantially in accord with the County's Comprehensive Plan in satisfaction of the requirements of Virginia Code § 15.2-2232.

**6. Memorandum of Agreement.** A memorandum of this Agreement, in a form substantially similar to that attached as **Exhibit C** hereto (the "Memorandum"), shall be recorded in the land records of the Clerk's Office of the Circuit Court of the County (the "Clerk's Office"). Such recordation shall be at the Applicant's sole cost and expense and shall occur as soon as reasonably practicable after the Effective Date. Upon the termination of this Agreement, the Parties shall execute and record a release of the Memorandum in the Clerk's Office.

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

If to the County:

Prince Edward County, Virginia  
111 South Street, Third Floor  
PO Box 382  
Farmville, Virginia 23901  
Attn: Douglas P. Stanley, County Administrator

If to the Applicant: Tobacco Trail, LLC  
c/o Strata Manager, LLC  
800 Taylor St, Ste 200  
Durham, NC 27701

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

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



## Siting Agreement for Prince Edward County

JURISDICTIONS BY SUIT ON THE JUDGMENT OR IN ANY OTHER MANNER PROVIDED BY LAW.

**9. Confidentiality.** This Agreement, once placed on the docket for consideration by the Prince Edward County Board of Supervisors, is a public document, subject to production under the Virginia Freedom of Information Act (“FOIA”). The County understands and acknowledges that the Applicant, and as applicable, its associates, contractors, partners and affiliates, utilize confidential and proprietary “state-of-the-art” information and data in their operations (“Confidential Information”), and that disclosure of any such information, including, but not limited to, disclosures of technical, financial or other information concerning the Applicant or any affiliated entity could result in substantial harm to them and could thereby have a significant detrimental impact on their employees and also upon the County. The County acknowledges that during the development and negotiation of this Agreement, certain Confidential Information may be, or may have been, shared with the County by the Applicant. The Applicant agrees to clearly identify any information it deems to be Confidential Information and not subject to mandatory disclosure under FOIA or other applicable law as Confidential Information at the time it provides such information to the County. The County agrees that, except as required by law and pursuant to the County’s police powers, neither the County nor any employee, agent, or contractor of the County will (i) knowingly or intentionally disclose or otherwise divulge any such Confidential Information to any person, firm, governmental body or agency, or any other entity unless a request for such Confidential Information is made and granted under an applicable provision of local, state or federal law. Upon receipt of such a request but before transmitting any documents or information which may contain Confidential Information to the requestor, the County shall contact Applicant to review the request for information and associated documents to determine if any Confidential Information is at risk of disclosure. If Confidential Information exists, the Applicant may intervene on behalf of the County and defend against disclosure of the Confidential Information. The County agrees to cooperate in this defense and to the extent allowed by law, work to protect the Confidential Information of the Applicant.

**10. Insurance.** Upon commencement of construction of the Project and throughout Commercial Operation, the Applicant will obtain and maintain in force the following policies of insurance covering the Project facilities and the Applicant’s activities on the Property: comprehensive general liability insurance with minimum coverage of at least \$500,000 for property damage, \$1,000,000 for bodily injury or death to any one person, and a minimum combined occurrence and annual coverage of \$2,000,000.

**11. Modification.** This Agreement may be modified only in writing duly executed by the Parties hereto.

**12. Assignment.** This Agreement may be assigned by the Applicant to any party without the prior consent of the County, so long as such assignment is expressly made subject to all terms and conditions of this Agreement, and provided that such assignment shall not be effective against the County until such time as the Applicant delivers written notice of such assignment.

**13. Default.**

A. In the event of a default under this Agreement, the non-defaulting Party shall give written notice to the defaulting Party, describing the alleged default in reasonably sufficient detail.

## Siting Agreement for Prince Edward County

If a Party has not cured, as described by this Agreement, its default within thirty (30) days after receiving written notice of the default from the non-defaulting Party, or if the default cannot be cured within thirty (30) days thereof and the defaulting Party has not begun and pursued with diligence to cure said default within such thirty (30) day period, the non-defaulting Party shall have the right, but not the obligation, to cure such default and to charge the defaulting Party for the cost of curing such default, including the right to offset said costs of curing the default against any sums due or which become due to the defaulting Party under this Agreement. Such non-defaulting Party shall, in its reasonable judgment, attempt to use the most economically reasonable method of curing any such default.

B. This Agreement may be terminated by the County in the event of a material breach of this Agreement that has not been cured within sixty (60) days after written notice thereof. If a cure is initiated within such period, the Agreement shall not terminate. A material breach shall mean a failure to comply with (1) any of the provisions of this Agreement relating to the Payments, (2) the permits and approvals under which the Project will be operated or built, which failure results in a loss of such permits and approvals such that the Project is prohibited from operating, or (3) applicable federal or state laws, approvals, or regulations. A material breach shall also include the insolvency of the Applicant or its assignee, such insolvency to be established by the filing of a voluntary petition in bankruptcy that is not dismissed within one hundred eighty (180) days of its filing. A material breach shall also include a violation of the Special Use Permit issued to the Applicant, attached hereto as Exhibit B. Provided, however, the Applicant complying or taking action consistent with any governmental or regulatory warning letter, notice of violation, or plan of action shall be deemed a cure if the compliance or the action is initiated within sixty (60) days of the Applicant receiving the warning letter, notice of violation, or action plan. In the event the Applicant receives notice of a material breach that state or federal authorities determine threatens the safety of the public or threatens to cause material environmental damage and fails to resolve such material breach as soon as is reasonably practicable, the County shall be entitled to terminate this Agreement. If a dispute exists as to whether an amount is owed or a breach of this Agreement has occurred, either Party may seek a declaratory judgment or other appropriate action in the Prince Edward County Circuit Court. If the dispute involves an amount owed to the County, the Applicant shall submit said disputed amount to the Clerk's Office to be held pending resolution of the dispute. The cure period and any termination of this Agreement shall be extended and tolled pending a decision by the Prince Edward County Circuit Court on the declaratory judgment or other action filed.

C. If either the County or the Applicant files a lawsuit, counterclaim, or crossclaim to enforce any provision of this Agreement or to seek a declaratory judgment, the prevailing Party is entitled to all reasonable attorneys' fees, litigation expenses, and court costs.

**14. Severability; Invalidity Clause.** Any provision of this Agreement that conflicts with applicable law or is held to be void or unenforceable shall be ineffective to the extent of such conflict, voidness, or unenforceability without invalidating the remaining provisions hereof, which remaining provisions shall be enforceable to the fullest extent permitted under applicable law. If, for any reason, including a change in applicable law, it is ever determined by any court or governmental authority of competent jurisdiction that this Agreement is invalid, then the Parties shall, subject to any necessary County meeting vote or procedures, undertake reasonable efforts to amend and or reauthorize this Agreement so as to render the invalid provisions herein lawful, valid,

and enforceable. If the Parties are unable to do so, this Agreement shall terminate as of the date of such determination of invalidity, and the Property and Project will thereafter be assessed and taxed as though this Agreement did not exist. The Parties will cooperate with each other and use reasonable efforts to defend against and contest any challenge to this Agreement by a third party.

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

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

**17. Force Majeure.**

A. "Force Majeure Event" means the occurrence of:

(i) an act of war (whether declared or not), hostilities, invasion, act of foreign enemies, terrorism or civil disorder;

(ii) a strike or strikes or other industrial action or blockade or embargo or any other form of civil disturbance (whether lawful or not), in each case affecting on a general basis the industry related to the construction, operation, or maintenance of the Project, as for example but not in limitation, the interruption in the supply of replacement solar panels, and which is not attributable to any unreasonable action or inaction on the part of Applicant or any of its subcontractors or suppliers and the settlement of which is beyond the reasonable control of all such persons;

(iii) specific incidents of exceptional adverse weather conditions in excess of those required to be designed for;

(iv) tempest, earthquake, or any other natural disaster of overwhelming proportions and the disruption of operations resulting therefrom;

(v) discontinuation of electricity supply, or unanticipated termination of a power purchase agreement;

(vi) other unforeseeable circumstances beyond the control of the Parties against which it would have been unreasonable for the affected Party to take precautions and which the affected Party cannot avoid even by using its best efforts, including quarantines ordered by competent governmental authority in the event of a public health emergency, which in each case directly causes either party to be unable to comply with all or a material part of its obligations under this Agreement.

B. Neither Party will be in breach of its obligations under this Agreement or incur any liability to the other Party for any losses or damages of any nature whatsoever incurred or suffered by that other (otherwise than under any express indemnity in this Agreement) if and to the extent

## Siting Agreement for Prince Edward County

it is prevented from carrying out those obligations by, or such losses or damages are caused by, a Force Majeure Event except to the extent that the relevant breach of its obligations would have occurred, or the relevant losses or damages would have arisen, even if the Force Majeure Event had not occurred.

C. As soon as reasonably practicable after the start of a Force Majeure Event, and within a reasonable time after the end of a Force Majeure Event, any Party invoking it will submit to the other Party reasonable proof of the nature of the Force Majeure Event and of its effect upon the performance of the Party's obligations under this Agreement.

D. Applicant will, and will ensure that its contractors will, at all times take all reasonable steps within their respective powers and consistent with good operating practices (but without incurring unreasonable additional costs) to:

- (i) prevent Force Majeure Events affecting the performance of Applicant's obligations under this Agreement;
- (ii) mitigate the effect of any Force Majeure Event; and
- (iii) comply with its obligations under this Agreement.

E. The Parties will consult together in relation to the above matters following the occurrence of a Force Majeure Event.

F. Should a single Force Majeure Event occur for a continuous period of more than one hundred eighty (180) days, then the Parties shall endeavor to agree on any modifications to this Agreement (including without limitation, determination of new revenue sharing payments) that are equitable, having due regard to the nature of the ability of Applicant to continue to meet its financial obligations to the County.

G. For the avoidance of doubt, a Force Majeure Event shall not include (a) financial distress or the inability of either Party to make a profit or avoid a financial loss, (b) changes in market prices or conditions, or (c) a Party's financial inability to perform its obligations hereunder, except such occurrences (a)-(c) that arise from a Force Majeure Event.

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

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

*[signature page follows]*



Siting Agreement for Prince Edward County

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

Tobacco Trail Solar, LLC, a North Carolina limited liability company

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**PRINCE EDWARD COUNTY, VIRGINIA**,  
a political subdivision of the Commonwealth of Virginia

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Approved as to form:

By: \_\_\_\_\_  
County Attorney

## Siting Agreement for Prince Edward County

### **EXHIBIT A**

#### **SCHEDULE OF PAYMENTS**

The following schedule of payments assumes an estimated Project nameplate capacity of 150 MWac, and all payments shall be adjusted proportionally if the nameplate capacity of the constructed Project differs from such estimate.

Initial Payment: \$ \_\_\_\_\_ due within six (6) months of the Commercial Operation Date.

Annual Payments:

Year of Commercial Operation <sup>1</sup>	Annual Payment
1	\$231,000
2	\$231,000
3	\$254,100
4	\$254,100
5	\$254,100
6	\$254,100
7	\$254,100
8	\$279,510
9	\$279,510
10	\$279,510
11	\$279,510
12	\$279,510
13	\$307,461
14	\$307,461
15	\$307,461
16	\$307,461
17	\$307,461
18	\$338,207
19	\$338,207
20	\$338,207
21	\$338,207
22	\$338,207
23	\$372,028
24	\$372,028
25	\$372,028
26	\$372,028
27	\$372,028
28	\$409,231

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<sup>1</sup> Annual Payment for Commercial Operation year 1 is to be prorated, as applicable, in accordance with Section 2(b) of this Agreement.



## Siting Agreement for Prince Edward County

29	\$409,231
30	\$409,231
31	\$409,231
32	\$409,231
33	\$450,154
34	\$450,154
35	\$450,154

Annual Payment for any automatic renewal pursuant to Section 1 of this Agreement:  
\$450,154.00 escalating at a rate of ten percent (10%) upon the expiration of the thirty-seventh (37th) year of Commercial Operation, and every five (5) years thereafter.

**EXHIBIT B**

**SPECIAL USE PERMIT**

**EXHIBIT C**

**FORM OF MEMORANDUM**

*Full exhibit follows*

## Siting Agreement for Prince Edward County

### PREPARED BY AND RETURN TO:

Prince Edward Tax Map ID No. 111-A-2B, 111-A-3, 112-A-19A, 112-A-40 , 120-A-1, 120-A-15, 120-A-2, 120-A-20, 120-A-21, 120-A-29, 120-A-3, 120-A-4, 120-A-42, 120-A-43, 120-A-46, 120-A-5, 120-A-6, 120-A-7, 120-A-8, 121-A-9, 121-A-10

[NOTE TO CLERK: PRINCE EDWARD COUNTY, VIRGINIA, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, IS A PARTY TO THIS INSTRUMENT WHICH, ACCORDINGLY, IS EXEMPT FROM RECORDATION TAX PURSUANT TO VA. CODE SEC. 58.1-811.A.3.]

### MEMORANDUM OF SOLAR FACILITY SITING AGREEMENT

This Memorandum of Solar Facility Siting Agreement (this “Memorandum”), dated and effective as of \_\_\_\_\_, 2025, is made by and between **Prince Edward County, Virginia**, a political subdivision of the Commonwealth of Virginia (the “County”) and **Tobacco Trail Solar, LLC**, a Virginia limited liability company (the “Applicant”), regarding the following:

1. Siting Agreement. The County and the Applicant are parties to that Solar Facility Siting Agreement, dated \_\_\_\_\_ (the “Siting Agreement”), which describes the intent of the Applicant to develop, install, build, and operate a commercial solar photovoltaic (electric energy) generation facility and associated electric grid interconnection facilities (“Project”) on that certain parcel of land identified as Prince Edward County Tax Map ID No. 111-A-2B, 111-A-3, 112-A-19A, 112-A-40 , 120-A-1, 120-A-15, 120-A-2, 120-A-20, 120-A-21, 120-A-29, 120-A-3, 120-A-4, 120-A-42, 120-A-43, 120-A-46, 120-A-5, 120-A-6, 120-A-7, 120-A-8, 121-A-9, 121-A-10 (the “Property”).
2. Authorization. The County’s execution of the Siting Agreement was authorized during that certain regular meeting of the Board of Supervisors of Prince Edward County on \_\_\_\_\_, 2025.
3. Substantially in Accord. The County acknowledges the Planning Commission’s determination made on or about \_\_\_\_\_ finding the Project in substantial accord with the County’s Comprehensive Plan and hereby accepts, ratifies, and approves of such determination for the reasons stated by the Planning Commission. The County’s execution of this Agreement affirms that the Project is substantially in accord with the County’s Comprehensive Plan in satisfaction of the requirements of Virginia Code § 15.2-2232.
4. Obligations. The Siting Agreement sets forth, *inter alia*, certain obligations of the Applicant to comply with the Special Use Permit approved by the County for the Project, and to make certain payments to the County.
5. Siting Agreement Controls. This Memorandum does not supersede, modify, amend or otherwise change the terms, conditions or covenants of the Siting Agreement, and the County and the Applicant executed and are recording this Memorandum solely for the purpose of providing constructive notice of the Siting Agreement and the County’s and the Applicant’s rights thereunder. The terms, conditions and covenants of the Siting Agreement are incorporated in this Memorandum by reference as though fully set forth herein.

Siting Agreement for Prince Edward County

6. Counterparts. This Memorandum may be executed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same document.

WITNESS the following signature and seal:

**PRINCE EDWARD COUNTY, VIRGINIA,**  
a political subdivision of the Commonwealth of  
Virginia

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

COMMONWEALTH OF VIRGINIA,  
COUNTY OF \_\_\_\_\_, to-wit:

Before me, a notary public in and for the jurisdiction aforesaid, this \_\_\_\_ day of \_\_\_\_\_, 2025, appeared \_\_\_\_\_, who acknowledged that they executed the foregoing instrument in their capacity as \_\_\_\_\_ of Prince Edward County, Virginia, on behalf of said political subdivision of the Commonwealth of Virginia.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Notary Registration No. \_\_\_\_\_

Siting Agreement for Prince Edward County

WITNESS the following signature and seal:

Tobacco Trail Solar, LLC  
a Virginia limited liability company

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_, to wit:

Before me, a notary public in and for the jurisdiction aforesaid, this \_\_\_\_ day of \_\_\_\_\_, 2025, appeared \_\_\_\_\_, who acknowledged that they executed the foregoing instrument in their capacity as \_\_\_\_\_ of \_\_\_\_\_, a Virginia limited liability company, on behalf of said company.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Notary Registration No. \_\_\_\_\_



### Public Hearing Notice

Notice is hereby given that the Prince Edward County Board of Supervisors will hold **PUBLIC HEARINGS** on Tuesday, December 9, 2025, at 7:30 p.m. in the Board of Supervisors Room, Prince Edward County Courthouse, 111 N. South Street, 3<sup>rd</sup> Floor, Farmville, Virginia, to receive citizen input prior to considering the following:

1. A Special Use Permit request filed by Tobacco Trail Solar, LLC for the proposal to construct and operate a 150MWac solar energy facility on land totaling 2,324 +/- acres denoted as Tax Map Parcels 111-A-28, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 120-A-6, 120-A-42, 120-A-43, and 120-A-10 located north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and just west of New Bethel Road (State Route 634), which is zoned Agricultural Conservation (A1) District.
2. Pursuant to §15.2-2316.8(B) of the Code of Virginia, consideration of a siting agreement by Tobacco Trail Solar, LLC, related to a 150MWac solar energy facility on land totaling 2,324 +/- acres denoted as Tax Map Parcels 111-A-28, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 120-A-6, 120-A-42, 120-A-43, and 120-A-10 located north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and just west of New Bethel Road (State Route 634), which is zoned Agricultural Conservation (A1) District.

Citizen input for Public Hearings will be received through: (1) in-person participation; (2) remote participation by calling 1-844-890-7777, Access Code # 390313; or (3) by written comments mailed to: Board of Supervisors, P.O. Box 382, Farmville, VA 23901; or emailed to: [board@co.prince-edward.va.us](mailto:board@co.prince-edward.va.us); or faxed to: 434-392-6683. Written comments should be limited to no more than 500 words, and must be received by 2:00 p.m. the day of the meeting. Based on the number of speakers, the Chair will determine the time allotted to each speaker. Citizens may view the monthly Board of Supervisors meetings live (no public input) at the County's YouTube channel by using the link on the County website under Meetings & Public Notices.

A copy of the special use permit and siting agreement is available for public review on the County's website at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us) or in the Prince Edward County Administrator's Office, 111 N. South Street, 3<sup>rd</sup> Floor, Farmville, VA. It is the County's intent to comply with the Americans with Disabilities Act. Should you have questions or require special accommodations, please contact the County Administrator's Office at 434-392-8837.

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List of adjoining Property owners and mailing addresses for the property for SUP and/or Rezoning.

Parcel ID	Owner	Address
112 A 19	BAILEY MALCOLM L TR OF THE MALCOLM	606 BAILEY ROAD KEYSVILLE VA 23947
111 A 4	BAILEY M C & MARIAN C	119 BRIERY CHURCH ROAD KEYSVILLE, VA 23947
111 A 4A	AGEE LARRY S & LORRAINE B	15763 FARMVILLE ROAD KEYSVILLE VA 23947
111 3 A	BARTON JOSEPH A & TARREN MORRIS	15758 FARMVILLE ROAD KEYSVILLE VA 23947
119 A 15	WRIGHT RACHELLE P	305 HENDERSON ROAD KEYSVILLE VA 23947
111 A 3A	WRIGHT RACHELLE P	305 HENDERSON ROAD KEYSVILLE VA 23947
111 A 3B	WRIGHT RACHELLE P	305 HENDERSON ROAD KEYSVILLE VA 23947
119 A 18	WHITLOCK KEITH D & MARY M	16176 FARMVILLE ROAD KEYSVILLE VA 23947
119 A 17	WHITLOCK KEITH D & MARY M	16176 FARMVILLE ROAD KEYSVILLE VA 23947
119 A 16	KELLER WILCO JAMES & HANNAH GRACE	16460 FARMVILLE ROAD KEYSVILLE VA 23947
119 A 12	MARKER SHERRY LYLES	16754 FARMVILLE ROAD KEYSVILLE VA 23947
119 A 14	HAMMOCK TIMOTHY W & CAROLYN L	11204 FARMVILLE ROAD FARMVILLE VA 23901
119 A 10	GOFF DONNA J TR OF THE DONNA J GOFF LIVING TRUST	18036 LUNDE LANE ROCKVILLE VA 23146-1731
120 A 9	PEARSON RONNIE DAIL	18114 BONNEVILLE LANE DINWIDDIE VA 23841
120 A 14	PEARSON RONNIE DAIL	18114 BONNEVILLE LANE DINWIDDIE VA 23841
120 A 13	REARDON THOMAS OCONNELL JR	231 OLE BRIERY STATION ROAD KEYSVILLE VA 23947
120 A 13A	SNEAD JOHNNY J & VELDA J	259 OLE BRIERY STATION ROAD KEYSVILLE VA 23947
120 A 16	STOKES HATTIE E C/O WALLACE RAY STOKES	6509 CABBAGE PATCH ROAD KEYSVILLE VA 23947
120 A 19	STOKES HATTIE E C/O WALLACE RAY STOKES	6509 CABBAGE PATCH ROAD KEYSVILLE VA 23947
120 A 20B	EAMES BRYAN D & PATRICIA M	6685 CABBAGE PATCH ROAD KEYSVILLE VA 23947
120 A 28	HAMMOCK BETTY F TR	6955 CABBAGE PATCH ROAD KEYSVILLE VA 23947
120 A 30	HAMMOCK BETTY F TR	6955 CABBAGE PATCH ROAD KEYSVILLE VA 23947
120 A 22	VAUGHAN JOHN W	673 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947
121 A 14	VAUGHAN JOHN W	673 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947
121 A 17	VAUGHAN JOHN W	673 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947
121 A 18	VAUGHAN JOHN W	673 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947
120 A 44	591-649 PATRICK HENRY LLC	3951 MOUNTAIN ROAD GLEN ALLEN VA 23060
120 A 42A	WATSON DAVID L	286 THISTLE KNOB LANE KEYSVILLE VA 23947
120 A 42B	BOWEN LONNIE CLARENCE & ROBBIE HAMMOCK	1608 BRUCEVILLE ROAD MEHERRIN VA 23954
120 A 37	SHERRILL MELISSA, LARRY L & WEYLYN	16 COLLINS DRIVE KEYSVILLE VA 23947
120 A 42C	DYER JOSH A & ANGELA Z SHARPE	146 THISTLE KNOB LANE KEYSVILLE VA 23947
120 A 43	HAMPTON MILDRED BREHM LIFE ESTATE	551 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947
120 A 45	HAMPTON MILDRED BREHM LIFE ESTATE	551 PATRICK HENRY HIGHWAY KEYSVILLE VA 23947
112 2 2	ATLANTIC FOREST INDUSTRIES LLC	2302 NASH ST N STE E 147 WILSON NC 27896
112 5 3	UPSON VANESSA A	2075 NEW BETHEL ROAD MEHERRIN VA 23954
112 5 4	JORDAN JEFFREY D & KRISTIN M	1995 NEW BETHEL ROAD MEHERRIN VA 23954
113 2 3	THIERER MICHAEL K & MARLENE DAWN	2260 NEW BETHEL ROAD MEHERRIN VA 23954
113 10 2	DICKERSON CHARLES D SR & CAROLYN R	455 DEMPSEY ROAD MEHERRIN VA 23954
113 10 3	DICKERSON CHARLES D SR & CAROLYN R	455 DEMPSEY ROAD MEHERRIN VA 23954
113 10 4	DICKERSON CHARLES D SR & CAROLYN R	455 DEMPSEY ROAD MEHERRIN VA 23954
112 A 2	FRIGON NORMAND	44 SKYVIEW LANE SUDBURY MA 01776
113 10 5	FAULKNER KIRK B & ASHLEY M	493 DEMPSEY ROAD MEHERRIN VA 23954
113 10 6	ALPHIN ROBERT G & KAREN G	200 FERRY HILL TRAIL CLARKSVILLE VA 23927
113 10 7	ALPHIN ROBERT G & KAREN G	200 FERRY HILL TRAIL CLARKSVILLE VA 23927
113 15 1	TYSON MAGGIE HELEN DEMPSEY & DONALD	290 WHITE STREET DRAKES BRANCH VA 23937
120 A 47	DEMPSEY BENJAMIN	3334 ABILENE ROAD CHARLOTTE CH VA 23923
121 A 2	DELAND MONICA	12575 BLUE SPRINGS ROAD SWEETWATER TN 37874
121 A 5	WALTON CHARLIE & LUCY ESTATE C/O KELVIN L & BETTY WALTON	746 CC CAMP ROAD MEHERRIN VA 23954-3008
121 A 8	MORTON PATRICK C/O NANCY A JONES	3541 CHESTERFIELD AVENUE BALTIMORE MD 21213
121 A 7	YALE GARY LEE & PATRICIA L	651 CC CAMP ROAD MEHERRIN VA 23954
121 A 22	CARDINAL'S ROOST LLC	8217 SHANNON HILL ROAD HENRICO VA 23229
121 A 53	HANCOCK TIMBERLAND XII INC C/O HANCOCK NATURAL RESOURCE	13950 BALLANTYNE CORP PLACE SUITE 150 CHARLOTTE NC 28277
121 A 21	COX WILLARD C/O ROSA BAILEY	50 PASTURE LANE KEYSVILLE VA 23947
113 10 1A	BREVARD ERIC D	338 ENFIELD ROAD JOPPA MD 21085
121 A 20	GEE JAKE & GRACE	437 COUNTRY DRIVE KEYSVILLE VA 23947

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COUNTY OF PRINCE EDWARD, VIRGINIA

Director of Planning and  
Community Development

Robert Love

Post Office Box 382  
111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, VA 23901

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Fax: (434) 392-6683

[rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)  
[www.co.prince-edward.va.us](http://www.co.prince-edward.va.us)

November 24, 2025

To: Property Owners

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit Request & Siting Agreement: Tobacco Trail Solar, LLC

The Prince Edward County Board of Supervisors will hold a public hearing on Tuesday, **December 9, 2025** at 7:30 p.m. to receive citizen input on a request by Tobacco Trail Solar, LLC for a Special Use Permit and Siting Agreement related to the construction and operation of a 150MWac solar energy facility on land totaling 2,324 +/- acres denoted as Tax Map Parcels 111-A-28, 111-A-3, 112-A-19A, 112-A-40, 120-A-2, 120-A-3, 120-A-4, 120-A-7, 120-A-8, 120-A-15, 120-A-20, 120-A-21, 120-A-29, 121-A-9, 120-A-1, 120-A-46, 120-A-5, 120-A-6, 120-A-42, 120-A-43, and 120-A-10 located north of Patrick Henry Highway (State Route 360), east of Farmville Road (State Route 15), and just west of New Bethel Road (State Route 634), which is zoned Agricultural Conservation (A1) District.

You are receiving this notice because you own land in the vicinity of the property requested to be approved for a special use permit. The purpose of the siting agreement is to establish revenue sharing taxation by the County. Following the hearing the Prince Edward County Board of Supervisors may vote to approve or deny the request.

Instructions of how to listen or participate in the meeting and public hearing are contained on the reverse side of this letter. If you have any questions or comments, please do not hesitate to contact me at: 434-414-3037 or by email at: [rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)

Respectfully,

Robert Love

Director of Planning and Community Development

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[www.co.prince-edward.va.us](http://www.co.prince-edward.va.us)

November 24, 2025

Landon Green, County Administrator  
Charlotte County, Virginia  
P.O. Box 608  
Charlotte Court House VA 23923

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit Request & Siting Agreement: – Tobacco Trail Solar, LLC

Dear Mr. Green;

Per §15.2-2204 (C) of the Code of Virginia (1950), as amended, you are being sent written notification of a Special Use Permit application & Siting Agreement as listed in the attached public notice which involves a parcel of land within one-half mile of a boundary with an adjoining locality.

The Prince Edward County Board of Supervisors will hold a public hearing on December 9, 2025 at 7:30 p.m. to receive input on the request. Instructions of how to listen or participate in the meeting and public hearings are contained in the enclosed Public Notice.

If you have any questions or comments, please forward them to my attention no later than noon on the date of the public meeting. please do not hesitate to contact me at: 434-414-3037 or by email at: [rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)

Respectfully,

Robert Love

Director of Planning and Community Development

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[www.co.prince-edward.va.us](http://www.co.prince-edward.va.us)

November 24, 2025

Tracy M. Gee, County Administrator  
Lunenburg County, Virginia  
11413 Courthouse Road  
Lunenburg, VA 23952

From: Robert Love, Director of Planning and Community Development

Subject: Special Use Permit Request & Siting Agreement: – Tobacco Trail Solar, LLC

Dear Ms. Gee;

Per §15.2-2204 (C) of the Code of Virginia (1950), as amended, you are being sent written notification of a Special Use Permit application & Siting Agreement as listed in the attached public notice which involves a parcel of land within one-half mile of a boundary with an adjoining locality.

The Prince Edward County Board of Supervisors will hold a public hearing on December 9, 2025 at 7:30 p.m. to receive input on the request. Instructions of how to listen or participate in the meeting and public hearings are contained in the enclosed Public Notice.

If you have any questions or comments, please forward them to my attention no later than noon on the date of the public meeting. please do not hesitate to contact me at: 434-414-3037 or by email at: [rlove@co.prince-edward.va.us](mailto:rlove@co.prince-edward.va.us)

Respectfully,

Robert Love

Director of Planning and Community Development

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## Board of Supervisors Agenda Summary

**Meeting Date:** December 9, 2025  
**Item #:** 13  
**Department:** Community Development  
**Staff Contact:** Robert Love/Trey Pyle  
**Agenda Item:** Draft Zoning Ordinance Text Amendment – Towers

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### Summary:

While County staff was working on the new P25 Public Safety Radio Project, it became apparent that Prince Edward County has very few existing towers of sufficient height to ensure reliable emergency services radio coverage. During this review, staff examined the current zoning requirements contained in Prince Edward County Zode Appendix B – Zoning, Article III, Section 3-100.13: Miscellaneous Uses – Towers and determined that the section is outdated and requires revision.

Staff has conducted a detailed review of the ordinance and prepared recommended updates and additions to modernize the section, align it with current industry standards, and ensure compliance with applicable state code. These proposed changes are intended to better support critical public safety communications infrastructure while providing clear guidance for future tower development within the County.

### Attachments:

1. Draft Ordinance Amendment

### Recommendation:

Refer the Draft Ordinance Amendment to Planning Commission to hold a public hearing at their next scheduled meeting.

### Recommended Motions:

I move that the Board of Supervisors refer the Draft Ordinance Amendment to Prince Edward County Zode Appendix B – Zoning, Article III Section 3-100.13 – Miscellaneous Uses - Towers to the Planning Commission to hold a public hearing at their next scheduled meeting.

**OR**

I move that the Board of Supervisors defer a decision on the Draft Ordinance Amendment until the next meeting in order to:

*(list reasons)*

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

## Sec. 3-100.13. Miscellaneous uses.

### *Towers*

- (A) *Intent:* These minimum standards are intended to govern the location of all towers and the installation of antennas and accessory equipment structures.
- (B) Towers, with related unmanned equipment buildings, shall be permitted only by special use permit in zoning districts as specified in article II, District Regulations. Applicants are encouraged to consider properties owned by the county when locating towers.
- (C) *General standards:*
  - 1. No tower or related facilities shall be located within 500 feet of any residential district.
  - 2. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the board of supervisors that no existing tower or structure can accommodate the proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:
    - a. No existing towers or structures are located within the geographic area required to meet the applicant's engineering requirements.
    - b. Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements.
    - c. Existing towers or structures are not of sufficient structural strength to support the applicant's proposed antenna or related equipment.
    - d. The applicant's proposed antenna would cause electromagnetic interference with existing antenna, or the antenna on the existing towers, or structures would cause interference with the applicants proposed antenna.
    - e. The applicant demonstrates that there are other limiting factors that render existing towers or structures unsuitable.
  - 3. No tower shall exceed 199 feet in height, including antennas. **Requests for exceptions from this height restriction must have Board of Supervisors' approval through the special use permit process.**
  - 4. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FCC or FAA, be painted a neutral color.
  - 5. At any tower site, the design of the buildings and related structures shall use materials, colors, textures, screening, and landscaping that will blend the facilities to the natural setting and the built environment. The related unmanned equipment structure shall not contain more than 750 square feet of gross floor area or be more than 12 feet in height, and shall be located in accordance with the requirements of the zoning district in which located.
  - 6. Towers shall not be artificially lighted, unless required by the FCC or FAA. If lighting is required, the board of supervisors may review the available lighting alternatives and approve the design that would cause the least disturbances to surrounding views.
  - 7. All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers. If such standards and regulations are changed, then the owners of the tower governed by this section shall bring such structures into compliance with such revised standards as required by above named agencies. Failure to bring a tower into compliance with such revised standards and regulations as required by above named agencies shall constitute grounds for the revocation of the special use permit, and removal of the tower at the owner's expense.
  - 8. The owner of any tower shall ensure that it is constructed and maintained in compliance with standards contained in applicable federal, state, and local building codes and regulations.



9. Each applicant requesting a special use permit for a new tower shall submit two copies of a scaled site plan and a scaled elevation view and other supporting drawing, calculations, and other documentation, signed and sealed by appropriate licensed professionals, showing the location and dimensions of all improvements, including information concerning topography, radio frequency coverage, height requirements, setbacks, drives, parking, fencing, landscaping, easements, adjacent uses, and any other information deemed necessary by the county to assess compliance with the regulations of this ordinance.

Additionally, the applicant shall provide actual photographs of the site from designated relevant views that include a simulated photographic image of the proposed monopole or tower. The photograph with the simulated image shall include the foreground, the mid-ground, and the background of the site.

10. An engineering report, certifying that the proposed tower and site are compatible for co-location with a minimum of three similar users including the primary user, must accompany the application. The applicant shall provide copies of their co-location policy.
11. Local government access. Owners of towers shall provide the county co-location opportunities ~~without compensation as a community benefit~~ to improve radio communications for county departments and emergency services, provided it does not conflict with the co-location requirements of this section.
12. **Telecommunications transmissions from any telecommunications tower or related facility shall not interfere with the emergency public safety communications system operated by the county or any communications system operated by the federal, state or county government.**
13. In addition to any reasonable application fees established by board of supervisors, the applicant shall be financially responsible for the cost of any professional engineering and or related services that may be procured by the county to independently verify the application information submitted by the applicant.
14. Towers, guys, and accessory facilities must satisfy the minimum zoning district setback requirements for primary structures.
15. Towers shall be enclosed by security fencing not less than six feet high and shall be equipped with an appropriate anti-climbing device.
16. Tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the support buildings from adjacent property. The standard buffer shall consist of a landscaping strip of at least four feet wide outside the perimeter of the compound. Existing mature tree growth and natural land form on the site shall be preserved to the maximum extent possible.
17. Any tower that is not operational for a continuous period of 90 days shall be considered abandoned, and the owner of such tower shall remove same within 90 days of receipt of notice from the building official or county administrator notifying the owner of such removal requirement. Removal includes the removal of the tower, all subterranean tower and fence footers, underground cables and support buildings. The buildings may remain with the approval of the landowner. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower. If the tower is not removed per this section, the county may require the landowner to have it removed. In all cases, the site shall be returned as closely as possible to its original conditions.
18. Every applicant for a special use permit for a tower shall, as a condition for the issuance of the special use permit, file with the building official a continuing bond in the penal sum of not less than \$10,000.00 and conditioned for the faithful observance of the provisions of this ordinance and all amendments thereto, and of all the laws and ordinances relating to towers, and which shall indemnify and save harmless the county from any and all damages, judgments, costs, or expenses which the county may incur by reason of the removal or the causing to be removed any tower as provided for in this section.

Note: Strikethrough language is recommended by staff to be removed. Bold and underlined language is recommended new language to be added by staff.

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## Board of Supervisors Agenda Summary

**Meeting Date:** December 9, 2025  
**Item #:** 14  
**Department:** Emergency Management  
**Staff Contact:** Trey Pyle  
**Agenda Item:** Radio System Project – Leigh Mountain Lease / VSP MOU

**Summary:** At its December 12, 2023 meeting, the Board of Supervisors approved the contract with Motorola Solutions to purchase a P25 Trunked UHF Countywide Radio System in partnership with the Town of Farmville, Longwood University, and Hampden Sydney College. The system is designed to use three tower site locations within the county to ensure 95% radio coverage.

As the Board is aware, the tower site leases are not part of the Motorola project and the County, assistance from our radio consultant, CTA, has been in negotiations with tower owners. Over the past year, County staff and CTA have been in talks with the Virginia State Police (VSP) and Ms. Mary Jenkins for space on the VSP tower on Leigh Mountain. Motorola has also vetted this location to confirm the 95% coverage guarantee.

To move forward with this tower site, there are two items for the Board's consideration:

1. Memorandum of Understanding (MOU) between Owner (Ms. Mary Jenkins) and Commonwealth of Virginia – STARS and Prince Edward County. This MOU provides the frame work for all parties to agree for each to proceed with formal lease agreements.
2. Final lease agreement between Ms. Jenkins and Prince Edward County. This lease starts at \$500.00 per month for a 5-year term, provides for four automatic 5-year renewals (for a total of 25 years) and has a 10% escalator per term. This lease represents below average industry standard lease cost for a tower site.

**Note:** There will be one additional lease agreement between the County and the VSP for the County to co-locate on the tower. This is pending action by the Attorney General's Office and will likely not be available until Spring 2026. This agreement is at no cost to the County. The absence of this agreement will not stop progress on the project.

**Recommendation:** See sample motion below.

**Attachments:** Prince Edward County – Jenkins Lease Agreement  
Virginia State Police MOU

**SAMPLE MOTION:** I move the Board of Supervisors approve the Jenkins Lease Agreement and Virginia State Police MOU and authorize the Board Chair and/or County Administrator to execute on behalf of the County.

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Gur \_\_\_\_\_  
Pride \_\_\_\_\_

Stiff \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

## LEASE AGREEMENT

THIS LEASE AGREEMENT (this "**Lease**") is dated and effective as of the \_\_\_ day of \_\_\_\_\_, by and between the following parties (each a "**Party**" and collectively, the "**Parties**"):

- **Mary K. Jenkins and Cathy J. Zilli** (collectively, "**Lessor**"), and
- **Prince Edward County for Public Safety Radio Communication System** ("**Lessee**").

### WITNESSETH:

The parties hereto agree as follows:

#### 1. **Leases of Property and Easement Premises; Permitted Uses.**

- a. Lessor hereby leases, demises and lets unto Lessee, and the Lessee hereby accepts and rents, all that certain tract or parcel of land, with the existing improvements thereon, situated in Prince Edward County, Virginia, Fire Tower Drive, approximately 0.3 mile southwest along Fire Tower Drive from its intersection with State Route 612 in Prince Edward County, Virginia, as shown and described on that certain diagram attached hereto and incorporated herein as Exhibit A (interchangeably, the "**Property**" or the "**Premises**").
  - i. **Uses of the Property.** Lessee, its subtenants and licensees, and their respective agents, servants, employees and contractors, their successors and permitted assigns (collectively, the "**Permitted Users**"), may make use and have access to the Property at any necessary day and time for constructing, installing, maintaining, repairing, replacing, improving, operating and removing a radio antenna tower and other Communications Equipment (as defined below), for use as a communications facility and any other legally permissible incidental activities relating thereto, but nothing herein shall be construed as limiting the use of the Property for some other purpose should the Lessee so elect. Lessee, or any subtenant or licensee of Lessee, may construct or erect such additional storage structures or otherwise add, modify or remove Communications Equipment or any other kind of telecommunication's equipment or facilities, as the case may be, on the Property as desired.
  - ii. **Communications Equipment Defined.** "**Communications Equipment**" shall include but is not limited to any of the following facilities or equipment, whether owned by Lessee or any of its subtenants or licensees: (a) antenna support structures (including towers) and building(s) and cabinets to house equipment, including generators, necessary to operate the equipment; (b) conduits, risers, wires, poles, cables, conduits, pipes, and lines and other necessary appurtenances, including flexible coaxial transmission lines between antennae and telecommunications equipment; (c) radio communication antennas and equipment consisting of transmitters, receivers,

microwave dishes and accessories; (d) a fence to enclose all improvements, including the antenna support structures (including towers), buildings, cabinets and all equipment; and (e) any and all equipment, supplies or materials related to the foregoing.

- b. Lessor hereby leases the following access easements (collectively, the “***Access Easements***”) and utility easement (the “***Utility Easement***”) to Lessee, for use by Lessee, its subtenants, licensees, and their Permitted Users (the areas of such Access Easements and Utility Easement being herein referred to as the “***Easement Premises***”):
- i. Access Road. An easement of right-of-way for ingress and egress to and from the Property across the existing access road leading from State Route No. 612 approximately four tenths (0.4) of a mile to the Property, more fully shown on the Plat attached as **Exhibit A** (the “***Access Road***”).
  - ii. Access Driveway. An easement of right-of-way for ingress and egress to and from the Property over an existing, approximately twelve (12) feet wide gravel driveway leading from the Access Road to the Property (the “***Access Driveway***”), together with all required slope and drainage easements as necessary for the construction and maintenance of the Access Driveway. Maintenance of the Access Driveway shall be at Lessee’s sole expense.
  - iii. Uses of Access Easements. The Access Easements are unrestricted and may be used twenty-four (24) hours a day, seven (7) days per week for ingress and egress (vehicular and pedestrian) over, upon, across and through the adjacent or adjoining lands of Lessor (“***Lessor’s Other Property***”) and rights-of-way owned by Lessor as may be required by Lessee and its Permitted Users at all times to and from the Property for the purpose of construction, installation, maintenance, repair, replacement, improvement, modification, operation and removal of the Communications Equipment and for electric power, telephone, internet, radio, data and any other communication purposes or similar information exchange purposes.
  - iv. Installation within Easement Premises. All improvements constructed or installed by Lessee upon the Property or within the Easement Premises as of the date hereof shall be at Lessee’s sole expense. Lessor grants Lessee, its subtenants and licensees, the right to use the Property, the Easement Premises and Lessor’s Other Property as reasonably required for the construction, installation, maintenance, repair, replacement, improvement, modification, operation and removal of the Communications Equipment.
  - v. Utility Easement. Lessor also hereby leases to Lessee, for use by Lessee and its Permitted Users, or to such utility company which Lessee shall designate, and Lessee, its Permitted Users or such utility company is hereby given and granted non-exclusive easements during the term of this Lease twenty-four (24) hours a

day, seven (7) days per week for providing utilities to the Premises (the “**Utility Easement**”). The Utility Easement shall be for the installation, maintenance and operation (whether by Lessee or by Lessee’s designated utility company) of necessary utilities from the point of connection with the utility company’s distribution network to Lessee’s or its subtenants’ or licensees’ Communications Equipment located on the Property. The Utility Easement shall be sufficient for providing the applicable utility services to the Property.

vi. Uses of Utility Easement. Lessee and its subtenants and licensees may have electrical current meters installed as they desire. Lessee shall have the right to run the utility lines directly or in such a manner as may be reasonably necessary from the utility source to the Communications Equipment, including the right to install cables and wires in, on and over any part of the Property or the Easement Premises; provided, however, Lessor shall have the right to approve the location and manner of installation of such cables and wires within the Easement Premises, but such approval shall not be unreasonably withheld or delayed. The cost of any such meters and the installation, maintenance and repairs thereof shall be paid by Lessee or its subtenants and licensees.

vii. Lessee and the utility company providing utility services shall have access to all areas of the Property, Lessor’s Other Property and rights-of-way owned by Lessor as necessary for the installation, maintenance and/or repair of such utility services, and they will act in a commercially reasonable manner to avoid materially interfering with Lessor’s normal use of Lessor’s Other Property or rights of way owned by Lessor.

## 2. Term.

- a. The initial term (“**Initial Term**”) of this Lease shall commence on the day on which Lessor and Lessee have both executed this Lease (the “**Execution Date**”) and shall continue for five (5) Lease Years from the first day of the first full calendar month occurring after the Execution Date. A “**Lease Year**” is a period of twelve (12) consecutive calendar months. Lease Years shall run consecutively.
- b. Lessee shall have the option of renewing this Lease for four (4) additional periods of five (5) Lease Years each (each a “**Renewal Term**”), upon the same terms and conditions as set forth herein; provided, the annual rent for a Renewal Term shall increase by ten percent (10%) upon the commencement of such Renewal Term, which rental rate shall remain unchanged until the next Renewal Term. The Initial Term and any exercised Renewal Term are herein referred to as the “**Term**” of this Lease.
- c. Lessee shall exercise such option(s) by giving notification to Lessor at any time prior to commencement of the applicable Renewal Term or if no notice is given and Lessee’s occupancy continues after commencement of the period covered by Lessee’s option for a Renewal Term, then Lessee’s option shall not lapse and Lessee shall be

entitled to exercise its option within thirty (30) days of notice from Lessor requesting Lessee to either exercise or waive such option. If Lessee fails to respond in such thirty (30)-day period, Lessee shall be deemed to have waived such option, in which event the Lease shall continue month-to-month until terminated.

- d. Lessee reserves the right of early termination as follows: Lessee may terminate this Lease, without cause and without penalty, on three hundred sixty-five (365) days' notice to Lessor.
3. **Rent.** For each Lease Year of the Initial Term, Lessee shall pay Lessor the monthly rent of five hundred dollars (\$500.00) payable by the 5<sup>th</sup> of each month. Lessee shall pay its pro rata share of rent for the period between the Execution Date and end of the month, if the Execution Date is not the first day of the month.
4. **Default.** Neither Lessor nor Lessee shall be in default under this Lease for failure to perform any obligation or pay any sum due under this Lease until thirty (30) days after receipt of written notice of the act or omission constituting the default; provided, however, if any such default cannot reasonably be cured within thirty (30) days, neither party shall be deemed to be in default under this Lease if such defaulting party commences to cure such default within said thirty (30)-day period and thereafter diligently pursues such cure to completion. Notwithstanding the foregoing, there shall be no cure period for a default in quiet possession under this Lease.
5. **Improvements; Fixtures & Equipment.**
  - a. **Improvements.** The Property is currently improved by the following improvements: a 12 x 20 equipment shelter, supported by electrical service, a generator and diesel fuel tank. Upon termination or expiration of the Term of this Lease (as may be renewed or extended), unless otherwise agreed in writing by Lessor, Lessee will remove the improvements located on the Property or any Easement Premises, and Lessor shall have no claim against any items removed by Lessee. However, if this Lease terminates due to Lessor's uncured default, Lessee's removal obligation shall be discretionary at Lessee's sole option.
  - b. **Fixtures & Equipment.** Lessee, its subtenants and licensees, may in their sole discretion from time to time add to, install on, modify, or remove from the tower or any other part of the Property any fixtures or equipment, including Communications Equipment, (collectively, "***Fixtures & Equipment***"), all of which items of Fixtures & Equipment shall remain their sole property during the Term. Lessor acknowledges that among other items, the Fixtures & Equipment include the following items owned by Lessee that will be installed on the Property: at least two (2) microwave dishes and three (3) antennae attached to the radio tower. Upon the expiration or sooner termination of the Term, Lessee, its subtenants and licensees, may at their sole option remove any such Fixtures & Equipment, or any portion thereof, from the tower or the Property, and Lessor shall have no claim against any items removed by Lessee, its subtenants and licensees.



6. **Real Estate Taxes.** Lessor shall pay all ad valorem real estate taxes assessed upon the Property as the same shall become due and payable, and should Lessor fail to pay same by the due date, Lessee may, in its discretion, pay the same on behalf of Lessor, deducting the same plus interest at the legal rate, from the next rental payment(s) accruing until Lessee is fully reimbursed.
7. **Utilities.** Lessee shall be responsible for the cost of any fuel or utilities consumed in the operation of the Communications Equipment or other facilities operated by Licensee, its subtenants and licensees, at the Property.
8. **Warranties and Covenants of Lessor.**
  - a. Lessor represents and warrants that they are the owners in fee simple of the Property and the Easement Premises and that there are no liens or encumbrances against the Property or the Easement Premises.
  - b. Lessor covenants that Lessee shall have quiet and peaceful possession of the Property and the Easement Premises during the Term of this Lease (as such Term may be renewed or extended).
  - c. Lessor shall defend title to the Property and the enjoyment of the Property and the Easement Premises by Lessee, and should Lessor fail to so defend as requested by Lessee, then Lessee may, in its discretion, defend same, and all costs incurred by Lessee in the defense of the title and peaceful possession, including, but not limited to attorney fees actually incurred, court costs and/or damages, shall be paid by Lessor to Lessee.
  - d. Should Lessee elect to have a title examination of the Property and should any defects in the title exist, Lessor covenants to promptly clear said defects to said title.
9. **Notices.** All notices between Lessor and Lessee shall be made at the following addresses unless otherwise notified in writing.

**Address of Lessor:**

Mary K. Jenkins and Cathy J. Zilli  
c/o Mary K. Jenkins  
6245 Green Bay Road  
Green Bay, VA 23942

**Address of Lessee:**

Prince Edward County  
Attn: County Administrator  
PO Box 382  
Farmville, VA 23901

10. **Lessor's Use.** Lessor may use any portion of the Property outside of the fenced areas so long as such areas are not occupied by Communications Equipment, facilities or improvements by Lessee or its subtenants or licensees, for any other lawful purpose, provided Lessor's use shall not interfere with Lessee's use of the Premises, and, further, provided, Lessor shall obtain the prior written consent of Lessee for such use, which will not be unreasonably withheld. Lessee will not interfere with Lessor's current use of

Lessor's Other Property; specifically, Lessee will not interfere with other persons or entities who have towers on such adjoining land, pertaining to the rights of ingress and egress.

11. **Electronic Interference.** Electronic interference will be solved between the parties involved and will give preference to the first party on the air thereby requiring the last party on air to take responsibility for solving interference caused by them. This is the normal and customary practice for electronic RF site interference abatement.

12. **Miscellaneous Provisions.**

- a. *Choice of Law.* The validity, construction and enforcement of this Lease shall be determined according to the laws of the Commonwealth of Virginia applicable to contracts executed and performed entirely within the Commonwealth of Virginia.
- b. *Negotiated Document.* This Lease has been negotiated by the Parties, each of whom has had the benefit of counsel or the opportunity for the benefit of counsel, and accordingly this Lease shall not be construed against either Party as author.
- c. *Cumulative Remedies.* The remedies provided to Lessor or Lessee in this Lease are not exclusive of any other remedies that may be available to Lessor or Lessee under any other document or at law or equity.
- d. *Amendment and Waiver in Writing.* No provision of this Lease can be amended or waived, except by a writing signed by the Party against which enforcement of the amendment or waiver is sought.
- e. *Binding.* This Lease shall be binding upon and inure to the benefit of the Parties and, their respective successors, assigns, executors, and administrators.
- f. *Severability.* Should any provision of this Lease be invalid or unenforceable for any reason, the remaining provisions hereof shall remain in full effect.
- g. *Gender and Number; Captions Not Controlling.* Words used herein indicating gender or number shall be read as context may require. Captions and headings have been included in this Lease for the convenience; they shall not be construed as affecting the content of the respective sections.
- h. *Digital Signatures and Counterparts.* This Lease may be executed with digital signatures and in counterparts. Each digitally or otherwise signed counterpart will be deemed an original and all counterparts together will constitute one and the same document. Delivery of a signed version of this Lease by facsimile, electronic mail, via Docusign or other means of electronic transmission will be deemed to have the same legal effect as delivery of an original signed version of this Lease.
- i. *Effect of Sale of Premises.* Lessor may sell the Premises without affecting the

obligations of the Lessee hereunder. Upon the sale or exchange of the Premises by Lessor, so long as any buyer or successor to Lessor shall agree and undertake in writing to assume and be bound by all obligations of Lessor hereunder, Lessor shall be and is hereby entirely released of all liability under any and all of its covenants and obligations contained in or derived from this Lease arising out of any act, occurrence or omission relating to the Premises or this Lease occurring after the consummation of such sale, exchange or assignment.

- j. *No Obligation to Refer.* There is no obligation or intent of the Parties pursuant to this lease or any arrangement to refer individuals between or to them or any other health care provider affiliated with a Party, nor any intent to influence the judgment of either Party regarding where any Party's patients receive health care service.
- k. *Business Terms.* Each Party, to its knowledge, represents to the other that the rental charges: (i) are set in advance, (ii) are consistent with fair market value, (iii) do not take into account the volume or value of any referrals or other business generated (if any) between the Parties.

[Remainder of Page Intentionally Left Blank;  
Signature Page and Exhibit A Follow]

*Signature Page to Lease*

IN WITNESS WHEREOF, Lessor and Lessee have executed this Lease under seal.

Lessor:

Lessee:

**Prince Edward County**

\_\_\_\_\_(SEAL)  
**Mary K. Jenkins**

By: \_\_\_\_\_(SEAL)

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

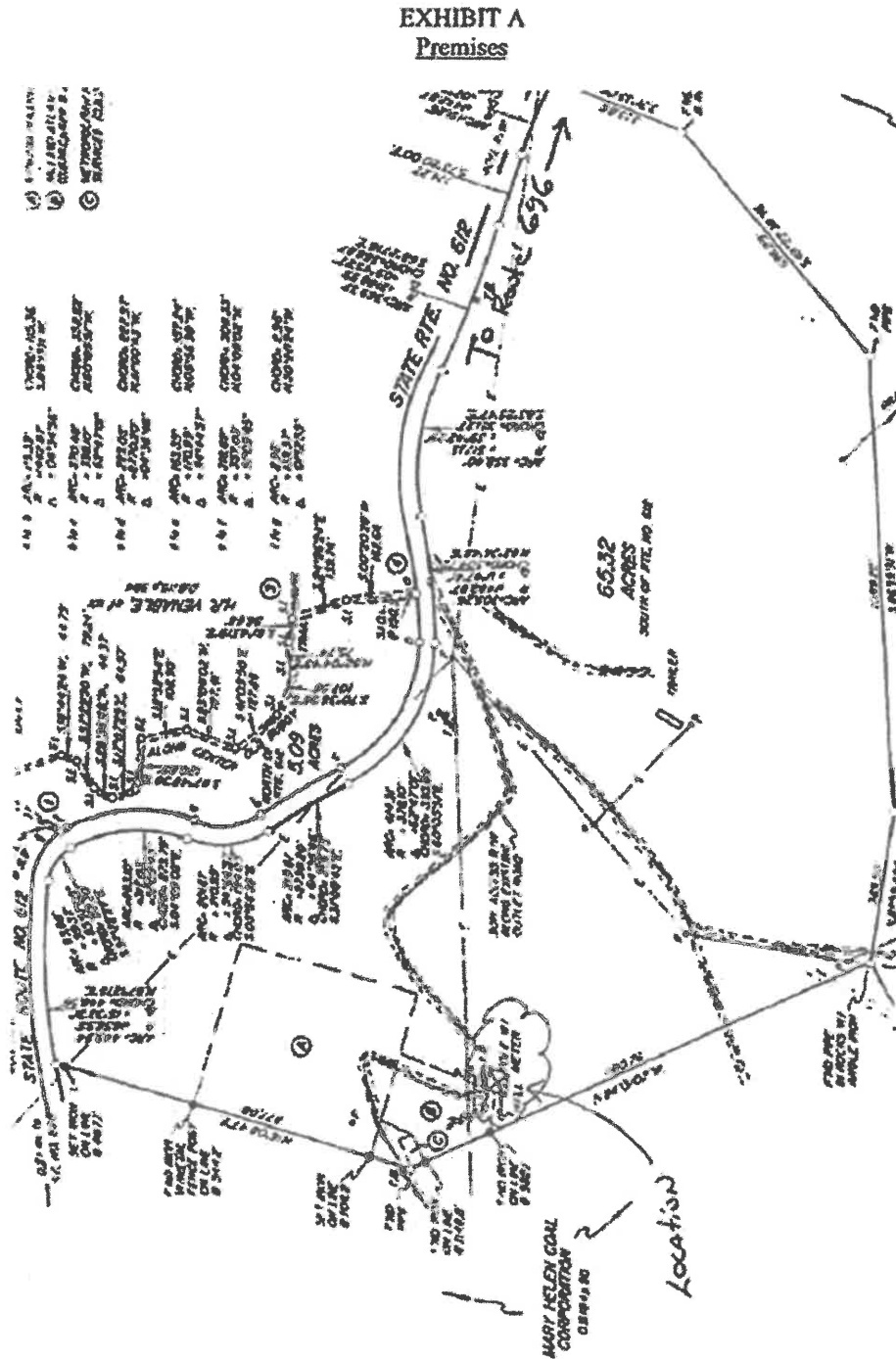
Date: \_\_\_\_\_

\_\_\_\_\_(SEAL)  
**Cathy J. Zilli**

Date: \_\_\_\_\_

# Exhibit A

## Plat of Premises



**MEMORANDUM OF UNDERSTANDING (MOU)**  
**Between**  
**Owner**  
**And**  
**Commonwealth of Virginia – STARS**  
**And**  
**Prince Edward County**

This agreement is made between the Owner (Mary Jenkins) of Leigh Mountain Tower Site hereinafter called "OWNER", Commonwealth of Virginia STARS, hereinafter called "STARS", and Prince Edward County, hereinafter called "COUNTY".

This memorandum dated 23 October 2025 is to execute an authorization for the COUNTY to install, maintain, and operate equipment on the STARS tower and place a shelter inside the STARS tower compound located on OWNERS property on Leigh Mountain at Fire Tower Drive, Prince Edward, Virginia.

In consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. COUNTY is upgrading its Public Safety Radio System, which will require the installation of antennas and associated equipment on the STARS tower and the placement of a shelter to contain equipment associated with the antennas for an indefinite term.
2. COUNTY will enter into a lease agreement with the OWNER prior to the placement of any equipment on the tower or placement of a shelter within the compound.
3. COUNTY will enter into a lease agreement with STARS prior to the placement of any equipment on the tower or placement of a shelter within the compound.
4. COUNTY agrees it shall conform to the general technical and operational standards for communications equipment licensed by the Federal Communications Commission.

IN WITNESS WHEREOF, the parties hereto have set their signatures in agreement to this Memorandum of Understanding and attest to your authority to enter into this agreement.

I, as the OWNER of the Leigh Mountain property, am hereby granting permission for the COUNTY to install, maintain and operate public safety radio equipment on the STARS tower and install an equipment shelter within the STARS compound. I also attest that I have the authority to enter into this agreement.

Signature: \_\_\_\_\_ Date Signed: \_\_\_\_\_

Witness: \_\_\_\_\_ Date Signed: \_\_\_\_\_

Signature: \_\_\_\_\_ Date Signed: \_\_\_\_\_

Witness: \_\_\_\_\_ Date Signed: \_\_\_\_\_

I, as the owner and operator of the STARS Tower located on the Leigh Mountain property, am hereby granting permission for the COUNTY to install, maintain and operate public safety radio equipment on the STARS tower and install an equipment shelter within the STARS compound. I also attest that I have the authority to enter into this agreement.

Signature: William J DeCosta Date Signed: 10/23/2025

Witness: Brian Kemp Date Signed: 10/23/2025

I, as the representative of the COUNTY public safety radio system agree to abide by the terms of this MOU as it pertains to the installation, maintenance and operation of the public safety radio equipment installed on the STARS tower and in equipment shelter on the STARS compound. I also attest that I have the authority to enter into this agreement.

Signature: \_\_\_\_\_ Date Signed: \_\_\_\_\_

Witness: \_\_\_\_\_ Date Signed: \_\_\_\_\_





## Board of Supervisors Agenda Summary

**Meeting Date:** December 9, 2025  
**Item #:** 15-a  
**Department:** County Administration  
**Staff Contact:** Sarah Elam Puckett  
**Agenda Item:** Citizen Volunteer Appointments

**Summary:** Below is a chart summarizing the boards and commissions which have upcoming vacancies and/or expiring terms of office in December 2025. Also, attached is a copy of each applicants Citizen Volunteer Application.

APPOINTMENT	TERM OF OFFICE	# OF VACANCIES	APPLICANTS
Board of Zoning Appeals <b>1</b>	5 Years	1	Shauna Hunter-McKinney
Prince Edward County Planning Commission <b>2</b>	4 Years	2 Positions (Districts 1,4, or 8)	James Bezdan (District 1) Ken Copeland (District 1)  Brad Fuller (District 4)

**Notes:**

- 1.** The Board makes a recommendation to the Circuit Court for positions on the BZA.
- 2.** The Board of Supervisors has voted to resize and restructure the Planning Commission. Based on the current vacancies, positions will be filled by citizens living in Districts 1, 4 or 8.

**ATTACHMENTS:** Public Notice  
Citizen Volunteer Applications

**RECOMMENDATION:** Make appointments and a recommendation to the Circuit Court.

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_



## CITIZEN VOLUNTEER POSITIONS PRINCE EDWARD COUNTY

To encourage citizen participation in our local government, the County of Prince Edward advertises vacancies on county boards, commissions and committees, etc., which call for citizen representation. The following positions have vacancies or incumbents with expiring terms, some of whom are eligible for re-appointment:

<u>Position</u>	<u>Term of Office</u>	<u># of Vacancies</u>
County Board of Zoning Appeals	5 Years	1 Position <sup>1</sup>
County Planning Commission	4 Years	2 Positions <sup>2</sup>

### Notes:

1. The Board of Supervisors makes a recommendation to the Circuit Court Judge for positions on the BZA.
2. The Board of Supervisors has voted to realign the Planning Commission. Vacancies are now filled by election district. Individuals wishing to apply for the current positions must live in District 1 (Farmville), District 4 (Hampden), or District 8 (Farmville-Center).

Citizens interested in being considered must submit a *Citizen Volunteer Application* to the County Administrator's Office by not later than Monday, December 1, 2025. Appointments are anticipated at the December 9, 2025 Board meeting. Applications are available on the County's web site at [www.co.prince-edward.va.us](http://www.co.prince-edward.va.us) or in the County Administrator's Office, 111 N. South Street, 3rd Floor, P.O. Box 382, Farmville, Virginia 23901. For additional information, please contact the County Administrator's Office at (434) 392-8837.

# Citizen Volunteer Application

Submitted on	3 December 2025, 12:30PM
Receipt number	20
Related form version	0

Name	Shaunna Hunter-McKinney
Home Address	101 Cabell's Court
Home City, State, Zip Code	Farmville, VA 23901
Election District (Please select from drop-down)	7 - West End
Home Telephone Number	N/A
Mobile Telephone Number	434-390-0221
Email Address	shunter@hsc.edu
Current Employer	Hampden-Sydney College
Business Address	257 Via Sacra
Business City, State, Zip Code	Hampden-Sydney, VA 23943
Business Telephone Number	434-223-6193
Fax Number	N/A
Which Address is Preferred for Mailings?	Home
Optional Information Which May Prove Helpful:	I am currently a member of the PE County and Town of Farmville Boards of Zoning Appeals and would like to continue with the County
Occupation	Librarian
Former Occupation, If Retired	
Education Level:	College / Technical School Graduate School
Education Level Years Completed and Any Additional Information:	Masters Degree, Library and Information Science
Past Board, Commission, and Committee Assignments:	CVRL Board Member (current)
Professional, Civic, or Other Activities:	

Rotary Club of Farmville, Board member Prince Edward Christmas Mother,  
Board member Heart of Virginia Festival

Please state below your interest and/or reason to seek appointment by the Board of Supervisors and any special qualities that qualify you for this appointment:

I am a current member of the BZA, and I would like to continue serving. I feel like I'm just getting comfortable in the role and would like to learn more.

Do you have a family member who is employed by the county office, organization or institution over which the Board/Commission for which you are seeking appointment will oversee/interact? If yes, please explain:

No

Do you have a business relationship with the county office, organization or institution over which the Board/Commission for which you are seeking appointment will oversee/interact? If yes, please explain:


No

Please select the Board(s), Commission(s), or Committee(s) you on which are interested and willing to serve.

Appointed by Circuit Court - Board of Zoning Appeals

Please list in order of preference the Board(s), Commission(s), or Committee(s) on which are interested and willing to serve.

Please enter your digital signature below:



[Link to signature](#)



## CITIZEN VOLUNTEER APPLICATION

FOR COUNTY BOARDS, COMMITTEES & COMMISSIONS

Date 11/26/2025

Name James A Bezdan

Home Address 1900 Price Drive

City Farmville

State VA

Zip Code 23901

Election District

5 - Buffalo

4 - Hampden

1 - Farmville

7 - West End

8 - Center

3 - Leigh

2 - Lockett

6 - Prospect

Home Telephone Number 804-592-8109

Mobile 804-592-8109

E-Mail Address jim@bezdan.us

Current Employer American Furnished Rentals, LLC

Business Address 308 B South Main St #484

City Farmville

State VA

Zip Code 23901

Business Telephone Number 804-277-9717

FAX

Which Address is Preferred for Mailings? Home ☒

Office

### Optional Information Which May Prove Helpful:

Occupation Acquisitions Manager

Former Occupation, If Retired

Education: High School Lee Davis

Year 1985

College/Technical School Richmond Technical Center

Year 1985

Graduate School

Year

Military Service

Years

Degrees/Other

Past Board, Commission, and Committee Assignments

Professional, Civic, or Other Activities

Please state below your interest and/or reason to seek appointment by the Board of Supervisors and any special qualities that qualify you for this appointment.

In the past, I have participated in the Hanover County Citizens Planning Academy.

My interest in joining the Planning Commission is to help the county develop plans & policies that attract new businesses, encourage sustainable economic growth, and expand reasonable and affordable housing - while maintaining a careful balance between progress and preserving our rural traditions.

Do you have a family member who is employed by the county office, organization or institution over which the Board/Commission for which you are seeking appointment will oversee/interact? If yes, please explain.

NO

Do you have a business relationship with the county office, organization or institution over which the Board/Commission for which you are seeking appointment will oversee/interact?

NO

I am interested in and willing to serve on the following Board(s), Commission(s), or Committee(s). Please list in order of preference.

**APPOINTED BY THE BOARD OF SUPERVISOR:**

- ☐ Board of Appeals for Building Code
- ☐ Southside Virginia Community College Board
- ☐ Crossroads Community Services Board
- ☐ Poplar Hill Community Development Authority
- ☐ Prince Edward County Industrial Development Authority
- ☐ Central Virginia Regional Library Board
- ☒ Prince Edward County Planning Commission
- ☐ Prince Edward County Social Services Board
- ☐ Piedmont Regional Jail Board
- ☐ Special Committee of the Board of Supervisors: \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

**APPOINTED BY CIRCUIT COURT:**

- ☐ Board of Zoning Appeals

*By submitting this application to the County of Prince Edward, I hereby certify that all information contained herein is true and complete and I consent to the dissemination of this document to the general public. If appointed, I understand that I will be required to fully comply with the requirements of the Virginia Conflict of Interest Act, Virginia Freedom of Information Act and other applicable sections of the Code of Virginia.*

\_\_\_\_\_  
Signature

11/26/2025

Date

**Please Return Application To:**

Prince Edward County Administrator's Office  
Post Office Box 382, 111 N. South Street, 3<sup>rd</sup> Floor  
Farmville, Virginia 23901  
Tel: 434-392-8837 -- FAX: 434-392-6683  
e-mail: [info@co.prince-edward.va.us](mailto:info@co.prince-edward.va.us)

NOTE: This application will be retained on file in the Prince Edward County Administrator's Office through December 31 of the year submitted. If you wish to be considered for future appointments by the Board of Supervisors, please file an application annually with the County Administrator's Office. Thank you.

# Citizen Volunteer Application

Rec'd 10/23/25

**Submitted on** 22 October 2025, 4:04PM  
**Receipt number** 15  
**Related form version** 0

**Name** Ken Copeland

**Home Address** 310 Briarwood Drive

**Home City, State, Zip Code** Farmville, VA 23901

**Election District (Please select from drop-down)** 1 - Farmville

**Home Telephone Number**

**Mobile Telephone Number** 434 390 4603

**Email Address** copelandpkjr3@gmail.com

**Current Employer** Hampden-Sydney College

**Business Address** 80 College Road

**Business City, State, Zip Code** Hampden-Sydney, VA 23943

**Business Telephone Number** 434 223 6540

**Fax Number** 434 223 6344

**Which Address is Preferred for Mailings?** Home

**Optional Information Which May Prove Helpful:**

**Occupation** CPA

**Former Occupation, If Retired**

**Education Level:** Graduate School

**Education Level Years Completed and Any Additional Information:** CPA certificate April 1993

**Past Board, Commission, and Committee Assignments:** Prince Edward County IDA and Poplar Hill CDA



**Professional, Civic, or Other Activities:**

**Please state below your interest and/or reason to seek appointment by the Board of Supervisors and any special qualities that qualify you for this appointment:**

I have an interest in land use and i appreciate the opportunity to serve in this post

**Do you have a family member who is employed by the county office, organization or institution over which the Board/Commission for which you are seeking appointment will oversee/interact? If yes, please explain:**

No

**Do you have a business relationship with the county office, organization or institution over which the Board/Commission for which you are seeking appointment will oversee/interact? If yes, please explain:**

No

**Please select the Board(s), Commission(s), or Committee(s) you on which are interested and willing to serve.**

Prince Edward County Planning Commission

**Please list in order of preference the Board(s), Commission(s), or Committee(s) on which are interested and willing to serve.**

Planning Commission

**Please enter your digital signature below:**



[Link to signature](#)

# Citizen Volunteer Application

Submitted on	28 October 2025, 4:39AM
Receipt number	16
Related form version	0

Name	Brad Fuller
Home Address	930 Worsham Rd
Home City, State, Zip Code	Farmville
Election District (Please select from drop-down)	4 - Hampden
Home Telephone Number	4343958022
Mobile Telephone Number	4343958022
Email Address	twncdrs@gmail.com
Current Employer	Retired
Business Address	
Business City, State, Zip Code	
Business Telephone Number	
Fax Number	
Which Address is Preferred for Mailings?	Home

## Optional Information Which May Prove Helpful:

Occupation	
Former Occupation, If Retired	Forester
Education Level:	College / Technical School
Education Level Years Completed and Any Additional information:	

Past Board, Commission, and Committee Assignments:	Pr. Edward County Planning Commission
--	---------------------------------------

**Professional, Civic, or Other Activities:**

Numerous past professional organizational Boards & Associations including current: Association of American Foresters- Certified Forester, Va. Forestry Association, NC Forestry Association, Forest Resources Association. Also Trustee of Farmville Methodist Church

**Please state below your interest and/or reason to seek appointment by the Board of Supervisors and any special qualities that qualify you for this appointment:**

Completed Certified Planning Commissioner certification course from VCU. To help review & establish additional economic and social opportunities for the County

**Do you have a family member who is employed by the county office, organization or institution over which the Board/Commission for which you are seeking appointment will oversee/interact? If yes, please explain:**

No

**Do you have a business relationship with the county office, organization or institution over which the Board/Commission for which you are seeking appointment will oversee/interact? If yes, please explain:**

No

**Please select the Board(s), Commission(s), or Committee(s) you on which are interested and willing to serve.**

Prince Edward County Planning Commission

**Please list in order of preference the Board(s), Commission(s), or Committee(s) on which are interested and willing to serve.**

Pr, Edward Co. Planning Commission

**Please enter your digital signature below:**



[Link to signature](#)



## Board of Supervisors Agenda Summary

Meeting Date: December 9, 2025  
Item #: 15-b  
Department: County Administration  
Staff Contact: Sarah Elam Puckett  
Agenda Item: Appointments – Board of Supervisors & Outside Agencies

**Summary:** The following positions require appointment/re-appointment:

**Commonwealth Regional Council – 4 Years**

J. David Emert (*eligible for re-appointment*)

Odessa H. Pride, Ed.D., Alternate (*eligible for re-appointment*)

**Current Term Expires**

12/31/2025

12/31/2025

**Workforce Development Consortium – 1 Year**

Odessa H. Pride, Ed.D. (*eligible for re-appointment*)

**Current Term Expires**

12/31/2025

**Moton Board – 1 Year**

Jerry R. Townsend (*eligible for re-appointment*)

**Current Term Expires**

12/31/2025

**Local Emergency Planning Committee (LEPC) – 4 Years**

Llewellen W. Gilliam, Jr. (*eligible for re-appointment*)

**Current Term Expires**

12/31/2025

**Crossroads CSB – 3 Years/ Three-Term Limit**

E. Harrison Jones (*eligible for re-appointment*)

**Current Term Expires**

12/31/2025

**Planning Commission – 4 Years/Concurrent with Term**

Llewellen W. Gilliam, Jr. (*eligible for re-appointment*)

**Current Term Expires**

12/31/2025

**DSS Board – 4 Years/Concurrent with Term/Two-Term Limit**

Pattie Cooper-Jones (*not eligible for re-appointment*)

**Current Term Expires**

12/31/2025

**Recommendation:** Make appointments as noted above.

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

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**Board of Supervisors  
Agenda Summary**

**Meeting Date:** December 9, 2025  
**Item #:** 16-a  
**Department:** Finance/HR  
**Staff Contact:** Cheryl Stimpson  
**Agenda Item:** FY 26 School Appropriation

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**Summary:**

The Board of Supervisors has received a request from the Prince Edward County School Board to appropriate funds totaling \$394,266.89 in federal funds to the school operating budget as described below. There is no local match required for this appropriation.

**FY26 BUDGET SUPPLEMENT**

Rev/Exp	Fund	Dept	Object	Description	Debit	Credit
3 (Rev)	250	033020	0003	Title I		\$394,266.89
4 (Exp)	250	061000	0001	Instruction	\$394,266.89	

**Attachment:** Request from Superintendent Dr. Donald (Chip) Jones, Jr.

**Recommendation:** Approve the FY26 Budget supplement and appropriate the same funds.

**SAMPLE MOTION: I MOVE THAT THE BOARD OF SUPERVISORS APPROVE THE BUDGET SUPPLEMENT REQUEST AND APPROPRIATE THE SAME FUNDS.**

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

# PRINCE EDWARD COUNTY PUBLIC SCHOOLS

**Donald (Chip) Jones, Jr., Ed.D.**

***Superintendent***

November 5, 2025

Prince Edward County  
Mr. Doug Stanley, County Administrator  
P. O. Box 382  
Farmville, VA 23901

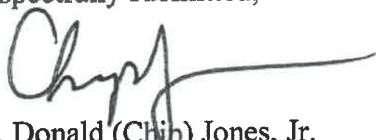
Dear Mr. Stanley:

The Prince Edward County School Board respectfully submits this request for the appropriation of federal funds in the total amount of \$394,266.89 to the School Operating Budget for the FY2025-2026 fiscal year. Please note that no local match is required for this appropriation.

<b>FY2025-2026 Updated Budget</b>	
School Operating Budget (Original)	\$33,014,882.00
Previous Additional Appropriations	1,789,817.26
New School Operating Budget	\$34,804,699.26
Title I Additional Appropriations – November 5, 2025	394,266.89
Revised School Operating Budget	\$35,198,966.15

Thank you for your consideration of this request.

Respectfully submitted,



Dr. Donald (Chip) Jones, Jr.  
Superintendent



Mrs. Lucy Carson  
Chairperson, School Board

DCJ/vmj

pc: School Board Members

Attachment

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**UNITED IN EXCELLENCE**

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## **Action Item 12A: Local Funds (FY2025-2026)**

### **Subject:**

Request for Appropriation of Additional Federal Funds

### **Recommendation:**

It is recommended that the Prince Edward County School Board formally request the Prince Edward County Board of Supervisors to appropriate additional federal funds to the School Operating Budget for the FY2025-2026 school year.

### **Requested Increase:**

- \$394,266.89 – Title I - Additional Appropriation – FY2025-2026

### **Rationale:**

Prince Edward County Public Schools has been awarded an additional \$394,266.89 in Title I funds for Fiscal Year 2025-2026. These funds are designated to enhance programs and services that promote student achievement. As this funding was not incorporated into the school division's originally adopted FY2025-2026 operating budget, approval and appropriation by the Board of Supervisors is needed to recognize the additional revenue and authorize its expenditure.

<b>FY2025-2026 Updated Budget</b>	
School Operating Budget (Original)	\$33,014,882.00
Previous Additional Appropriations	1,789,817.26
New School Operating Budget	\$34,804,699.26
Title I Additional Appropriations – November 5, 2025	394,266.89
Revised School Operating Budget	\$35,198,966.15

### **Budget:**

- Revenues – School Operating
- Expenditure – Instruction

### **Legal Reference:**

Prince Edward County School Board Policies

- DA – Management of Funds
- DB – Annual Budget

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**Board of Supervisors  
Agenda Summary**

**Meeting Date:** December 9, 2025  
**Item #:** 16-b  
**Department:** Finance  
**Staff Contact:** Crystal Baker  
**Agenda Item:** National Opioid Settlement Funds

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**Summary:**

Prince Edward County has received \$26,461.24 from the Opioid Settlement Fund Trust. These funds must be used for opioid remediation. The Board is asked to appropriate the funds received as follows:

**FY26 BUDGET SUPPLEMENT**

<b>Rev/Exp</b>	<b>Fund</b>	<b>Dept</b>	<b>Object</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>
3 (Rev)	100	18990	0056	National Opioid Settlement		\$ 26,461.24
4 (Exp)	100	52400	5601	Opioid Remediation	\$ 26,461.24	

**Recommendation:** See sample motion below.

**SAMPLE MOTION:** I move the Board of Supervisors to approve and appropriate the FY26 Budget Supplement as outlined above.

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

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## Board of Supervisors Agenda Summary

**Meeting Date:** December 9, 2025  
**Item No.:** 17  
**Department:** County Administration  
**Staff Contact:** Douglas Stanley, ACIP ICMA-CM County Administrator  
**Issue:** Health Department – FY 2025-2026 Locality Agreement

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### SUMMARY:

Please see attached note and proposed FY 2025-2026 Locality Agreement. The proposed agreement reflects a budget of \$181,404.00 in local matching.

The local Health Department Agreement must be approved each year.

### COST:

As proposed, the cost is \$181,404.00 which has been included in the County's FY 2025-2026 budget.

### ATTACHMENTS:

FY 2025-2026 Locality Agreement

### SUGGESTED MOTION:

I move that the Board of Supervisors approve the FY2025-2026 Locality Agreement between Prince Edward County Board of Supervisors and the Virginia Department of Health for funding and services of the Prince Edward County Health Department as proposed.

OR

I move that the Board table the request for further discussion.

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

**AGREEMENT BETWEEN THE VIRGINIA DEPARTMENT OF HEALTH AND  
THE PRINCE EDWARD COUNTY BOARD OF SUPERVISORS FOR FUNDING  
AND SERVICES OF THE PRINCE EDWARD HEALTH DEPARTMENT**

This agreement ("Agreement") for the services to be provided by the Prince Edward Health Department and the funding therefore is by and between the Virginia Department of Health ("VDH") and Prince Edward Board of Supervisors (collectively "the Parties").

The Agreement is created in satisfaction of the requirements of § 32.1-31 of the Code of Virginia (1950), as amended, in order to operate the Prince Edward Health Department under the terms of this Agreement.

NOW, THEREFORE, in consideration of the covenants and agreements in this Agreement, the sufficiency of which is acknowledged, the Parties agree as follows.

§ 1. VDH, over the course of one fiscal year, will pay an amount not to exceed \$655,677.00, from the state general fund to support the cooperative budget in accordance with, and dependent upon, appropriations by the General Assembly, and in like time frame, the Board of Supervisors of Prince Edward County will provide by appropriation and in equal quarterly payments a sum of \$181,404.00 local matching funds and \$0.00 one-hundred percent local funds for a total of \$181,404.00 local funds for this fiscal year.

*JM*

10/24/2025

In addition, the Board of Supervisors has approved the Prince Edward County Health Department to carry forward \$0.00 in local matching funds for a total of \$181,404.00 matching funds and an additional \$2,748.85 in one-hundred percent local funds from the prior fiscal year closing locality balance.

These joint funds will be distributed in timely installments, as services are rendered in the operation of the Prince Edward County Health Department, which shall perform public health services in Prince Edward County as indicated in Attachment A(1.), and will perform services required by local ordinances as indicated in Attachment A(2.). Payments from the local government are due on the third Monday of each fiscal quarter.

§ 2. The term of the agreement begins July 1, 2025. This Agreement will be automatically extended on a state fiscal year to year renewal basis under the existing terms and conditions of the Agreement unless timely written notice of termination is provided by either party. Such written notice shall be given at least 60 days prior to the beginning of the fiscal year in which the termination is to be effective.

§ 3. The Commonwealth of Virginia ("Commonwealth") and VDH shall be responsible for providing liability insurance coverage and will provide legal defense for state employees of the local health department for acts or occurrences arising from performance of activities conducted pursuant to state statutes and regulations.

- A. The responsibility of the Commonwealth and VDH to provide liability insurance coverage shall be limited to and governed by the Commonwealth of Virginia Public Liability Risk Management Plan, established under § 2.2-1837 of the Code of Virginia (1950), as amended. Such insurance coverage shall extend to the services specified in Attachments A(1.) and A(2.), unless the locality has opted to provide coverage for the employee under the Public Officials Liability Self-Insurance Plan, established under § 2.2-1839 of the Code of Virginia (1950), as amended, or under a policy procured by the locality.
- B. The Commonwealth and VDH will be responsible for providing legal defense for those acts or occurrences arising from the performance of those services listed in Attachment A(1.), conducted in the performance of this contract, as provided for under the Code of Virginia and as provided for under the terms and conditions of the Commonwealth of Virginia Public Liability Risk Management Plan.

- C. Services listed in Attachment A(2.), any services performed pursuant to a local ordinance, and any services authorized solely by Title 15.2 of the Code of Virginia (1950), as amended, when performed by a state employee, are herewith expressly exempted from any requirements of legal defense or representation by the Attorney General or the Commonwealth. For purposes of assuring the eligibility of a state employee performing such services for liability coverage under the Commonwealth of Virginia Public Liability Risk Management Plan , the Attorney General has approved, pursuant to § 2.2-507 of the Code of Virginia (1950), as amended, and the Commonwealth of Virginia Public Liability Risk Management Plan , the legal representation of said employee by the city or county attorney, and, the Board of Supervisors of Prince Edward County hereby expressly agrees to provide the legal defense or representation at its sole expense in such cases by its local attorney.
- D. In no event shall the Commonwealth or VDH be responsible for providing legal defense or insurance coverage for local government employees.

§ 4. Title to equipment purchased with funds appropriated by the local government and transferred to the Commonwealth, either as match for state dollars or as a purchase under appropriated funds expressly allocated to support the activities of the local health department, will be retained by the Commonwealth and will be entered into the Virginia Fixed Asset Accounting and Control System. Local appropriations for equipment to be locally owned and controlled should not be remitted to the Commonwealth, and the local government's procurement procedures shall apply in the purchase. The locality assumes the responsibility to maintain the equipment and all records thereon.

§ 5. This Agreement may only be amended or otherwise modified by an instrument in writing signed by the Parties.

\_\_\_\_\_  
Dr. Susan Fischer Davis  
Chief Deputy Commissioner  
Community Health Services  
Virginia Department of Health

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dr. Maria Almond  
District Health Director  
Piedmont Health District

\_\_\_\_\_  
Date

\_\_\_\_\_  
Local authorizing officer signature

Douglas Stanley  
Authorizing officer printed name

County Administrator  
Authorizing officer title

\_\_\_\_\_  
Date

Approved as to form by the Office of the Attorney General on July 23, 2018

Attachments: Local Government Agreement, Attachment A(1.)  
Local Government Agreement, Attachment A(2.)

LGA-Revised December 2022





LOCAL GOVERNMENT AGREEMENT, ATTACHMENT A(1.)

VIRGINIA DEPARTMENT OF HEALTH  
COMMUNITY HEALTH SERVICES

BASIC PUBLIC HEALTH SERVICES TO BE ASSURED BY LOCAL HEALTH DEPARTMENTS  
INCOME LEVEL A IS DEFINED BY THE BOARD OF HEALTH TO BE MEDICALLY INDIGENT ([32.1-11](#))

For Each Service Provided, Check Block for Highest Income Level Served			
COLLABORATIVE COMMUNITY HEALTH IMPROVEMENT PROCESS	Income A only	Defined by Federal Regulations	All (specify income level if not ALL)
Assure that ongoing collaborative community health assessment and strategic health improvement planning processes are established. To include public health, health care systems and community partners. As provided for in §32.1-122.03 Code Link- <a href="#">32.1-122.03</a> ; State Health Plan Link <a href="#">Virginia Plan for Well-Being 2016-2020</a>			X
COMMUNICABLE DISEASE SERVICES	Income A only	Defined by Federal Regulations	All (specify income level if not ALL)
Immunization of patients against certain diseases, including Childhood Immunizations As provided for in 32.1-46 Code Link- <a href="#">32.1-46</a>			X
Sexually transmitted disease screening, diagnosis, treatment, and surveillance 32.1-57, Districts may provide counseling Code Link- <a href="#">32.1-57</a>			X
Surveillance and investigation of disease 32.1-35 and 32.1-39 Code Links- <a href="#">32.1-35</a> , <a href="#">32.1-39</a> , <a href="#">32.1-43</a>			X
HIV/AIDS surveillance, investigation, and sero prevalence survey 32.1-36, 32.1-36.1, 32.1-39 Code Links- <a href="#">32.1-36</a> , <a href="#">32.1-36.1</a> , <a href="#">32.1-39</a>			X
Tuberculosis control screening, diagnosis, treatment, and surveillance 32.1-49, 32.1-50.1, and 32.1-54 Code Links- <a href="#">32.1-49</a> , <a href="#">32.1-50</a> , <a href="#">32.1-50.1</a>			X
FAMILY PLANNING SERVICES	Income A only	Defined by Federal Regulations	All
Clinic services including drugs and Contraceptive supplies Family Planning Population Research Act of 1970, Title X Code Link- <a href="#">32.1-77</a> , 42 U.S.C 300 et seq., and 42 CFR Part 59			X
Pregnancy testing and counseling Family Planning Population Research Act of 1970, Title X Code Link- <a href="#">32.1-77</a> , 42 U.S.C. 300 et seq., and 42 CFR Part 59\			X

LOCAL GOVERNMENT AGREEMENT, ATTACHMENT A(1.)

VIRGINIA DEPARTMENT OF HEALTH  
COMMUNITY HEALTH SERVICES

BASIC PUBLIC HEALTH SERVICES TO BE ASSURED BY LOCAL HEALTH DEPARTMENTS  
INCOME LEVEL A IS DEFINED BY THE BOARD OF HEALTH TO BE MEDICALLY INDIGENT ([32.1-11](#))

CHILD HEALTH SERVICES	Income A only	Defined by Federal Regulations	All
Children Specialty Services; diagnosis, treatment, follow-up, and parent teaching 32.1-77, 32.1-89 and 32.1-90 Code Links <a href="#">32.1-77</a> , <a href="#">32.1-89</a> , <a href="#">32.1-90</a>			
Screening for genetic traits and inborn errors of metabolism, and provision of dietary supplements Code Links <a href="#">32.1-65</a> , <a href="#">32.1-67</a> , <a href="#">32.1-68</a>			
Well child care up to age 18 Board of Health Code Link <a href="#">32.1-77</a>	X		
WIC : Federal grant requirement Public Law 108-265 as amended, Child Nutrition Act of 1966; Child Nutrition and WIC Reauthorization Act 2009 Code Link 42 U.S.C. § 1786; 7 C.F.R. Part 26		X	
EPSDT: DMAS MOA Social Security Act section 1905(r) (5) Code Link <a href="#">32.1-11</a>			
Blood lead level testing Code Link <a href="#">32.1-46.1</a> , <a href="#">32.1-46.2</a>			X
Outreach, Patient and Community Health Education Code Link <a href="#">32.1-11</a> , <a href="#">32.1-11.3</a> ,			X
Community Education Code Link <a href="#">32.1-11</a> , <a href="#">32.1-23</a>			X
Pre-school Physicals for school entry Code Link <a href="#">22.1-270</a>	X		
Services for Children with Special health care needs Title V, Social Security Act Code Link <a href="#">32.1-77</a>			
Child restraints in motor vehicles Code Link <a href="#">46.2-1095</a> , <a href="#">46.2-1097</a>			X
Babycare, Child: DMAS MOA			
MATERNAL HEALTH SERVICES	Income A only	Defined by Federal Regulations	All
Prenatal and post partum care for low risk and intermediate risk women, Title V, Social Security Act Code Link <a href="#">32.1-77</a>		X	
Babycare, Maternal: DMAS MOA			
WIC: Federal grant requirement Public Law 108-265 as amended, Child Nutrition Act of 1966; Child Nutrition and WIC Reauthorization Act 2009 Code Link 42 U.S.C §1786 and 7CFR Part 26		X	

LOCAL GOVERNMENT AGREEMENT, ATTACHMENT A(1.)

VIRGINIA DEPARTMENT OF HEALTH  
COMMUNITY HEALTH SERVICES

ENVIRONMENTAL HEALTH SERVICES  
BASIC PUBLIC HEALTH SERVICES TO BE ASSURED BY LOCAL HEALTH DEPARTMENTS

<p><b>The following services performed in accordance with the provisions of the Code of Virginia, the regulation of the Board of Health and/or VDH agreements with other state or federal agencies and VDH policies. Data regarding the below services shall be entered in, or exported to, the statewide environmental health database for all available data fields. Local health department staff shall be responsible for responding to all complaints, constituent responses, media inquiries, and Freedom of Information Act request related to the following services.</b></p>	
<p><b>Investigation of communicable diseases:</b> Pursuant to §§ 32.1-35 and 32.1-39 of the Code of the Code of Virginia, the local health director and local staff are responsible for investigating any outbreak or unusual occurrence of a preventable disease that the Board of Health requires to be reported. Code Links-<a href="#">32.1-35</a>, <a href="#">32.1-39</a></p>	X
<p><b>Marinas:</b> Pursuant to § 32.1-246 of the Code of Virginia, local health department staff are responsible for permitting marinas and other places where boats are moored and is responsible for inspecting them to ensure that their sanitary fixtures and sewage disposal facilities are in compliance with the Marina Regulations (12VAC5-570-10 et seq.) Code Link-<a href="#">32.1-246</a></p>	X
<p><b>Migrant labor camps:</b> Pursuant to §§ 32.1-203-32.1-211 of the Code of Virginia, local health departments are responsible for issuing, denying, suspending and revoking permits to operate migrant labor camps. Local health departments also must inspect migrant labor camps and ensure that the construction, operation and maintenance of such camps are in compliance with the Rules and Regulations Governing Migrant Labor Camps (12VAC5-501-10 et seq.). Code Links-<a href="#">32.1 Chapter 6 Article 6</a></p>	X
<p><b>Milk:</b> Pursuant to §§ 3.2-5206, 3.2-5208 of the Code of Virginia and the agency's MOA with VDACS, the local health department is responsible for issuing, denying, suspending and revoking permits for Grade "A" milk processing plants which offer milk and or milk products for sale in Virginia. Local health departments are also responsible for the inspection of Grade "A" milk plants for compliance with the Regulations Governing Grade "A" Milk (2VAC5-490-10). Code Links- <a href="#">3.2-5206</a>, <a href="#">3.2-5208</a></p>	X
<p><b>Alternative discharging sewage systems:</b> Pursuant to § 32.1-164(A) of the Code of Virginia, local health departments are responsible for issuing, denying and revoking construction and operation permits for alternative discharging systems serving individual family dwellings with flows less than or equal to 1,000 gallons per day on a monthly average. Local health departments are also required to conduct regular inspections of alternative discharging systems in order to ensure that their construction and operation are in compliance with the Alternative Discharging Sewage Treatment Regulations for Individual Family Dwellings (12VAC5-640-10 et seq.). Code Link-<a href="#">32.1-164</a></p>	X
<p><b>Onsite sewage systems:</b> Pursuant to § 32.1-163 et seq. of the Code of Virginia, local health department staff is responsible for reviewing and processing site evaluations and designs of onsite sewage systems in accordance with applicable state regulations and may perform such evaluations and designs as allowed. Local health department staff is also responsible for issuing, denying and revoking construction and operation permits for conventional and alternative onsite sewage systems. Local health department staff are responsible for assuring that onsite sewage systems are inspected at time of construction for compliance with the Sewage Handling and Disposal Regulations (12VAC5-610-20 et seq.; "SHDR") and the Alternative Onsite Sewage System Regulations (12VAC5-613-10 et seq.; "AOSS Regulations"); local health department staff may perform such inspections as required. Local health department staff is also responsible for assuring the performance, operation, and maintenance of onsite sewage systems are in compliance with the SHDR and AOSS Regulations. Code Link-<a href="#">32.1-163</a></p>	X
<p><b>Rabies:</b> Pursuant to § 3.2-6500 et seq. of the Code of Virginia, the local health department is responsible for investigating complaints and reports of suspected rabid animals exposing a person, companion animal, or livestock to rabies. Code Link- <a href="#">3.2-6500</a></p>	X

LOCAL GOVERNMENT AGREEMENT, ATTACHMENT A(1.)

VIRGINIA DEPARTMENT OF HEALTH  
COMMUNITY HEALTH SERVICES

ENVIRONMENTAL HEALTH SERVICES  
BASIC PUBLIC HEALTH SERVICES TO BE ASSURED BY LOCAL HEALTH DEPARTMENTS

<p><b>Restaurants/eating establishments:</b> Pursuant to § 35.1-14 of the Code of Virginia, local health departments are responsible for issuing, denying, renewing, revoking and suspending permits to operate food establishments. In addition, local health departments are required to conduct at least one annual inspection of each food establishment to ensure compliance with the requirements of the Food Regulations (12VAC5-421-10 et seq.). These regulations include requirements and standards for the safe preparation, handling, protection, and preservation of food; the sanitary maintenance and use of equipment and physical facilities; the safe and sanitary supply of water and disposal of waste and employee hygiene standards. Code Link- <a href="#">35.1-14</a></p>	X
<p><b>Hotels/Motels:</b> In accordance with § 35.1-13 of the Code of Virginia, local health department staff is responsible for issuing, denying, revoking and suspending permits to operate hotels. The local health department is responsible for conducting inspections of hotels to ensure compliance with the Hotel Regulations (12VAC5-431-10 et seq.). These regulations include requirements and standards for physical plant sanitation; safe and sanitary housekeeping and maintenance practices; safe and sanitary water supply and sewage disposal and vector and pest control. Code Link-<a href="#">35.1-13</a></p>	X
<p><b>Wells:</b> Pursuant to § 32.1-176.4, and the resulting authority provided by the Board, local health departments are responsible for issuing, denying and revoking construction permits and inspection statements for private wells. Local health departments are also responsible for inspecting private wells to ensure that their construction and location are in compliance with the Private Well Regulations. (12VAC5-630-10 et seq.) Code Link-<a href="#">32.1-176.4</a></p>	X
<p><b>Homes for adults:</b> The local health department, at the request of the Department of Social Services (DSS), will inspect DSS-permitted homes for adults to evaluate their food safety operations, wastewater disposal and general environmental health conditions. (22VAC40-80-160(B)(3))</p>	X
<p><b>Juvenile Justice Institutions:</b> Pursuant to § 35.1-23 of the Code of Virginia and the agency's memorandum of understanding with the Department of Corrections, local health departments are responsible for conducting at least one annual unannounced inspection of juvenile justice institutions in order to evaluate their kitchen facilities, general sanitation and environmental health conditions. Code Link-<a href="#">35.1-23</a></p>	X
<p><b>Jail inspections:</b> Pursuant to § 53.1-68 of the Code of Virginia and the agency's memorandum of understanding with the Department of Corrections, local health departments are responsible for conducting at least one annual unannounced inspection of correction facilities in order to evaluate their kitchen facilities, general sanitation and environmental health conditions. Code Link-<a href="#">53.1-68</a></p>	X
<p><b>Daycare centers:</b> At the request of DSS will inspect DSS-permitted daycare centers to evaluate their food safety operations, wastewater disposal and general environmental health conditions. (22VAC40-80-160(B)(3))</p>	X
<p><b>Radon</b> Pursuant to § 32.1-229, local health department may assist VDH Central Office with Radon testing and analysis. Code Link-<a href="#">32.1-229</a>.</p>	X
<p><b>Summer camps/ Campgrounds:</b> Pursuant to §§ 35.1-16 and 35.1-17 of the Code of Virginia and the corresponding regulations, local health departments are responsible for issuing, denying, and revoking permits to operate summer camps and campgrounds. The local health department is responsible for conducting inspections of summer camps and campgrounds not less than annually to ensure that their construction, operation and maintenance are in compliance with the Regulations for Summer Camps (12VAC5-440-10 et seq.) and the Rules and Regulations Governing Campgrounds (12VAC5-450-10 et seq.). Code Links-<a href="#">35.1-16</a>, <a href="#">35.1-17</a></p>	X

LOCAL GOVERNMENT AGREEMENT, ATTACHMENT A(1.)

VIRGINIA DEPARTMENT OF HEALTH  
COMMUNITY HEALTH SERVICES

OTHER PUBLIC HEALTH SERVICES  
BASIC PUBLIC HEALTH SERVICES TO BE **ASSURED** BY LOCAL HEALTH DEPARTMENTS

The following services performed in accordance with the provisions of the Code of Virginia, the regulations of the Board of Health and/or the policies and procedures of the State Department of Health	
Pre-Admission Screenings (PAS) DMAS MOA Code Link- <a href="#">32.1-330</a>	X
Comprehensive Services Act Community Policy and Management Teams (CPMT) 2.2-5201-2.2-5211 Code Link- <a href="#">2.2-5201</a> , <a href="#">2.2-5211</a>	X
Interagency Coordinating Council (Infants/Toddlers) Early Intervention Services Code Link- <a href="#">2.2-5305</a> , <a href="#">2.2-5306</a>	
Vital Records Code Link- <a href="#">32.1-254</a> , <a href="#">32.1-255</a> , <a href="#">32.1-272</a>	X
Immunizations for maternity and post-partum patients Code Link- <a href="#">32.1-11</a> , <a href="#">32.1-325</a> , <a href="#">54.1-3408</a> .	X
AIDS Drug Assistance Program (ADAP) Code Link- <a href="#">32.1-11</a> ,	X
Emergency Preparedness and Response Code Link- <a href="#">32.1-42</a> , <a href="#">32.1-43</a> et seq., <a href="#">32.1-229</a> ,	X
HIV Counseling, Testing and Referral Code Link- <a href="#">32.1-37.2</a>	X



LOCAL GOVERNMENT AGREEMENT, ATTACHMENT A(1.)

VIRGINIA DEPARTMENT OF HEALTH  
COMMUNITY HEALTH SERVICES

OPTIONAL PUBLIC HEALTH SERVICES

For Each Service Provided, Check Block for Highest Income Level Served			
	Income A only	Defined by Federal Regulations	All
<b>COMMUNICABLE DISEASE SERVICES</b>			
Foreign Travel Immunizations			X
Other:			
<b>CHILD HEALTH SERVICES</b>			
Disabled disability Waiver Screenings DMAS MOA Code Link-32.1-330Other:		X	
Other			
<b>MATERNAL HEALTH SERVICES</b>	Income A only	Defined by Federal Regulations	All
Other:			
<b>FAMILY PLANNING SERVICES</b>	Income A only	Defined by Federal Regulations	All
Nutrition Education			X
Preventive Health Services			X
Pre-Conception Health Care			X
Other:			
<b>MEDICAL SERVICES - Please identify services</b>	Income A only	Defined by Federal Regulations	All
Community Education			X
Other			

VIRGINIA DEPARTMENT OF HEALTH  
COMMUNITY HEALTH SERVICES

**OPTIONAL PUBLIC HEALTH SERVICES**

For Each Service Provided, Check Block for Highest Income Level Served			
<b>SPECIALTY CLINIC SERVICES - Please identify services</b>	Income A only	Defined by Federal Regulations	All
<b>DENTAL HEALTH SERVICES - Please identify services</b>	Income A only	Defined by Federal Regulations	All



**LOCAL GOVERNMENT AGREEMENT, ATTACHMENT A(2.)**

**VIRGINIA DEPARTMENT OF HEALTH  
COMMUNITY HEALTH SERVICES**

### **PUBLIC HEALTH ENVIRONMENTAL SERVICES PROVIDED UNDER LOCAL ORDINANCE OR CONTRACT**

[illegible]

LOCAL GOVERNMENT AGREEMENT, ATTACHMENT A(2.)

VIRGINIA DEPARTMENT OF HEALTH  
COMMUNITY HEALTH SERVICES

PUBLIC HEALTH SERVICES PROVIDED UNDER  
LOCAL ORDINANCES OR CONTRACT WITH LOCAL GOVERNMENTS

OPTIONAL PUBLIC HEALTH MEDICAL SERVICES

For Each Service Provided, Check Block for Highest Income Level Served			
Neither the <i>Code of Virginia</i> nor Regulations of the Board of Health requires the following services to be provided by the local health department.  (identify services below)	Income A only	Local ordinance code cite, or contract number	All

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**Board of Supervisors  
Agenda Summary**

**Meeting Date:** December 9, 2025  
**Item #:** 18  
**Department:** County Administration  
**Staff Contact:** Douglas P. Stanley  
**Agenda Item:** 2026 Legislative Priorities

---

**SUMMARY:** Attached are the proposed legislative priorities for the Board to consider for the upcoming 2026 General Assembly session.

**ATTACHMENTS:** Draft 2026 Legislative Priorities List

**RECOMMENDATIONS:** Board of Supervisors approval of proposed list.

**SAMPLE MOTION:**

I move that the Board of Supervisors approve the proposed 2026 Legislative Priorities, as presented.

OR

I move that the Board of Supervisors approve the proposed 2026 Legislative Priorities with the following amendments \_\_\_\_\_.

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

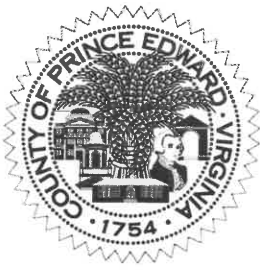


## County of Prince Edward, Virginia 2026 Legislative Priorities

1. **1% Sales Tax for Local School Construction or Renovation** – The Board of Supervisors of Prince Edward County will need to request that Delegate Wright introduce a bill in the upcoming General Assembly session that would add Prince Edward County to the list of counties that are enabled to collect up to 1% in additional sales tax revenue for the construction or renovation of schools within the locality. Currently localities listed under §58.1-602 include Charlotte County, Gloucester County, Halifax County, Henry County, Mecklenburg County, Northampton County, Patrick County, Pittsylvania County, or the City of Danville. The County has estimated that a 1% increase in sales tax would generate an estimated \$3,000,000 in annual revenue based on collections over the past five years. This is based on the County's share of 50% of local collections and our proportionate split of the remaining 50% with the Town of Farmville based on school age population. This would provide enough revenue to support the ongoing improvements to the County elementary school as well as middle and high schools.
2. **Sandy River Reservoir Project** – The Board of Supervisors of Prince Edward County requests that the General Assembly support a budget amendment to compensate the County for the \$2 million cost it incurred in reliance on a written Memorandum of Understanding with the Commonwealth through the Department of General Services signed in 2022. More broadly, Prince Edward has significant assets — including the Sandy River Reservoir and County-owned Heartland Industrial Park that — are underutilized due to a lack of critical infrastructure. A relatively modest infrastructure investment by the Commonwealth could be transformative for the region and make the citizens of Prince Edward whole.
3. **Local Authority for Utility-Scale Solar Projects** – The Board of Supervisors of Prince Edward County supports maintaining local authority for the siting and approval of utility-scale solar projects. As a land-use decision, the County feels strongly that these decisions are best left at the local level.
4. **Right-to-Work Status** – The Board of Supervisors of Prince Edward County opposes changes to the Code of Virginia to repeal Virginia's right-to-work law. Repeal of the law would be detrimental to the Commonwealth and the County's economic development efforts and our status as one the highest ranked State's for business readiness. The Board also opposes changes to the Code of Virginia to repeal the prohibition on collective bargaining for public sector employees. Such legislation would force localities to negotiate with different classes of its workforce.
5. **Fire and EMS Funding** – A report on the state and needs of Virginia's Fire and EMS services was recently submitted to the General Assembly and Virginia Fire Services Board. The report is titled, "Service to Others: A Report on the Commonwealth's Fire and EMS Service," and is the culmination of workgroup study required by [HB 2175](#) from the 2023 General Assembly session. In short, the report found that fire and EMS call volume has significantly increased, volunteer providers have decreased, and state level funding has only increased slightly despite these factors and in the face of massive spikes in equipment prices. The Board of Supervisors of Prince Edward County requests that the General Assembly consider multiple options to better protect citizens and assist localities with fire and EMS funding. Direct funding for staffing, in a program similar to HB 599 funding or the funding of sheriff's offices is recommended. Additionally, raising the amount of funding for the Fire Programs Fund, as well as the establishment of a staffing grant program, would be beneficial. Other programs to consider include statewide equipment contracts and loan programs for fire departments and EMS agencies.
6. In addition, the Board supports the 2026 VACO Legislative Priorities.

###

Approved: December \_\_, 2025



**Board of Supervisors  
Agenda Summary**

**Meeting Date:** December 9, 2025  
**Item #:** 19  
**Department:** County Administration  
**Staff Contact:** Douglas P. Stanley  
**Agenda Item:** County Administrator's Report

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**SUMMARY:**

The County Administrator will provide the Board an update on additional matters or concerns of the County.

**COST:**

**ATTACHMENT:**

**RECOMMENDATION:**

**SAMPLE MOTION:**

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

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**Board of Supervisors  
Agenda Summary**

**Meeting Date:** December 9, 2025  
**Item #:** 20-a  
**Department:** Board of Supervisors  
**Staff Contact:** Donna Nunnally  
**Agenda Item:** Treasurer's Report

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**SUMMARY:**

The Treasurer's Report is attached.

**Cost:**

**Attachments:** Treasurer's Report

**Recommendation:**

**Sample Motion:**

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_



**Prince Edward Board of Supervisors Treasurer's Report**  
**October 2025**

<b>Bank Account Balances</b>						
<b>Name of Bank</b>	<b>Ref #</b>	<b>Int. Rate</b>		<b>Int. Paid</b>	<b>Bank Balance</b>	<b>Available Balance</b>
Benchmark Pooled Fund Account	7654	2.4		\$24,252.98	\$ 16,296,941.26	
Benchmark Social Services	9746				\$ 310,210.27	
Benchmark School Fund	3352				\$ 2,051,934.85	
Benchmark Food Service	3742				\$ 158,854.99	
<b>TOTAL</b>						<b>\$ 18,817,941.37</b>

<b>Certificates of Deposit</b>						
	<b>Ref #</b>	<b>Int. Rate</b>	<b>Term</b>	<b>Maturity</b>	<b>Bank Balance</b>	<b>Available Balance</b>
<b>Benchmark</b>						
	0994	1.00	24	01/15/26	\$ 125,995.00	
	0995	1.00	24	01/15/26	\$ 125,995.00	
Recreation Fund	0998	3.55	36	02/14/27	\$ 18,560.45	
Benchmark 5 Yr CD-letter of credit	0632	1.00	60	01/04/26	\$ 681,565.66	\$ 952,116.11
<b>Farmers Bank</b>						
Underground Storage	2478	2.48	36	10/27/27	\$ 23,649.37	\$ 23,797.20
Virginia Investment Pool	184	4.28			\$13,012,767.92	\$13,012,767.92
<b>TOTAL</b>						<b>\$ 13,988,681.23</b>

<b>GRAND TOTAL</b>						<b>\$ 32,806,622.60</b>
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**Prince Edward Board of Supervisors Treasurer's Report  
October 2024**

Bank Account Balances							
Name of Bank	Ref #	Int. Rate		Int. Paid	Bank Balance		
Benchmark Pooled Fund Account	7654	3.5		\$32,906.24	\$ 11,668,461.47		
Benchmark Social Services	9746				\$ 308,281.69		
Benchmark School Fund	3352				\$ 4,315,224.83		
Benchmark Food Service	3742				\$ 116,584.50		
<b>TOTAL</b>							<b>\$ 16,408,552.49</b>

**\*Note: School Fund and Cafeteria Fund balances shown above are estimated balances due to end of the fiscal year.**

Certificates of Deposit							
	Ref #	Int. Rate	Term	Maturity	Bank Balance		Available Balance
<b>Benchmark</b>							
	0994	1.00	24	01/15/26	\$ 124,743.62		
	0995	1.00	24	01/15/26	\$ 124,743.62		
Recreation Fund	0998	3.55	36	02/14/27	\$ 17,925.47		
Benchmark 5 Yr CD-letter of credit	0632	1.00	60	01/04/26	\$ 674,796.88		\$ 942,209.59
Benchmark Investment Acct	L796	3.02	36	05/13/25	\$ 2,572,769.17		\$ 2,572,769.17
<b>Farmers Bank</b>							
	2465	4.75	6	12/17/24	\$ 110,728.60		
	2466	4.75	6	12/17/24	\$ 110,728.60		
Underground Storage	2478	2.50	36	10/27/24	\$ 23,216.06		
	3494	4.66	6	11/16/24	\$ 2,689,743.91		
Virginia Investment Pool	184	5			\$8,026,381.09		
							\$ 10,960,798.26
<b>TOTAL</b>							<b>\$ 14,475,777.02</b>

<b>GRAND TOTAL</b>							<b>\$ 30,884,329.51</b>
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**Board of Supervisors  
Agenda Summary**

**Meeting Date:** December 9, 2025  
**Item #:** 20-b  
**Department:** County Administration  
**Staff Contact:** Crystal Baker  
**Agenda Item:** Review of Accounts & Claims

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**SUMMARY:**

The Bill List, Mileage Reports, and County Attorney Invoices are attached.

**Cost:**

**Attachments:**

**Recommendation:**

**Sample Motion:**

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

FUND NO.	DESCRIPTION	\$ \$ PAY \$ \$
100	GENERAL FUND	\$664,098.62
501	WATER FUND	\$97.04
502	SEWER FUND	\$39.53
520		\$375,979.48
741	PIEDMONT COURT SERVICES FUND	\$6,303.48
745		\$731,863.15
	TOTAL	1,778,381.30

MAJOR#	VENDOR#	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
3160	21756	Professional Services LETTERPRESS COMMUNICATIONS	3411	MAILCHIMP OCT 2025	33.13 *
				ACCOUNT TOTAL	33.13 *
3161	21756	Strategic Planning LETTERPRESS COMMUNICATIONS	3411	CTY COMM HRS OCT 25	4,320.00
				ACCOUNT TOTAL	4,320.00 *
3500	10103	Printing & Binding AMERICAN SOLUTIONS FOR BUS	INV08463246	INSERTS W/TAX BILLS	4,125.85
	21756	LETTERPRESS COMMUNICATIONS	3411	ANNL RPRT OCT 2025	1,485.00
				ACCOUNT TOTAL	5,610.85 *
3600	15240	Advertising FARMVILLE NEWSMEDIA	129579	BUSINESS DIRECTORY	259.00
	15240	FARMVILLE NEWSMEDIA	129579	BUSINESS DIRECTORY	259.00
	15240	FARMVILLE NEWSMEDIA	129579	CITIZEN VOL AD	258.09
	15240	FARMVILLE NEWSMEDIA	129579	SPRING INTERNSHIP AD	135.19
	15240	FARMVILLE NEWSMEDIA	129579	BOS MTG DATE CHANGE	98.32
				ACCOUNT TOTAL	1,009.60 *
5530	11250	Travel-Subsistence & Lodg BENCHMARK COMMUNITY BANK	1554	RM DEP VACO CONF BOS	2,213.04
				ACCOUNT TOTAL	2,213.04 *
6040	31339	ADP Equipment VERIZON WIRELESS	242374982	BOARD OF SUPERVISORS	557.60
				ACCOUNT TOTAL	557.60 *
				MAJOR TOTAL	13,744.22 **
012110		COUNTY ADMINISTRATOR			
3320	28587	Maintenance Service Contr SOUTHERN COPIER	INV017222	CLR CPYS JULY-NOV 25	506.45
	28866	STEPS, INC	20334	SHRED SERVICE	21.40
				ACCOUNT TOTAL	527.85 *
5230	31339	Telecommunications VERIZON WIRELESS	242374982	COUNTY ADMIN	112.41
				ACCOUNT TOTAL	112.41 *
5530	11080	Travel-Subsistence & Lodg BAKER CRYSTAL	REIMB 1125	EMP COMM MTG LUNCH	34.29
	11250	BENCHMARK COMMUNITY BANK	1555	SNACKS IDA MEETING	8.19
	11250	BENCHMARK COMMUNITY BANK	1555	COFFEE IDA MEETING	14.59
				ACCOUNT TOTAL	57.07 *
5810	18658	Dues & Association Member ICWA	352714	MEMBERSHIP RENEWAL	1,023.75
				ACCOUNT TOTAL	1,023.75 *
6001	10259	Office Supplies AMAZON CAPITAL SERVICES	1QDW-1MQP-1J4K	PAPER/ENVELOPES/BATT	175.24
	18862	IT'S SNACK TIME INC	35484434	(3) WATER	21.75
	18862	IT'S SNACK TIME INC	35484516	RENTAL (1)	9.00
				ACCOUNT TOTAL	205.99 *

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
6011	11250 BENCHMARK COMMUNITY BANK 31351 VERNON COMPANY	Uniforms & Wearing Appare	1554 ADMIN 1125 2778255RI	SHIRTS WALK 11/2/25 COUNTY ADMIN SHIRTS	290.00 239.33 529.33 *
6012	22211 RELX INC. DBA LEXIS NEXIS	Books and Subscriptions	46728279	VACDE 25 REPLVOLS3A	443.36 443.36 *
8202	10259 AMAZON CAPITAL SERVICES	Furniture & Fixtures	1K39-K1T1-Y4DX	OFFICE CHAIR	218.14 218.14 * 3,117.90 **
012210	LEGAL SERVICES				
3160	29126 TERRI ATKINS WILSON PC	Professional Services	1082 AUG 2025	LEGAL SERVICES	3,300.00 3,300.00 * 3,300.00 **
012220	PERSONNEL				
3199	11250 BENCHMARK COMMUNITY BANK 15145 FADS	Purchase of Services	1554 ADMIN 1125 PECA251031	BACKGROUND CHECK DRUG TESTS	15.00 205.00 220.00 * 220.00 **
012240	INDEPENDENT AUDITOR				
3120	28729 MCGRUFF INSURANCE SERVICES	Accountings & Auditing Se	2000849	ACCT VALUTN/DISCLOSE	6,565.00 6,565.00 * 6,565.00 **
012310	COMMISSIONER OF REVENUE				
3600	15240 FARMVILLE NEWSMEDIA	Advertising	129579 2055344	COR POSITION AD	875.66 875.66 *
5510	10575 ARVIK SAMUEL	Travel-Mileage	MILEAGE 1025	MILEAGE SALES RATIO	187.60 187.60 *
5530	10575 ARVIK SAMUEL 11250 BENCHMARK COMMUNITY BANK 11250 BENCHMARK COMMUNITY BANK 11250 BENCHMARK COMMUNITY BANK	Travel-Subsistence & Lodg	REIMB 1025 0531 COR 1125 0531 COR 1125 0531 COR 1125	MEAL REIMBURSEMENT MEAL TRAINING HOTEL IRMS TRAINING HOTEL CHG HILTON	15.58 42.10 45.32 1.00 104.00 *
5540	12749 COMMISSIONER OF REV ASSOC	Travel-Convention & Educa	OCT 25 MTG HD	CENTRAL DIST DEPUTY	25.00

AP375H  
12/01/2025  
FUND # - 100

GENERAL FUND

PRINCE EDWARD  
LISTING OF INVOICES FOR 11/01/2025 -- 11/30/2025

AFTER CHECKS  
PAGE 3

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	DESCRIPTION	INV#	AMOUNT
	12919	COMMISSIONER OF REV ASSOC	IRMS/EESMC RPT TRAIN	10618-2941F279	70.00
6001		Office Supplies			95.00 *
	10259	AMAZON CAPITAL SERVICES	HNGFLE/PENS/LBLMAKER	1V61-374K-YRTP	227.14
	11250	BENCHMARK COMMUNITY BANK	OFFICE SUPPLIES	0531 COR 1125	112.26
	15380	FARMVILLE PRINTING	BUS CRDS/LTRHD/ENVEL	20231029	2,081.92
	20600	KEY OFFICE SUPPLY	INK/STAPLE REMOVER	416 600685	98.31
	20600	KEY OFFICE SUPPLY	TONER	416 600948	449.97
	20600	KEY OFFICE SUPPLY	COPY PAPER	416 601107	375.92
6014		Other Operating Supplies			3,345.52 *
	11250	BENCHMARK COMMUNITY BANK	HOSTED LUNCH	0531 COR 1125	48.79
	11250	BENCHMARK COMMUNITY BANK	CENTL DIST MTG LUNCH	0531 COR 1125	286.20
	11250	BENCHMARK COMMUNITY BANK	CENTRL DIST MTG LCH	0531 COR 1125	118.62
	11250	BENCHMARK COMMUNITY BANK	OFFICE SUPPLIES	0531 COR 1125	397.10
012410	TREASURER				850.71 *
					5,458.49 **
3171	29041	Land Sale Expense - TACS	TACS FEES	10695	2,725.00
3600	15241	Advertising			2,725.00 *
		FARMVILLE HERALD	TAX REMINDER AD	130364 2066143	147.48
5210	11250	Postal Services			147.48 *
		BENCHMARK COMMUNITY BANK	POSTAGE	2777 TREAS 1125	10.48
5230	11250	Telecommunications			10.48 *
		BENCHMARK COMMUNITY BANK	PAYFLOW/PAYPAL	2777 TREAS 1125	13.10
6001		Office Supplies			13.10 *
	10103	AMERICAN SOLUTIONS FOR BUS	PPTAX BILLS 2025	INV08519371	10,324.76
	10103	AMERICAN SOLUTIONS FOR BUS	REAL ESTATE BILLS 25	INV08521939	5,307.28
	10259	AMAZON CAPITAL SERVICES	PENS/CALC TAPE/NOTES	19T9-NY3K-1Q74	38.97
	11250	BENCHMARK COMMUNITY BANK	OFFICE SUPPLIES	2777 TREAS 1125	146.16
	11250	BENCHMARK COMMUNITY BANK	KEYBOARD STICKERS	2777 TREAS 1125	5.25
	11250	BENCHMARK COMMUNITY BANK	CALCULATOR RIBBON	2777 TREAS 1125	6.90
	20600	KEY OFFICE SUPPLY	INK CARTRIDGES	433 600673	599.96
	20600	KEY OFFICE SUPPLY	COPY PAPER	433 600788	319.96
6014	28866	Other Operating Supplies			16,749.24 *
		STEPS, INC	SHRED SERVICE	20338	53.50
012510	INFORMATION TECHNOLOGY				53.50 *
3320	11537	Maintenance Service			19,698.80 **
		BAL MUNICIPAL SOFTWARE	TECHNICAL SUPPORT	WATS2026G-1043	
					19,037.00
					19,037.00 *
					19,037.00 **



AP375H  
12/01/2025  
FUND # - 100

GENERAL FUND

PRINCE EDWARD  
LISTING OF INVOICES FOR 11/01/2025 -- 11/30/2025

AFTER CHECKS  
PAGE 4

MAJOR#	ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
3161	013100	ELECTORAL BOARD AND OFFICIALS				
		Election Official				
		10148	ADAMS PATRICIA	EARLY VOTE 1125	ELECTION OFFICIAL	90.00
		10148	ADAMS PATRICIA	ELECTION 1125	ELECTION OFFICIAL	155.00
		10171	AKERS BRANDON	ELECTION 1125	ELECTION OFFICIAL	185.00
		11045	BAILEY, LEOLA	ELECTION 1125	ELECTION OFFICIAL	155.00
		11198	BASKIN BETTY	ELECTION 1125	ELECTION OFFICIAL	185.00
		11261	BEZDAN LAURA	ELECTION 1125	TRAINING	25.00
		11265	BARTON JOVITA	ELECTION 1125	ELECTION OFFICIAL	155.00
		11421	BOLDEN-HANDY GEORGINA	ELECTION 1125	ELECTION OFFICIAL	155.00
		11448	BRADSHAW ROBERT D	ELECTION 1125	ELECTION OFFICIAL	155.00
		11502	BROXTON-FREEMAN, DENISE	ELECTION 1125	ELECTION OFFICIAL	185.00
		12807	COPELAND ARETHA	ELECTION 1125	ELECTION OFFICIAL	230.00
		13015	DAILEY OTIS	ELECTION 1125	ELECTION OFFICIAL	155.00
		13766	DOVE RACHAEL E	ELECTION 1125	ELECTION OFFICIAL	155.00
		13832	DUNN, KEVIN	ELECTION 1125	ELECTION OFFICIAL	155.00
		14365	EDMONDSON SARAH	ELECTION 1125	ELECTION OFFICIAL	185.00
		14793	ERICKSON RICHARD W	ELECTION 1125	ELECTION OFFICIAL	230.00
		15870	FORD MOSES	ELECTION 1125	ELECTION OFFICIAL	155.00
		16096	GALLALEE MARY	ELECTION 1125	ELECTION OFFICIAL	155.00
		16228	GLADDEN YOLANDA	ELECTION 1125	ELECTION OFFICIAL	205.00
		16228	GLADDEN YOLANDA	PRE/LATE 1125	ELECTION OFFICIAL	270.00
		17063	HALLIDAY, SUSAN	ELECTION 1125	ELECTION OFFICIAL	155.00
		17313	HANDY QUINCY	ELECTION 1125	ELECTION OFFICIAL	155.00
		17502	HEINOLD, JUDITH	ELECTION 1125	ELECTION OFFICIAL	155.00
		17692	HINES, CHERYL	ELECTION 1125	ELECTION OFFICIAL	155.00
		19250	JASPER FRANCES D	ELECTION 1125	ELECTION OFFICIAL	155.00
		19701	JOHNSON SYNI	ELECTION 1125	ELECTION OFFICIAL	185.00
		19768	JONES BARBARA	ELECTION 1125	ELECTION OFFICIAL	155.00
		20207	KELJUM DONALD B JR	ELECTION 1125	ELECTION OFFICIAL	185.00
		21001	KOETHER CINDY H	ELECTION 1125	ELECTION OFFICIAL	230.00
		21002	KOETHER, ROBB	ELECTION 1125	ELECTION OFFICIAL	155.00
		21501	LEE, ANDREA	ELECTION 1125	ELECTION OFFICIAL	185.00
		21632	LEE JAMES JUNIOR	ELECTION 1125	ELECTION OFFICIAL	155.00
		22127	MARCELLIN IDA M	ELECTION 1125	ELECTION OFFICIAL	155.00
		22173	MASON, AL	ELECTION 1125	ELECTION OFFICIAL	50.00
		22217	MAXEY RENEE T	ELECTION 1125	ELECTION OFFICIAL	130.00
		22274	MCLENHIE LORA P	ELECTION 1125	ELECTION OFFICIAL	230.00
		22400	MILHOUSE ANDREA R	ELECTION 1125	ELECTION OFFICIAL	155.00
		23342	NASH BRENDA	EARLY VOTE 1125	ELECTION OFFICIAL	810.00
		23342	NASH BRENDA	ELECTION 1125	ELECTION OFFICIAL	230.00
		25121	PALIOTTI, DENNIS	ELECTION 1125	ELECTION OFFICIAL	155.00
		25372	PHILLIPS RAYMOND	ELECTION 1125	ELECTION OFFICIAL	155.00
		25528	PLUMMER, IRVING	ELECTION 1125	TRAINING	25.00
		27131	RANDOLPH REBECCA L	EARLY VOT 1125	ELECTION OFFICIAL	90.00
		27131	RANDOLPH REBECCA L	ELECTION 1125	ELECTION OFFICIAL	230.00
		27713	ROBINSON, DELORES	ELECTION 1125	ELECTION OFFICIAL	155.00
		27714	ROBINSON, ELEANOR	ELECTION 1125	ELECTION OFFICIAL	155.00

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
	28089	SCHUMACHER MICHELE	ELECTION 1125	ELECTION OFFICIAL	155.00
	28345	SIMPSON DILLON	ELECTION 1125	ELECTION OFFICIAL	100.00
	28406	SOMERS JAMES	ELECTION 1125	ELECTION OFFICIAL	230.00
	28408	SIMPSON DONNA	ELECTION 1125	ELECTION OFFICIAL	185.00
	28434	SOMERS CLAUDIA	EARLY VOTE 1125	ELECTION OFFICIAL	540.00
	28434	SOMERS CLAUDIA	ELECTION 1125	ELECTION OFFICIAL	230.00
	28439	SKAKUM LYNN	ELECTION 1125	ELECTION OFFICIAL	230.00
	28449	SLATER DANA	ELECTION 1125	ELECTION OFFICIAL	130.00
	28452	SIMPSON SUSAN M	ELECTION 1125	ELECTION OFFICIAL	155.00
	29066	TAYLOR, SHARON	ELECTION 1125	ELECTION OFFICIAL	155.00
	29068	TAYLOR CHARLES DR	ELECTION 1125	ELECTION OFFICIAL	155.00
	29092	TAYLOR SHIRLEY L	ELECTION 1125	ELECTION OFFICIAL	160.00
	29092	TAYLOR SHIRLEY L	PRE/LATE 1125	ELECTION OFFICIAL	270.00
	29154	THACKSTON CHRIS	ELECTION 1125	ELECTION OFFICIAL	185.00
	29283	TIMMONS LINDA	ELECTION 1125	ELECTION OFFICIAL	155.00
	29290	TINSLEY BETTY	ELECTION 1125	ELECTION OFFICIAL	155.00
	29790	TRENT JOYCE MYLUM	EARLY VOTE 1125	ELECTION OFFICIAL	180.00
	29790	TRENT JOYCE MYLUM	ELECTION 1125	ELECTION OFFICIAL	185.00
	32681	WILLIAMS ANTHONY	ELECTION 1125	ELECTION OFFICIAL	130.00
	32690	WILSON MICHAEL	ELECTION 1125	ELECTION OFFICIAL	185.00
	32915	WOOD KASIE R	ELECTION 1125	ELECTION OFFICIAL	160.00
	32915	WOOD KASIE R	PRE/LATE 1125	ELECTION OFFICIAL	270.00
	33760	YEATTS JOYCE	ELECTION 1125	ELECTION OFFICIAL	155.00
	36140	ZEHNER LUCIE	ELECTION 1125	ELECTION OFFICIAL	230.00
3500		Printing			12,775.00 *
	24985	OWEN G DUNN CO	36712	ELECTWARE BOD 14"	260.88
3600		Advertising			260.88 *
	15240	FARMVILLE NEWSMEDIA	130369 2033344	GENERAL ELECT AD 25	221.22
5420		Lease/Rental of Buildings			221.22 *
	13083	DARLINGTON HGT FIRE DEPT	ELECTION 1125	POLLING PLACE RENT	200.00
	14600	ELKS LODGE #269	ELECTION 1125	POLLING PLACE RENT	200.00
	17208	HAMPDEN-SYDNEY FIRE DEPT	ELECTION 1125	POLLING PLACE RENT	200.00
	22899	MT ZION SECOND BAPTIST CH	ELECTION 1125	POLLING PLACE RENT	200.00
	25920	PROSPECT VOL FIRE DEPT	ELECTION 1125	POLLING PLACE RENT	200.00
	27330	RICE VOL FIRE DEPT	ELECTION 1125	POLLING PLACE RENT	200.00
	28897	MT PLEASANT UNITED	ELECTION 1125	POLLING PLACE RENT	200.00
	29332	TOWN OF FARMVILLE	ELECTION 1125	POLLING PLACE RENT	200.00
5510		Mileage			1,600.00 *
	10173	AKERS-BOOKER GWENDOLYN	MILEAGE 1125	DEL OF ELECT EQUIP	63.00
	10173	AKERS-BOOKER GWENDOLYN	MILEAGE 1125 2	ELECTION DAY	37.80
	25337	PERSON HELEN	MILEAGE 1125	ELECTION DAY	57.40
5530		Travel-Subsistence & Lodg			158.20 *
	25337	PERSON HELEN	MEAL REIMB 1125	ELECTORAL BRD MEAL	26.16
	25337	PERSON HELEN	PARKING 1125	PARKING FOR CANVASS	3.25
					29.41 *
				ACCOUNT TOTAL	

AP375H  
12/01/2025  
FUND # - 100

GENERAL FUND

PRINCE EDWARD  
LISTING OF INVOICES FOR 11/01/2025 -- 11/30/2025

AFTER CHECKS  
PAGE 6

MAJOR# ACCT# 5810	VENDOR NUMBER 31647	VENDOR NAME Dues & Association Member VIRGINIA ELECTORAL BOARD A	INV# MEMBERSHP 2026	DESCRIPTION VEBA DUES	AMOUNT 250.00 250.00 * 15,294.71 **
013200	REGISTRAR				ACCOUNT TOTAL MAJOR TOTAL
5510		Travel-Mileage 23711 NEWMAN, JACKIE T 32961 WRIGHT LYNETTE	MILEAGE 1125 MILEAGE 1125	ELECTION DAY DEL CAGES/PU CRD HLD	20.44 134.40 154.84 *
6001		Office Supplies 20600 KEY OFFICE SUPPLY 20600 KEY OFFICE SUPPLY 20600 KEY OFFICE SUPPLY 32961 WRIGHT LYNETTE 32961 WRIGHT LYNETTE 32961 WRIGHT LYNETTE	1275 600873 1275 600945 1275 601023 REIMB 1025 REIMB 1125 1 REIMB 1125 2	LABELS/TABS/TAPE COPY PAPER MOUSE PADS HOOKS/TIES/TARP HOOK TAPE/LBL MKR/LABELS MAGNIFIER FOR STAND	102.23 93.98 18.60 108.98 218.12 36.79 578.70 * 733.54 **
021100	CIRCUIT COURT				ACCOUNT TOTAL MAJOR TOTAL
6001		Office Supplies 20600 KEY OFFICE SUPPLY 20600 KEY OFFICE SUPPLY	8868 600502 8868 600503	INK/HILITERS/WATER LIDS/KCUPS	205.14 20.89 226.03 * 226.03 **
021200	GENERAL DISTRICT COURT				ACCOUNT TOTAL MAJOR TOTAL
3160		Professional Services 18862 IT'S SNACK TIME INC 18862 IT'S SNACK TIME INC 28866 STEPS, INC	35484431 GDC 35484511 GDC 20335	(3) WATER RENTAL SHRED SERVICE	21.75 9.00 42.80 73.55 *
5210		Postal Services 26125 QUADIENT LEASING USA, INC.	Q2072883	LEASE PAYMENT	350.19 350.19 *
6001		Office Supplies 10259 AMAZON CAPITAL SERVICES 29118 THE SUPPLY ROOM	1JQK-PKDH-XHP3 5764936-0	INK CARTRIDGES KITCHEN SUPPLIES	73.80 95.94 169.74 * 593.48 **
021250	JUVENILE & DOMESTIC COURT				ACCOUNT TOTAL MAJOR TOTAL
3320		Maintenance Service Contr 28866 STEPS, INC	20336	SHRED SERVICE	21.40 21.40 *

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
6001	10259	Office Supplies	1Y6C-CW6V-RJY6	INK CARTRIDGE	133.60
	18862	AMAZON CAPITAL SERVICES	35484512 JDR	RENTAL	9.00
		IT'S SNACK TIME INC			142.60 *
				ACCOUNT TOTAL	164.00 **
				MAJOR TOTAL	
021300		SPECIAL MAGISTRATES			
5230	31339	Telecommunications	242374982 1125	MAGISTRATE	37.47
		VERIZON WIRELESS			37.47 *
				ACCOUNT TOTAL	37.47 **
021600		CLERK OF THE CIRCUIT COURT			
3310	20600	Repairs/Maintenance	600940	CANON 3235I SVC CNTR	809.00
		KEY OFFICE SUPPLY			809.00 *
5210	26124	Postal Services	8012 6828 CIRCT	POSTAGE INK	175.75
	26125	QUADIENT FINANCE USA, INC.	Q2075064	LEASE PAYMENT	382.29
				ACCOUNT TOTAL	558.04 *
5230	21319	Telecommunications	309863799 1025	CIRCUIT COURT CLERK	65.91
		BRIGHTSPEED			65.91 *
5880	29715	Technology Trust Funds	26-147C-RMS1	RMS/CIS/SRA/ORCA SGN	4,547.60
		TREASURER OF VIRGINIA			4,547.60 *
6001	18862	Office Supplies	35484432 CCC	(3) WATERS	21.75
	18862	IT'S SNACK TIME INC	35484510 CCC	RENTAL	9.00
	20600	KEY OFFICE SUPPLY	600376	TABS/TAB DIVIDERS	13.16
	20600	KEY OFFICE SUPPLY	600609	CABLE CORD	19.95
				ACCOUNT TOTAL	63.86 *
				MAJOR TOTAL	6,044.41 **
021800		LAW LIBRARY			
6012	22211	Books and Subscriptions	3096084809	OCTOBER PAYMENT	500.00
		RELX INC. DBA LEXIS NEXIS			500.00 *
				ACCOUNT TOTAL	500.00 **
022100		COMMONWEALTH'S ATTORNEY			
3320	28866	Maintenance Service Contr	20333	SHRED SERVICE	21.40
		STEPS, INC			21.40 *
5540	31285	Travel-Convention & Educa	VACA 2025 GWRD	GOOD WORDS DINNER	100.00
		VACA			100.00 *

AP375H  
12/01/2025  
FUND # - 100

GENERAL FUND

PRINCE EDWARD  
LISTING OF INVOICES FOR 11/01/2025 -- 11/30/2025

AFTER CHECKS  
PAGE 8

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
5810	11250	Dues & Association Member BENCHMARK COMMUNITY BANK	2255 CWA 1125	NAT DIST ATTY DUES	181.00
				ACCOUNT TOTAL	181.00 *
5899	12772	Miscellaneous COMPUTER PROJECTS OF IL	25-10-212ME	OPEN FOX LICNSE/MAIN	248.01
				ACCOUNT TOTAL	248.01 *
6001	11250	Office Supplies BENCHMARK COMMUNITY BANK	2255 CWA 1125	OFFICE SUPPLIES	36.75
	18862	IT'S SNACK TIME INC	35484430 CWA	(3) WATER	21.75
	18862	IT'S SNACK TIME INC	35484515 CWA	RENTAL	9.00
	20600	KEY OFFICE SUPPLY	6 600765	SHEET PROTECTORS	39.12
	20600	KEY OFFICE SUPPLY	6 601209	PLANNER	27.01
	20600	KEY OFFICE SUPPLY	6 601293	TONER	293.12
				ACCOUNT TOTAL	426.75 *
6003	11250	Community Outreach BENCHMARK COMMUNITY BANK	2255 CWA 1125	COMMUNITY OUTREACH	265.32
				ACCOUNT TOTAL	265.32 *
				MAJOR TOTAL	1,242.48 **
031200	SHERIFF				
3110	28596	Animal Care/Services FARMERS COOPERATIVE, INC.	1317840	DOG FOOD	77.96
	28596	FARMERS COOPERATIVE, INC.	1319757	DOG FOOD	82.49
	29391	TRACTOR SUPPLY CREDIT PLN	100930440	UTILITY MAT	78.96
				ACCOUNT TOTAL	239.41 *
3170	22347	Drug Testing MEDTOX LABORATORIES INC	10202594888	DRUG TEST	50.00
				ACCOUNT TOTAL	50.00 *
3311	14300	Repairs & Maint-Auto & Eq EAST END MOTOR CO INC	0256371	RPLC FRONT/REAR BRKS	1,416.02
	14300	EAST END MOTOR CO INC	0256555	INSPECTION	20.00
	14300	EAST END MOTOR CO INC	0257029	OIL CHNG/TIRE ROTATE	114.11
	14300	EAST END MOTOR CO INC	0257701	RPLC HOSE/ANITFREEZE	224.62
	14915	EXPRESS CARE	30196	OIL CHNGE/WIPER BLDs	230.93
	14915	EXPRESS CARE	30421	OIL CHANGE	100.98
	14915	EXPRESS CARE	30666	OIL CHANGE	124.96
	14915	EXPRESS CARE	31027	OIL CHANGE	105.98
	27490	RUNDSTROM AUTO LLC	0017527	INSPECTION	20.00
	27490	RUNDSTROM AUTO LLC	0017600	INSP/OILCHNGE/PADS	941.40
	27490	RUNDSTROM AUTO LLC	0017601	NEW BULB/TIRE ROTATE	80.51
	27490	RUNDSTROM AUTO LLC	0017712	TRANSMISSION 16 CHEV	4,420.00
	29199	THIRD STREET WRECKER INC	T15951 DUP	WRECKER SERVICE	150.00
	29199	THIRD STREET WRECKER INC	T16011 DUP	INSTALL WINDSHIELD	599.00
	29199	THIRD STREET WRECKER INC	T16327	WRECKER SERVICE	200.00
	29199	THIRD STREET WRECKER INC	T16408	WRECKER SERVICE	321.50
				ACCOUNT TOTAL	9,070.01 *
3320	12297	Maintenance Service Contr CBIZ BENEFITS & INSURANCE	228942	NOV TIME BILLING	138.75

AP375H  
12/01/2025  
FUND # - 100

GENERAL FUND

PRINCE EDWARD  
LISTING OF INVOICES FOR 11/01/2025 -- 11/30/2025

AFTER CHECKS  
PAGE 9

MAJOR# ACCT#	VENDOR NUMBER NAME	INVOICE#	DESCRIPTION	AMOUNT
	12772 COMPUTER PROJECTS OF IL	25-10-213ME	LICENSE RENEWAL	556.00
	21319 BRIGHTSPEED	489989564 1125	SALLY PORT LINE	80.94
	21767 LEXISNEXIS RISK DATA MANAG	1100213277	MONTHLY SUBSCRIPT FEE	200.00
	29949 TRITECH SOFTWARE SYSTEMS,	448943	ANNUAL MAINT FEES	33,190.83
	31339 VERIZON WIRELESS	6127095029	MDT CHARGES	1,267.14
5210	Postal Services		ACCOUNT TOTAL	35,433.66 *
	11894 BUSINESS CARD	0555SHERIFF1025	POSTAGE	8.90
5230	Telecommunications		ACCOUNT TOTAL	8.90 *
	10102 AT&T MOBILITY	77451 0925	SEPT/OCT GPS/CELL	2,182.40
	20904 KINEX NETWORKING SOLUTION	2511-0068386	RMTE BU/FIBER CONN	119.95
	21319 BRIGHTSPEED	309468839 1125	PHONE	9.87
	21319 BRIGHTSPEED	309558628 1125	VCIN	7.59
5530	Travel-Subsistence & Lodg		ACCOUNT TOTAL	2,319.81 *
	11894 BUSINESS CARD	0555SHERIFF1025	MEALS/LODGING	362.65
6001	Office Supplies		ACCOUNT TOTAL	362.65 *
	10259 AMAZON CAPITAL SERVICES	1WFC-3WN6-6G9T	LAPTOP POWER CORD	30.98
	18862 IT'S SNACK TIME INC	35484132 SHERIF	(11) WATERS	79.75
	18862 IT'S SNACK TIME INC	35484433 SHERIF	(10) WATER	72.50
	18862 IT'S SNACK TIME INC	35484514 SHERIF	RENTAL	18.00
	20600 KEY OFFICE SUPPLY	545 600231	SHREDDER OIL	32.16
	20600 KEY OFFICE SUPPLY	545 600573	CLEARED STAMPS	43.98
	20600 KEY OFFICE SUPPLY	545 600758	INK CARTRIDGE	129.85
	20600 KEY OFFICE SUPPLY	545 600779	KEYBOARDS (2)	79.90
	20600 KEY OFFICE SUPPLY	545 600791	(1) KEYBOARD	39.95
	21153 CAPITAL ONE/ WALMART	636325 1025	OFFICE SUPPLIES	32.91
	29137 THE PRODUCT CENTER	96519837119	PRINTER ROLLER KIT	468.46
6003	Public Education/Crime Pr		ACCOUNT TOTAL	1,028.44 *
	20039 KAESER & BLAIR INC	50905140	TIRE CLP/PENS/MAGNET	1,452.75
6004	Virso Comm Center Crime P		ACCOUNT TOTAL	1,452.75 *
	28640 SOUTHSIDE ELECTRIC COOP	526776002 1025	VIRSO ELECTRIC SVC	16.68
6008	Vehicle & Powered Equip F		ACCOUNT TOTAL	16.68 *
	11894 BUSINESS CARD	0555SHERIFF1025	GAS	133.85
6009	Vehicle & Powered Equip S		ACCOUNT TOTAL	133.85 *
	11894 BUSINESS CARD	0555SHERIFF1025	DMV CHARGES	5.00
	14300 EAST END MOTOR CO INC	0257470	(1) TIRE	154.30
6010	Police Supplies		ACCOUNT TOTAL	159.30 *
	10259 AMAZON CAPITAL SERVICES	1TXG-YHYL-FYMC	GUN HOLSTER	91.99
	13012 DMV	202527300122	SPECIAL ID	10.00
	13012 DMV	202530400287	SPECIAL ID	20.00
	28432 SIRCHIE ACQUISITION COMPAN	0718289-IN	EVIDENCE SUPPLIES	177.72
			ACCOUNT TOTAL	299.71 *

AP375H

12/01/2025

FUND # - 100 GENERAL FUND

PRINCE EDWARD

LISTING OF INVOICES FOR 11/01/2025 -- 11/30/2025

AFTER CHECKS

PAGE 10

MAJOR#	VENDOR	VENDOR	INV#	DESCRIPTION	AMOUNT
ACCT#	NUMBER	NAME			
6011		Uniforms & Wearing Appare			
	10259	AMAZON CAPITAL SERVICES	1CQG-KLNK-6KT7	PANTS	91.97
	10259	AMAZON CAPITAL SERVICES	1FV9-LNNK-6YFF	BOOTS	189.95
	10259	AMAZON CAPITAL SERVICES	1GWR-QHRK-9Y3Q	BOOTS	63.98
	10259	AMAZON CAPITAL SERVICES	16RF-JWKW-6LRY	BOOTS	168.97
	11021	BADGE & WALLET	767904	NAME TAG	28.45
	16102	GALLS LLC	032990466	BOOTS	174.49
	16102	GALLS LLC	032990536	HAT	156.44
	27153	READ'S UNIFORMS LLC	363359-99	SHIRTS	128.10
				ACCOUNT TOTAL	1,002.35 *
				MAJOR TOTAL	51,577.52 **
032200		VOLUNTEER FIRE DEPARTMENT			
7001		Payment to Farmville VFD			
	15520	FARMVILLE VOL FIRE DEPT	MCNEIL 1025 FFD	INSURANCE RENEWAL	7,048.00
				ACCOUNT TOTAL	7,048.00 *
7002		Payment to Rice VFD			
	11772	BUG BUSTERS PEST CONTROL	1161022 RVFD	PEST CONTROL	48.15
	12845	GFL/COUNTY WASTE	KD0000701697	MONTHLY SERVICE	151.51
	14300	EAST END MOTOR CO INC	0257665 RVFD	VA STATE INSPECTION	51.00
	14695	ELLINGTON'S LAWN SERVICE	102	MOWING	300.00
	21319	BRIGHTSPEED	310013979 1025	RICE VOL FIRE DEPT	97.27
	31421	VACORP	116419 RVFD	FY25 WC AUDIT INV	1,009.00
	31846	DOMINION ENERGY VIRGINIA	4500495009 1025	RICE VFD	151.00
				ACCOUNT TOTAL	1,807.93 *
7004		Payment to Darlington VFD			
	13083	DARLINGTON HGT FIRE DEPT	PRICE REIMB OCT	BATHROOM PARTS	24.05
	14700	ELLINGTON ENERGY SERVICE	325G 86726	PROPANE	13.10
	14700	ELLINGTON ENERGY SERVICE	325G 86727	PROPANE	454.81
	28640	SOUTHSIDE ELECTRIC COOP	38156001 1125	DARLINGTON HGTS FD	219.88
	31421	VACORP	116224 DHVFD	WORKERS COMP INS	808.00
				ACCOUNT TOTAL	1,519.84 *
7007		Payment to Meherrin VFD			
	14801	ESO SOLUTIONS, INC	ESO-173025 MVFR	ESO ACT/PERSONL MGMT	1,988.00
	15908	FOSTER FUELS INC	2262758 MVFD	(1) LUCAS 15W40 DRUM	1,156.00
				ACCOUNT TOTAL	3,144.00 *
7014		Fire Programs/ATL-Darling			
	12024	C W WILLIAMS	673162 DHVFD	FIRE HELMETS	4,052.49
	14940	IIA FIRE DEPARTMENT TESTIN	INIIAFD7211	HOSE TESTING	4,106.13
				ACCOUNT TOTAL	8,158.62 *
7041		VFD Fuel			
	14700	ELLINGTON ENERGY SERVICE	13138H 88463	DIESEL	563.24
	14700	ELLINGTON ENERGY SERVICE	13138H 88464	DIESEL	269.50
	15908	FOSTER FUELS INC	2258594	DIESEL	883.70
	15908	FOSTER FUELS INC	2278651 MVF&R	DIESEL	737.37
	17139	HAMPDEN SYDNEY COLLEGE	133337 DIESEL 11	DIESEL HSVFD	295.61
	17139	HAMPDEN SYDNEY COLLEGE	133337 FUEL1125	FUEL HSVFD	88.35
	25782	PRINCE EDWARD CO PBLC SCH	PVD DIESEL 0625	PVD DIESEL	32.49

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
	25782	PRINCE EDWARD CO PBLIC SCH	PVD DIESEL 0725	PVD DIESEL	131.23
	25782	PRINCE EDWARD CO PBLIC SCH	PVD DIESEL 0925	PVD DIESEL	47.51
	29440	PRINCE EDWARD CO TREAS	PVD GAS 0725	PVD GAS	151.97
	29440	PRINCE EDWARD CO TREAS	PVD GAS 0825	PVD GAS	48.62
	29440	PRINCE EDWARD CO TREAS	PVD GAS 0925	PVD GAS	92.67
				ACCOUNT TOTAL	3,342.26 *
				MAJOR TOTAL	25,020.65 **
032500		EMERGENCY SERVICES			
2800	31421	Line of Duty Insurance		HIC REFUND FY2025	630.00
				ACCOUNT TOTAL	630.00 *
3160	29280	Professional Service E-91		ADDRESS DATA MAINT	268.75
				ACCOUNT TOTAL	268.75 *
3311	10259	Maintenance & Repair Auto		TRAILER BRK ACCESSOR	93.98
	28487	AMAZON CAPITAL SERVICES	1K39-K1T1-Y4DX	WINDSHIELD REPLCMNT	425.00
			2248	ACCOUNT TOTAL	518.98 *
5230	31339	Telecommunications		EMERGENCY SERVICES	40.04
		VERIZON WIRELESS	242374982 1125	ACCOUNT TOTAL	40.04 *
6014	21811	Other Operating Supplies		OURDOOR CAMERA	170.99
	25961	LOWE'S	987555-PTNCBH	24" COMPUTER MONITOR	104.25
		PYLE, HOWARD	REIMB 1025	ACCOUNT TOTAL	275.24 *
				MAJOR TOTAL	1,733.01 **
033200		REGIONAL JAIL & DETENTION			
3196	25375	Purchase of Services - JD		JUVENILE DETENTION	4,875.00
		PIEDMONT RGNL JUVENILE	2403	ACCOUNT TOTAL	4,875.00 *
				MAJOR TOTAL	4,875.00 **
034100		BUILDING OFFICIAL			
3311	14915	Repairs & Maint-Auto		OIL CHANGE	138.97
	25210	EXPRESS CARE	31458	INSPECTION	20.00
		PAMPLIN EXXON	56589	ACCOUNT TOTAL	158.97 *
3320	28587	Maintenance Service Contr		CLR CPYS JULY-NOV 25	61.58
		SOUTHERN COPIER	INV017221	ACCOUNT TOTAL	61.58 *
5210	11250	Postal Services		USPS CHARGES	29.10
		BENCHMARK COMMUNITY BANK	8378 BLDG 1125	ACCOUNT TOTAL	29.10 *
5230	31339	Telecommunications		BUILDING	77.48
		VERIZON WIRELESS	242374982 1125	ACCOUNT TOTAL	77.48 *



MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
5530	22581	Travel-Subsistence & Lodg MOORE, PHILLIP	REIMB 1025	PEFCANB MTG LUNCHEON	28.40 *
5880	11250	2% Blg Permit Surcharge BENCHMARK COMMUNITY BANK	8378 BLDG 1125	2% LEVY FEE	28.40 *
6001	11250	Office Supplies BENCHMARK COMMUNITY BANK	1554 ADMIN 1125 415 601260	VARI DESK M TATE OFFICE CHAIR	687.35 *
6012	11250	Books and Subscriptions BENCHMARK COMMUNITY BANK	8378 BLDG 1125	INTL CODE COUNCIL	687.35 *
6017	11250	Service Fees BENCHMARK COMMUNITY BANK	8378 BLDG 1125	PAYFLOW/PAYPAL	140.00
					159.00
					299.00 *
				ACCOUNT TOTAL	49.75
				ACCOUNT TOTAL	49.75 *
				ACCOUNT TOTAL	10.00
				ACCOUNT TOTAL	10.00 *
				MAJOR TOTAL	1,401.63 **
035100		ANIMAL CONTROL			
3110	27524	Vet Care RIDGE ANIMAL HOSPITAL	13113 402845	VET CARE	785.34
	27524	RIDGE ANIMAL HOSPITAL	13113 403711	VET CARE	288.68
	27524	RIDGE ANIMAL HOSPITAL	13113 405004	VET CARE	1,297.39
	27524	RIDGE ANIMAL HOSPITAL	13113 405393	VET CARE	123.30
				ACCOUNT TOTAL	2,494.71 *
3310	10259	Repairs/Maintenance AMAZON CAPITAL SERVICES	1D39-6Q3X-Y43F	HOG RING PLIERS	19.99
				ACCOUNT TOTAL	19.99 *
5110	31846	Electrical Services DOMINION ENERGY VIRGINIA	0890745003 1125	ANIMAL CONTROL	540.13
				ACCOUNT TOTAL	540.13 *
5230	21319	Telecommunications BRIGHTSPEED	310119726 1125	ANIMAL CONTROL	209.83
	31339	VERIZON WIRELESS	242374982 1125	ANIMAL CONTROL	112.41
				ACCOUNT TOTAL	322.24 *
5899	16911	Miscellaneous JERRY A BROWN	187376	HOLD OF HORSE	1,130.00
				ACCOUNT TOTAL	1,130.00 *
6001	10259	Office Supplies AMAZON CAPITAL SERVICES	1D39-6Q3X-Y43F	INK/WALL CALENDAR	85.56
				ACCOUNT TOTAL	85.56 *
6002	11250	Supplies for Shelter BENCHMARK COMMUNITY BANK	1554 ADMIN 1125 992341-PSAAM	VET SUPPLIES ACO TAPE/STPLS/TIES/BOTL	552.70
	21811	LOWE'S			88.15
				ACCOUNT TOTAL	640.85 *
8202	28592	Equipment SOUTHERN POLICE EQUIP CO	213449	BP VEST ACO	1,543.00
				ACCOUNT TOTAL	1,543.00 *
				MAJOR TOTAL	6,776.48 **

MAJOR# ACCT# 043200	VENDOR NUMBER GENERAL PROPERTIES	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
3310		Repairs/Maintenance			
	10172	AIR CONDITIONING EQUIPMNT	355000403	ALERTON SYSTEM MAINT	4,160.00
	12408	CHEMTREAT INC	CIN010932523	NOVEMBER 2025	145.21
	17467	HARTWILL CHARLES	WINDOW 1125	CRTHSE WINDOW CLEAN	3,800.00
	18910	J W SQUIRE CO., INC.	14567	LVT FLOOR COMM REV	9,624.00
	21005	KORMAN SIGNS	408346	BOWEN CT STREET SIGN	295.50
	21005	KORMAN SIGNS	408495	CONV SITE SIGNS (4)	790.04
	21296	LANGHORNE RON	1196	1ST FL WAX/SCRUB	3,698.00
	21296	LANGHORNE RON	1201	BUFFING 2ND FLOOR	2,195.50
	21296	LANGHORNE RON	1208	BUFFING THIRD FLOOR	1,867.50
	21296	LANGHORNE RON	1209	BUFFING FIRST FLOOR	1,849.00
	27448	RICHMOND IRRIGATION LLC	INV302294	WINTERIZATION IRRIGT	139.00
	29260	VIRGINIA PAVING & SEALCOAT	571	RICE CONV SITE	1,800.00
	31167	VALLEY BOILER INC	35874	PREVENT MAIN DEC25	550.00
	32517	WHITLEY/SERVICE ROOFING &	5132	ROOF REPAIRS	1,603.70
	32517	WHITLEY/SERVICE ROOFING &	5133	REPLCD 20 PCS SLATE	1,800.00
	32517	WHITLEY/SERVICE ROOFING &	5134	REPAIR EPDM ROOF	3,500.00
				ACCOUNT TOTAL	37,817.45 *
3315		Property clean-up			
	19038	JOSEPH RYAN WOOD	181	CLEAN UP 153 RR AVE	8,291.40
	19038	JOSEPH RYAN WOOD	185	CLEAN UP	7,553.70
				ACCOUNT TOTAL	15,845.10 *
5110		Electrical Services			
	28640	SOUTHSIDE ELECTRIC COOP	114379002 1125	SANDY RIVER	25.88
	31846	DOMINION ENERGY VIRGINIA	1230385005 1125	ROY CLARK MONUMENT	7.59
	31846	DOMINION ENERGY VIRGINIA	278628190310252	COURTHOUSE	12,368.33
	31846	DOMINION ENERGY VIRGINIA	3646262521 1125	SOUTH ST PARKING LOT	43.49
	31846	DOMINION ENERGY VIRGINIA	4883315659OCT25	STEPS	1,031.51
	31846	DOMINION ENERGY VIRGINIA	4951935099 1125	SHERIFF SHED	7.83
	31846	DOMINION ENERGY VIRGINIA	5856894620 1125	WORSHAM CLERKS OFFIC	22.41
	31846	DOMINION ENERGY VIRGINIA	6669158583 1025	LIGHTS @ RICE	169.19
	31846	DOMINION ENERGY VIRGINIA	8105475944OCT25	AG BUILDING	921.00
	31846	DOMINION ENERGY VIRGINIA	9670710004 1125	COUNTY SHOP	73.18
				ACCOUNT TOTAL	14,670.41 *
5120		Heating Services			
	25247	PARKER OIL COMPANY INC	416824 63792K 2	#2 HEATING OIL CRTHS	5,346.62
	25247	PARKER OIL COMPANY INC	416947 63792K 2	#2 HEATING OIL CRTHS	2,668.00
				ACCOUNT TOTAL	8,014.62 *
5130		Water & Sewer			
	29332	TOWN OF FARMVILLE	AG BLDG 1025	WATER/SEWER	59.90
	29332	TOWN OF FARMVILLE	CH LAWN 1025	WATER	51.05
	29332	TOWN OF FARMVILLE	STEPS 1025	WATER/SEWER	140.22
	29332	TOWN OF FARMVILLE	56 SMI WAY 1025	WATER/SEWER	89.37
				ACCOUNT TOTAL	340.54 *
5230		Telecommunications			
	10251	ALLIED SECURITY SYSTEMS, I	329102	PEFYA AUTO FIRE TEST	33.00
	21319	BRIGHTSPEED	310441360 1025	ELEVATOR	131.82

MAJOR# ACCT#	VENDOR NUMBER NAME	INV#	DESCRIPTION	AMOUNT
	21319 BRIGHTSPEED	491005300 1125	PEFYA BLDG FIRE ALRM	48.37
	31339 VERIZON WIRELESS	242374982 1125	PUBLIC WORKS	37.47
5440	Portable Toilet Rental			250.66 *
	11270 BAYS TRASH REMOVAL INC	340835	MONTHLY SERVICE	475.00
6005	Janitorial Supplies			475.00 *
	21811 LOWE'S	990000-PVRLPM	DUSTERS/BATTERY/OIL	127.66
	27922 CINTAS CORPORATION #524	4248345869	JANITORIAL	78.94
	27922 CINTAS CORPORATION #524	4248992155	JANITORIAL	78.94
	27922 CINTAS CORPORATION #524	4249748958	JANITORIAL	78.94
	27922 CINTAS CORPORATION #524	4250406161	JANITORIAL	78.94
6007	Repairs and Maintenance S			443.42 *
	10259 AMAZON CAPITAL SERVICES	1JQK-PKDH-V6TC	DISP CAN/FENCE/BRKTS	702.23
	10259 AMAZON CAPITAL SERVICES	1K39-K1T1-Y4DX	FLAG	12.64
	11250 BENCHMARK COMMUNITY BANK	3197 ADMIN 1125	MAINT SUPPLIES	129.98
	11250 BENCHMARK COMMUNITY BANK	3197 ADMIN 1125	SEAL/FUNNEL/PRIMER/	68.75
	11250 BENCHMARK COMMUNITY BANK	3197 ADMIN 1125	(5) LIGHT FIXTURES	257.50
	11250 BENCHMARK COMMUNITY BANK	3197 ADMIN 1125	KLIXON THERMAL	125.00
	13367 DIAMOND PAPER COMPANY	359335	JANITORIAL SUPPLIES	1,496.78
	15560 FARMVILLE WHSALE ELECTRIC	823503	7.0AH BATTERY (3)	75.48
	15560 FARMVILLE WHSALE ELECTRIC	823504	741/6 ECO BNT OCTRN	332.00
	15560 FARMVILLE WHSALE ELECTRIC	823505	741/6 ECO BNT OCTRN	332.00
	15560 FARMVILLE WHSALE ELECTRIC	823942	MAINT SUPPLIES	219.22
	15560 FARMVILLE WHSALE ELECTRIC	824885	23/4P CAT6 BLUE	264.34
	16671 GRAINGER	9703692617	1/4 HP MOTOR (1)	244.70
	18862 IT'S SNACK TIME INC	35484434 ADMIN	(5) WATER	36.25
	18862 IT'S SNACK TIME INC	35484516 ADMIN	(2) RENTAL	18.00
	21811 LOWE'S	971745-PWGLSH	SCRWS/PUTTY/PWRSTRP	40.78
	21811 LOWE'S	973858-PUOUMD	FITTING/MOUNT/BUSHNG	16.29
	21811 LOWE'S	982591-PVAADL	BLD/SCREWS/BLT/WSHRS	27.19
	21811 LOWE'S	983866-PTDYPG	GRND CONN/PWR CORD	26.14
	21811 LOWE'S	986493-PVJDFJ	(6) 2X4 WOOD	20.76
	21811 LOWE'S	986993-PVJDFY	TOGGLE BOLT	3.12
	21811 LOWE'S	987216-PTNCAZ	PRIMER/U BOLT	10.60
	21811 LOWE'S	989083-PTRNLQ	GLOVES/CHAIN OIL	26.56
	21811 LOWE'S	989896-PTRNML	BOLTS/NUTS/2CYC FUEL	82.52
	25680 PRICE SUPPLY CO INC	ORDR2510-C27254	(7) GOSSETTS/(1) OIL	50.51
	25680 PRICE SUPPLY CO INC	ORDR2511-C28480	OEM KIT/REPAIR KITS	91.68
	25680 PRICE SUPPLY CO INC	2511-229215	PLUMBING REPAIR ITEM	110.64
	27756 ROCHETTE'S FLORIST	23756	(8) BOWS DECORATION	88.00
	28895 MST'S RECEIVABLES LLC	BB7E15E4	LGHT KT/SKTDVRV/CARB	52.27
	28895 MST'S RECEIVABLES LLC	BB7E15E4	3/4" D RING	10.99
	29793 MULTI SERVICE TECHNOLOGY S	3CB9A389	RIBBON/CARD	13.95
6008	Vehicle & Powered Equip F			4,986.87 *
	25782 PRINCE EDWARD CO PBLC SCH	DIESEL 0625	B & G DIESEL	252.41
	25782 PRINCE EDWARD CO PBLC SCH	DIESEL 0725	B & G DIESEL	243.92

AP375H  
12/01/2025  
FUND # - 100

GENERAL FUND

PRINCE EDWARD  
LISTING OF INVOICES FOR 11/01/2025 -- 11/30/2025

AFTER CHECKS  
PAGE 15

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
6009	25782	PRINCE EDWARD CO PBLC SCH	DIESEL 0825	B & G DIESEL	209.97
	25782	PRINCE EDWARD CO PBLC SCH	DIESEL 0925	B & G DIESEL	325.59
				ACCOUNT TOTAL	1,031.89 *
6011	14300	Vehicle & Powered Equip S	0257397	INSP/OILCHNG/BATTERY	797.13
	15721	EAST END MOTOR CO INC	056-358996	TURN SIGNAL BULB	1.01
	15721	FISHER AUTO PARTS, INC.	056-360378	OIL FLTR/OIL/AIRPRES	38.73
	29083	TAYLOR-FORBES EQUIP CO	W092631	LAWNOWER REPAIR	595.02
				ACCOUNT TOTAL	1,431.89 *
6011	27922	Uniforms & Wearing Appare	4248345869	UNIFORM RENTAL	65.92
	27922	CINTAS CORPORATION #524	4248992155	UNIFORM RENTAL	59.95
	27922	CINTAS CORPORATION #524	4249748958	UNIFORM RENTAL	59.95
	27922	CINTAS CORPORATION #524	4250406161	UNIFORM RENTAL	52.96
				ACCOUNT TOTAL	238.78 *
				MAJOR TOTAL	85,546.63 **
043400	CANNERY				
3161	31653	Professional Services-Can	1064	COMM CANNERY CONTRCT	2,916.67
				ACCOUNT TOTAL	2,916.67 *
3310	11250	Repairs & Maintenance	3197 ADMIN 1125	DICING GRID/PLATE	378.68
	11250	BENCHMARK COMMUNITY BANK	3197 ADMIN 1125	SLICING DISC	299.25
				ACCOUNT TOTAL	677.93 *
5110	28640	Electrical Services	44435001 1125	CANNERY	623.89
				ACCOUNT TOTAL	623.89 *
5230	20904	Telecommunications	2511-0069289	CANNERY	94.90
				ACCOUNT TOTAL	94.90 *
				MAJOR TOTAL	4,313.39 **
053500	COMPREHENSIVE SERVICES ACT				
3160	10121	CSA Programs	CSANO 0827 1025	PROFESSIONAL SERVICE	2,950.00
	10121	ACEWALL SCHOLARS	CSANO 2123 1025	PROFESSIONAL SERVICE	1,900.00
	10121	ACEWALL SCHOLARS	CSANO 9839 1025	PROFESSIONAL SERVICE	1,615.00
	10121	ACEWALL SCHOLARS	CSANO0827 10252	PROFESSIONAL SERVICE	1,900.00
	12929	CROSSROADS SERVICES BD	CSANO 1600 1025	PROFESSIONAL SERVICE	550.00
	12929	CROSSROADS SERVICES BD	CSANO 2105 1025	PROFESSIONAL SERVICE	550.00
	12929	CROSSROADS SERVICES BD	CSANO 3062 1025	PROFESSIONAL SERVICE	550.00
	12929	CROSSROADS SERVICES BD	CSANO 9839 1025	PROFESSIONAL SERVICE	367.31
	12929	CROSSROADS SERVICES BD	21221544 1025	PROFESSIONAL SERVICE	550.00
	12964	CUMBERLAND HOSPITAL LLC	CSANO 1600 1025	PROFESSIONAL SERVICE	550.00
	15965	FULCRUM COUNSELORS, LLC	CSANO 2583 1025	PROFESSIONAL SERVICE	5,940.00
	15965	FULCRUM COUNSELORS, LLC	CSANO 3810 1025	PROFESSIONAL SERVICE	1,312.50
					1,225.00

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
	15965	FULCRUM COUNSELORS, LLC	CSANO 3816 1025	PROFESSIONAL SERVICE	892.50
	15965	FULCRUM COUNSELORS, LLC	CSANO 4876 1025	PROFESSIONAL SERVICE	1,330.00
	15965	FULCRUM COUNSELORS, LLC	CSANO 5273 1025	PROFESSIONAL SERVICE	1,155.00
	15965	FULCRUM COUNSELORS, LLC	355361128021OCT	PROF SERVICE OCT 25	1,295.00
	17064	HALLINEN NANCY	11865979 0825	PROFESSIONAL SERVICE	109.19
	17064	HALLINEN NANCY	11865979 0925	PROFESSIONAL SERVICE	677.00
	17064	HALLINEN NANCY	11865979 1025	PROFESSIONAL SERVICE	611.48
	17064	HALLINEN NANCY	11865980 0825	PROFESSIONAL SERVICE	109.19
	17064	HALLINEN NANCY	11865980 0925	PROFESSIONAL SERVICE	677.00
	17064	HALLINEN NANCY	11865980 1025	PROFESSIONAL SERVICE	611.48
	17064	HALLINEN NANCY	11865981 0825	PROFESSIONAL SERVICE	109.19
	17064	HALLINEN NANCY	11865981 0925	PROFESSIONAL SERVICE	677.00
	17064	HALLINEN NANCY	11865981 1025	PROFESSIONAL SERVICE	611.48
	17474	HEALTH CONNECT AMERICA INC	CSANO 1342 0825	PROFESSIONAL SERVICE	620.50
	17474	HEALTH CONNECT AMERICA INC	CSANO 1342 1025	PROFESSIONAL SERVICE	346.75
	22505	MITCHELL MELVIN	11902270 0925	PROFESSIONAL SERVICE	229.60
	22505	MITCHELL MELVIN	11902270 1025	PROFESSIONAL SERVICE	861.00
	23872	NORTH SPRING BEHAVIORAL	CSANO 3062 1025	PROFESSIONAL SERVICE	6,977.74
	27578	SH VARSITY ACQUISITION SUB	CSANO 1164 0825	PROFESSIONAL SERVICE	3,076.50
	27578	SH VARSITY ACQUISITION SUB	CSANO 1164 0925	PROFESSIONAL SERVICE	6,460.65
	27578	SH VARSITY ACQUISITION SUB	CSANO 1164 1025	PROFESSIONAL SERVICE	6,768.30
	27578	SH VARSITY ACQUISITION SUB	CSANO 2664 0825	PROFESSIONAL SERVICE	3,076.50
	27578	SH VARSITY ACQUISITION SUB	CSANO 2664 0925	PROFESSIONAL SERVICE	6,460.65
	27578	SH VARSITY ACQUISITION SUB	CSANO 2664 1025	PROFESSIONAL SERVICE	6,768.30
	27578	SH VARSITY ACQUISITION SUB	CSANO 4258 0825	PROFESSIONAL SERVICE	3,822.00
	27578	SH VARSITY ACQUISITION SUB	CSANO 4258 0925	PROFESSIONAL SERVICE	8,026.20
	27578	SH VARSITY ACQUISITION SUB	CSANO 4258 1025	PROFESSIONAL SERVICE	8,408.40
	27578	SH VARSITY ACQUISITION SUB	CSANO 6490 0825	PROFESSIONAL SERVICE	3,822.00
	27578	SH VARSITY ACQUISITION SUB	CSANO 6490 0925	PROFESSIONAL SERVICE	8,026.20
	27578	SH VARSITY ACQUISITION SUB	CSANO 6490 1025	PROFESSIONAL SERVICE	8,408.40
	27578	SH VARSITY ACQUISITION SUB	CSANO 9440 0825	PROFESSIONAL SERVICE	3,076.50
	27578	SH VARSITY ACQUISITION SUB	CSANO 9440 0925	PROFESSIONAL SERVICE	6,460.65
	27578	SH VARSITY ACQUISITION SUB	CSANO 9440 1025	PROFESSIONAL SERVICE	6,768.30
	28725	ST JOSEPH'S VILLA	CSANO 4682 1025	PROFESSIONAL SERVICE	11,937.00
	29157	THE FAISON CENTER INC.	CSANO 5736 1025	PROFESSIONAL SERVICE	16,715.50
	29252	THREE RIVERS TREATMENT CEN	CSANO 2105 1025	PROFESSIONAL SERVICE	5,290.00
	29252	THREE RIVERS TREATMENT CEN	21221544 1025	PROFESSIONAL SERVICE	5,290.00
	29556	PURE FAITH HOUSE INC	CSANO 4310 1025	PROFESSIONAL SERVICE	5,099.50
	29556	PURE FAITH HOUSE INC	CSANO4310 10252	PROFESSIONAL SERVICE	19,964.00
				ACCOUNT TOTAL	191,036.46 *
				MAJOR TOTAL	191,036.46 **
053501		OTHER WELFARE/SOCIAL SERVICES			
5653		Longwood Center for Visua			
	21808	LONGWOOD CNTR FOR VISUAL	25-26 SUPRT 2/2	25-26 SUPPORT	2,000.00
				ACCOUNT TOTAL	2,000.00 *
				MAJOR TOTAL	2,000.00 **

MAJOR# ACCT# 058100	VENDOR NUMBER NAME OTHER LAW ENFORCEMENT	INV#	DESCRIPTION	AMOUNT
5898	29022 Undercover Operations SUR-TEC, INC.	16770	CASPER 3X RENEWAL	ACCOUNT TOTAL 2,963.00 * MAJOR TOTAL 2,963.00 **
061100	DRUG RECOVERY COURT			
5230	31339 Telecommunications VERIZON WIRELESS	242374982 1125	RECOVERY COURT	ACCOUNT TOTAL 37.47 * MAJOR TOTAL 37.47 *
6001	10259 Office Supplies AMAZON CAPITAL SERVICES	1K39-K1T1-Y4DX	PENS/PLANNER	ACCOUNT TOTAL 144.91 * MAJOR TOTAL 144.91 * MAJOR TOTAL 182.38 **
071100	SUPERVISION OF PARKS & RECREATION			
5640	25825 PE/Farmville Youth Associ PRINCE ED-FARMVILLE YOUTH	25-26 SUPPORT	25-26 SUPPORT	ACCOUNT TOTAL 30,000.00 * MAJOR TOTAL 30,000.00 *
5642	17480 Heart of Virginia Festiva HEART OF VA FESTIVAL	FY25-26 SUPPORT	25-26 SUPPORT	ACCOUNT TOTAL 3,000.00 * MAJOR TOTAL 3,000.00 *
5643	28696 Southside VA Family YMCA SOUTHSIDE VA FAMILY YMCA	25-26 SUPPORT 2	25-26 SUPPORT	ACCOUNT TOTAL 25,000.00 * MAJOR TOTAL 25,000.00 * MAJOR TOTAL 58,000.00 **
081100	PLANNING			
3160	11259 Professional Services BERKLEY INVESTMENTS, LLC	25-076-01	PEC LAND USE REVIEW	ACCOUNT TOTAL 2,440.00 * MAJOR TOTAL 2,440.00 *
3320	28587 Maintenance Service Contr SOUTHERN COPIER	INV017221	CLR CPYS JULY-NOV 25	ACCOUNT TOTAL 61.59 * MAJOR TOTAL 61.59 *
3600	15241 Advertising FARMVILLE HERALD	222498 2066719	PC MEETING 112025	ACCOUNT TOTAL 405.99 * MAJOR TOTAL 405.99 *
5230	31339 Telecommunications VERIZON WIRELESS	242374982 1125	PLANNING	ACCOUNT TOTAL 435.03 * MAJOR TOTAL 435.03 *
6001	11250 Office Supplies BENCHMARK COMMUNITY BANK 18862 IT'S SNACK TIME INC 18862 IT'S SNACK TIME INC 20600 KEY OFFICE SUPPLY	1554 ADMIN 1125 35484429 COMDEV 35484513 COMDEV 415 601260	VARI DESK R LOVE (1) WATER (1) RENTAL OFFICE CHAIR	ACCOUNT TOTAL 140.00 * MAJOR TOTAL 140.00 * MAJOR TOTAL 7.25 MAJOR TOTAL 9.00 MAJOR TOTAL 159.00 * MAJOR TOTAL 315.25 *

AP375H  
12/01/2025  
FUND # - 100

PRINCE EDWARD  
LISTING OF INVOICES FOR 11/01/2025 -- 11/30/2025

AFTER CHECKS  
PAGE 18

GENERAL FUND

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
6012	11250	BENCHMARK COMMUNITY BANK	8378 BLDG 1125	ESRI RENEWAL	721.00
				ACCOUNT TOTAL	721.00 *
				MAJOR TOTAL	4,378.86 **
081500		ECONOMIC DEVELOPMENT			
3160	22203	Professional Services MAXEY & ASSOCIATES	25E0023-01	COMPOSITE MAPPING	870.00
				ACCOUNT TOTAL	870.00 *
5230	31339	Telecommunications VERIZON WIRELESS	242374982 1125	ECONOMIC DEV	37.47
				ACCOUNT TOTAL	37.47 *
5530		Travel-Subsistence & Lodg			
	11250	BENCHMARK COMMUNITY BANK	8386 ED 1125	MEAL/DRINK CONFERENCE	3.02
	11250	BENCHMARK COMMUNITY BANK	8386 ED 1125	MEAL CONFERENCE	48.92
	11250	BENCHMARK COMMUNITY BANK	8386 ED 1125	MEAL CONFERENCE	47.78
	11250	BENCHMARK COMMUNITY BANK	8386 ED 1125	HOTEL CONFERENCE	255.82
	11250	BENCHMARK COMMUNITY BANK	8386 ED 1125	MEAL CONFERENCE	24.19
				ACCOUNT TOTAL	379.73 *
5540		Travel-Convention & Educa			
	11250	BENCHMARK COMMUNITY BANK	8386 ED 1125	VEDA WINTER MEETING	250.00
				ACCOUNT TOTAL	250.00 *
5810		Dues & Association Member			
	11250	BENCHMARK COMMUNITY BANK	8386 ED 1125	VEDA MEMBERSHP RENWL	275.00
				ACCOUNT TOTAL	275.00 *
6001		Office Supplies			
	11250	BENCHMARK COMMUNITY BANK	8386 ED 1125	OFFICE SUPPLIES	90.48
				ACCOUNT TOTAL	90.48 *
				MAJOR TOTAL	1,902.68 **
081600		TOURISM			
3600		Advertising			
	11250	BENCHMARK COMMUNITY BANK	8386 ED 1125	CANVA SUBSCRIPTION	120.00
	21756	LETTERPRESS COMMUNICATIONS	3411	TRSM IMPL HRS OCT 25	1,215.00
				ACCOUNT TOTAL	1,335.00 *
3700		Transient Occupancy Tax E			
	15170	FARMVILLE CHAMBER OF	7800	FLOWER FESTIVAL BTH	100.00
	15170	FARMVILLE CHAMBER OF	8047	WEDDING EXPO SPONSOR	1,000.00
	21756	LETTERPRESS COMMUNICATIONS	3411	TRMS PR MLTWTR NOV25	175.00
				ACCOUNT TOTAL	1,275.00 *
5110		Electrical Services			
	31846	DOMINION ENERGY VIRGINIA	0675198071 1125	VISITOR CENTER A	161.92
	31846	DOMINION ENERGY VIRGINIA	1059387447 1125	VISITOR CENTER B	31.16
				ACCOUNT TOTAL	193.08 *
5130		Water & Sewer			
	29332	TOWN OF FARMVILLE	VISTR CTR 1025	WATER/SEWER	53.04
				ACCOUNT TOTAL	53.04 *

AP375H

12/01/2025

FUND # - 100 GENERAL FUND

PRINCE EDWARD

LISTING OF INVOICES FOR 11/01/2025 -- 11/30/2025

AFTER CHECKS  
PAGE 19

MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
5210	11250	BENCHMARK COMMUNITY BANK Postal Services	1554 ADMIN 1125	UPS CHARGES	3.87 *
5230	20904	Telecommunications KINEX NETWORKING SOLUTION	2511-0069286	VISITOR CENTER	111.85 *
5895	21756	VTC Spring DMO Grant - TO LETTERPRESS COMMUNICATIONS	3421	TRSM CONTENT HARVEST	3,750.00 *
6001	10259 20600	Office Supplies AMAZON CAPITAL SERVICES KEY OFFICE SUPPLY	17GK-WKCQ-RV6J 415 600329	DISINFECTING WIPES POST IT NOTES	9.17 22.99 *
				ACCOUNT TOTAL	32.16 *
				MAJOR TOTAL	6,754.00 **
082300		FLOOD & EROSION CONTROL			
5470	17925	Stormwater Review Fees HURT & PROFFITT, INC	95635 20220727	PEC PLAN REVIEW	510.00
				ACCOUNT TOTAL	510.00 *
				MAJOR TOTAL	510.00 **
083500		COOPERATIVE EXTENSION OFFICE			
3199	22689	Purchase of Service - Oth MORGAN JACOB	REIMB 1025	HOTEL/CONF REGISTRAT	2,000.00
				ACCOUNT TOTAL	2,000.00 *
5230	21319	Telecommunications BRIGHTSPEED	309520098 1025	PE COOP EXT SVC	158.82
				ACCOUNT TOTAL	158.82 *
				MAJOR TOTAL	2,158.82 **
091000		GENERAL EXPENSE			
5230	10162	Internal Telecom Account ADVERNOLOGY, INC	H0596	NOVEMBER EMAIL HOST	44.99
	20904	KINEX NETWORKING SOLUTION	2511-0069292	COUNTY ADMIN	140.30
	20904	KINEX NETWORKING SOLUTION	2511-0069293	HEALTH DEPT	88.75
	20904	KINEX NETWORKING SOLUTION	2511-0069294	TREASURER	70.85
	20904	KINEX NETWORKING SOLUTION	2511-0069295	GENERAL DIST COURT	70.30
	20904	KINEX NETWORKING SOLUTION	2511-0069296	COMMONWEALTH ATTY	71.80
	20904	KINEX NETWORKING SOLUTION	2511-0069297	JUVENILE/DOM COURT	55.35
	20904	KINEX NETWORKING SOLUTION	2511-0069298	CIRCUIT COURT CLERK	116.20
	20904	KINEX NETWORKING SOLUTION	2511-0069299	REGISTRAR	55.35
	20904	KINEX NETWORKING SOLUTION	2511-0069300	SHERIFF	102.20
	20904	KINEX NETWORKING SOLUTION	2511-0069301	PIEDMONT HEALTH DIST	60.30
	20904	KINEX NETWORKING SOLUTION	2511-0069302	COMMISSIONER OF REV	71.80
	20904	KINEX NETWORKING SOLUTION	2511-0069303	JUVENILE PROB/PAROLE	55.85
	20904	KINEX NETWORKING SOLUTION	2511-0069304	BUILDING/PLANNING	17.45



MAJOR# ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
5803	20904	KINEX NETWORKING SOLUTION	2511-0069305	MAGISTRATE	55.35
	20904	KINEX NETWORKING SOLUTION	2511-0069306	CIRCUIT COURT	55.35
	20904	KINEX NETWORKING SOLUTION	2511-0069307	VICTIM WITNESS	15.45
	28329	SHENTEL	546715 001 1125	INTERNET	632.00
	28329	SHENTEL	546715 003 1125	HEALTH DEPT INTERNET	127.64
				ACCOUNT TOTAL	1,907.28 *
5807	15908	Internal Fuel Account			
	15908	FOSTER FUELS INC	2250382	GAS PEC SCHOOLS	2,834.31
	15908	FOSTER FUELS INC	2255893	GAS PEC SCHOOLS	2,111.94
	15908	FOSTER FUELS INC	2259364	GAS PEC SCHOOLS	1,840.47
	15908	FOSTER FUELS INC	2260901	GAS PEC SCHOOLS	598.31
5811	15908	FOSTER FUELS INC	2264768	GAS PEC SCHOOLS	2,943.55
	15908	FOSTER FUELS INC	2274049	GAS PEC SCHOOLS	3,111.87
	15908	FOSTER FUELS INC	2278844	GAS PEC SCHOOLS	3,043.40
				ACCOUNT TOTAL	16,483.85 *
094000	11250	Contingency	1554 ADMIN 1125	BOM GIFT CARD	30.00
		BENCHMARK COMMUNITY BANK			30.00 *
	15837	Flores Admin Fee	1001280	NOVEMBER 2025	134.30
		FLORES & ASSOCIATES, LLC			134.30 *
				ACCOUNT TOTAL	18,555.43 **
0002	10259	Computer System	17W9-Q74M-XL13	HP PRINTER COR	282.01
		AMAZON CAPITAL SERVICES			282.01 *
0013	22740	Animal Shelter	614805-112	NEEDS ASSES/FEASBLTY	33,081.25
		MOSELEY ARCHITECTS PC			33,081.25 *
0045	25820	AFID - IDA	SP AFID 1125	STRATEGIC PLN REIMB	5,000.00
		PRINCE EDWARD CO IDA			5,000.00 *
0250	22740	School - CIP	622844-129	622844 RENO PEC SCHL	15,971.89
	32697	MOSELEY ARCHITECTS PC	9024952304	ELEMENTARY SCHL PRJT	7,275.00
	32697	WILLIAMS SCOTSMAN INC	9024952305	ELEMENTARY SCHL PRJT	7,275.00
	32697	WILLIAMS SCOTSMAN INC	9024952306	ELEMENTARY SCHL PRJT	7,275.00
	32697	WILLIAMS SCOTSMAN INC	9024952307	ELEMENTARY SCHL PRJT	7,275.00
				ACCOUNT TOTAL	45,071.89 *
0302	12944	Radio Project-Countywide	1034	EMS COMM SYSTEM	15,000.00
		CTA CONSULTANTS, LLC			15,000.00 *
				ACCOUNT TOTAL	15,000.00 *
				MAJOR TOTAL	98,435.15 **
				FUND TOTAL	664,098.62

AP375H  
12/01/2025  
FUND # - 501

WATER FUND

PRINCE EDWARD  
LISTING OF INVOICES FOR 11/01/2025 -- 11/30/2025

AFTER CHECKS  
PAGE 21

MAJOR# ACCT# 043200	VENDOR NUMBER GENERAL PROPERTIES	VENDOR NAME GENERAL PROPERTIES	INV#	DESCRIPTION	AMOUNT
5130	29332	Water Service TOWN OF FARMVILLE			
			WATER TANK 1025	WATER/SEWER	
				ACCOUNT TOTAL	97.04 *
				MAJOR TOTAL	97.04 **
				FUND TOTAL	97.04

MAJOR#	ACCT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
043200		GENERAL PROPERTIES				
5110		Electrical Services				
		31846 DOMINION ENERGY VIRGINIA		414870028110252	SEWER PUMP	39.53
						39.53 *
						39.53 **
					ACCOUNT TOTAL	
					MAJOR TOTAL	
					FUND TOTAL	39.53

AP375H  
12/01/2025  
FUND # - 520

PRINCE EDWARD  
LISTING OF INVOICES FOR 11/01/2025 -- 11/30/2025

AFTER CHECKS  
PAGE 23

MAJOR# ACCT# 042300	VENDOR NUMBER COLLECTIONS	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
3310		Repairs/Maintenance			
	11250	BENCHMARK COMMUNITY BANK	3197 ADMIN 1125	SIGNS @RICE SITE	486.33
	14300	EAST END MOTOR CO INC	0257503	REPAIR FLAT	60.84
	27770	ROD & STAFF LLC	84846	REPAIR TIRE	20.00
				ACCOUNT TOTAL	567.17 *
3840		Contract Landfill - POS			
	10254	REPUBLIC SERVICES #974	0974-000666689	TRASH COLLECTION	593.73
	10254	REPUBLIC SERVICES #974	0974-000666690	TRASH COLLECTION	208.86
	10254	REPUBLIC SERVICES #974	0974-000666691	TRASH COLLECTION	208.86
				ACCOUNT TOTAL	1,011.45 *
3841		Purchase of Service - Rec			
	14574	ELITE RECYCLING LLC	073145	RECYCLING	3,619.20
	14723	EMANUEL TIRE MANAGEMENT AP	ETAP-WP3839	TIRE RECYCLING	1,620.70
	14723	EMANUEL TIRE MANAGEMENT AP	ETAP-WP3844	TIRE RECYCLING	633.50
				ACCOUNT TOTAL	5,873.40 *
5110		Electrical Services			
	28640	SOUTHSIDE ELECTRIC COOP	114379001 1125	DARLINGTON HGTS SITE	48.56
	28640	SOUTHSIDE ELECTRIC COOP	114379003 1025	RECYCLE CENTER	75.02
	31846	DOMINION ENERGY VIRGINIA	0019649370 1025	WORSHAM CONV SITE	34.40
	31846	DOMINION ENERGY VIRGINIA	0670040567 1125	CELL C PUMP STATION	18.32
	31846	DOMINION ENERGY VIRGINIA	1144204110 1125	GREEN BAY CONV SITE	124.20
	31846	DOMINION ENERGY VIRGINIA	210005242362 25	RICE CONV STE OCT 25	141.18
	31846	DOMINION ENERGY VIRGINIA	4268948512 1125	LANDFILL OFFICE	80.38
	31846	DOMINION ENERGY VIRGINIA	5181167213 1125	SCLHSE LEACHATE PUMP	451.40
	31846	DOMINION ENERGY VIRGINIA	8535655636 1125	SHOP @ LANDFILL	22.77
	31846	DOMINION ENERGY VIRGINIA	8601161519 1125	PROSPECT CONV SITE	100.50
	31846	DOMINION ENERGY VIRGINIA	8970737501 1125	SCALE HOUSE	137.89
	31846	DOMINION ENERGY VIRGINIA	9176847250 1125	LANDFILL SHELTER	52.49
				ACCOUNT TOTAL	1,287.11 *
5230		Telecommunications			
	20904	KINEX NETWORKING SOLUTION	2511-0069287	RICE CONV SITE	94.90
	20904	KINEX NETWORKING SOLUTION	2511-0069290	DARLINGTON HGTS SITE	94.90
	20904	KINEX NETWORKING SOLUTION	2511-0069291	PROSPECT CONV SITE	79.95
	21319	BRIGHTSPEED	309480181 1125	GREEN BAY CONV SITE	61.43
	21319	BRIGHTSPEED	309615846 1025	TUGGLE CONV SITE	61.43
	21319	BRIGHTSPEED	310039285 1125	WORSHAM CONV SITE	61.43
	31337	VERIZON	743213759 1125	VIRSO CONV SITE	67.01
	31339	VERIZON WIRELESS	242374982 1125	REFUSE TRK/WIFI	68.39
				ACCOUNT TOTAL	589.44 *
5440		Portable Toilet Rental			
	11270	BAYS TRASH REMOVAL INC	340835	MONTHLY SERVICE	700.00
				ACCOUNT TOTAL	700.00 *
6008		Vehicle & Powered Equip F			
	25782	PRINCE EDWARD CO PBLC SCH	DIESEL 0625	COLLECTIONS DIESEL	1,484.39
	25782	PRINCE EDWARD CO PBLC SCH	DIESEL 0725	COLLECTIONS DIESEL	1,770.02
	25782	PRINCE EDWARD CO PBLC SCH	DIESEL 0825	COLLECTIONS DIESEL	1,837.24
	25782	PRINCE EDWARD CO PBLC SCH	DIESEL 0925	COLLECTIONS DIESEL	1,398.29
				ACCOUNT TOTAL	6,489.94 *

AP375H  
12/01/2025  
FUND # - 520

PRINCE EDWARD  
LISTING OF INVOICES FOR 11/01/2025 -- 11/30/2025

AFTER CHECKS  
PAGE 24

MAJOR# ACT#	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
6009	14300	Vehicle & Powered Equip S EAST END MOTOR CO INC	0257445	INSPECTION	51.00 *
8301	22234	Collection Bins/Compactor THC ENTERPRISES	ESA001794-1	3YD COMPACTOR WORSHM	35,348.10
				ACCOUNT TOTAL	51.00 *
042400		LANDFILL OPERATIONS			
3160	21105	Professional Services LABELLA ASSOCIATES, D.P.C.	283130 22540521	PEC 26 ENG ANNL SVCS	8,077.65
	21105	LABELLA ASSOCIATES, D.P.C.	283131 2254052	PEC 26 ENVIRO SVCS	831.13
3311	12311	Equipment Repairs & Maint CLARKSVILLE AUTO SUPPLY	28005 308757	SEALED BEAMS	34.00
	12311	CLARKSVILLE AUTO SUPPLY	28005 309136	LED LAMP/TITAN BLADE	102.86
	18862	IT'S SNACK TIME INC	35484435 LANDFL	(2) WATER	14.50
	18862	IT'S SNACK TIME INC	35484509 LANDFL	RENTAL	9.00
	28596	FARMERS COOPERATIVE, INC.	1317008	RYEGRASS ANNUAL 50LB	40.00
5230		Telecommunications		ACCOUNT TOTAL	200.36 *
	20904	KINEX NETWORKING SOLUTION	2511-0069288	LANDFILL	94.90
	31339	VERIZON WIRELESS	242374982 1125	LANDFILL	77.48
6001		Office Supplies - Landfil		ACCOUNT TOTAL	172.38 *
	10259	AMAZON CAPITAL SERVICES	1W4H-KNTP-TPVM	MOUSE/PENS/PAPER/BAT	254.34
6008		Fuel		ACCOUNT TOTAL	254.34 *
	25782	PRINCE EDWARD CO PBLC SCH	DIESEL 0625	LANDFILL DIESEL	334.87
	25782	PRINCE EDWARD CO PBLC SCH	DIESEL 0725	LANDFILL DIESEL	721.77
	25782	PRINCE EDWARD CO PBLC SCH	DIESEL 0825	LANDFILL DIESEL	470.39
	25782	PRINCE EDWARD CO PBLC SCH	DIESEL 0925	LANDFILL DIESEL	887.61
6009		Vehicle & Powered Equip S		ACCOUNT TOTAL	2,414.64 *
	11250	BENCHMARK COMMUNITY BANK	1554 ADMIN 1125	DMV REG FEE TRAILER	5.00
	14300	EAST END MOTOR CO INC	0256478	INSPECTION	20.00
	21811	LOWE'S	970067-PUGDSL	RATCHET STRAPS	96.27
	25596	K1 POWELL'S BODY LLC	R2189	24 INT LT625 RENT	1,153.93
6011		Uniforms & Wearing Appare		ACCOUNT TOTAL	1,275.20 *
	27922	CINTAS CORPORATION #524	4248345869	UNIFORM RENTAL	75.87
	27922	CINTAS CORPORATION #524	4248992155	UNIFORM RENTAL	75.87
	27922	CINTAS CORPORATION #524	4249748958	UNIFORM RENTAL	79.39
	27922	CINTAS CORPORATION #524	4250406161	UNIFORM RENTAL	86.43
6030		Non-Capital Equipment		ACCOUNT TOTAL	317.56 *
	15933	FRANK IRBY JONES	931890	DOZER BLADE ATTACHMN	4,800.00
				ACCOUNT TOTAL	4,800.00 *
				MAJOR TOTAL	18,343.26 **

AP375H  
12/01/2025  
FUND # - 520

PRINCE EDWARD  
LISTING OF INVOICES FOR 11/01/2025 -- 11/30/2025

AFTER CHECKS  
PAGE 25

MAJOR# ACCT# 094000	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
0010	22503 29002 32285	Compactor Site Improvemen MOORE'S MACHINE CO., INC. SUNBELT RENTALS WEBB DEVELOPMENT LLC	28026 172179930 0003 PMT APP 3	CATWALK WORSHAM FENCING WORSHAM WORSHAM CONV SITE	3,657.00 437.00 251,512.50 255,606.50 * 255,606.50 **
				ACCOUNT TOTAL	
				MAJOR TOTAL	
095000					
0116	29988	2022 Landfill Loader - Pr TRUIST BANK	9946002337 1225	LANDFILL LOADER	44,978.70 44,978.70 *
0117	29988	2022 Landfill Loader - In TRUIST BANK	9946002337 1225	LANDFILL LOADER	5,133.41 5,133.41 * 50,112.11 **
				ACCOUNT TOTAL	
				MAJOR TOTAL	
				FUND TOTAL	375,979.48

MAJOR# ACCT# 021400	VENDOR NUMBER PIEDMONT COURT SERVICES	VENDOR NAME PIEDMONT COURT SERVICES	INV#	DESCRIPTION	AMOUNT
3199	28095	Purchase of Services - Ot ALERE TOXICOLOGY SERV INC	L425117	LAB CONFIRMATIONS	20.66 *
5230	20904	Telecommunications KINEX NETWORKING SOLUTION	2511-0068668	PCS	20.66 *
5420	28724	Lease/Rent of Building SRP CORPORATION LLC	RENT DEC 2025	DECEMBER 2025 RENT	75.19 *
5510	16186	Travel - Mileage GEORGE, CHELSEY	MILEAGE 1125	TRAVEL MILEAGE	75.19 *
	16944	STIMPSON CONNIE	MILEAGE 1125	TRAVEL MILEAGE	3,000.00
	21790	LIGHT, PAMELA	MILEAGE 1125	TRAVEL MILEAGE	3,000.00 *
	27170	REESE-THOMAS A ROCQUELLE	MILEAGE 1125	TRAVEL MILEAGE	250.88
	32682	WILLIAMSON DONALD	MILEAGE 1125	TRAVEL MILEAGE	6.02
6001	18861	Office Supplies IT NOBLE, INC.	9314	LAPTOP/SMART DOCK	92.40
	26525	QUILL CORPORATION	46300516	PRINTER IMAGE DRUM	47.60
6012	12772	Books & Subscriptions COMPUTER PROJECTS OF IL	25-11-110ME	OPEN FOX RENEWAL	71.40
				ACCOUNT TOTAL	468.30 *
097001	PCS SUPERVISION FEES EXPENDITURES				
5540	16944	PCS - Travel-Convention & STIMPSON CONNIE	REIMB 1025 2	VCCJA CONF THOMAS	1,708.00
5560	16944	PCS - CCJB Meetings STIMPSON CONNIE	PCCJB MTG 1125	PCCJB DINNER MEETING	124.01
				ACCOUNT TOTAL	1,832.01 *
				ACCOUNT TOTAL	160.00
				MAJOR TOTAL	160.00 *
					5,556.16 **
				ACCOUNT TOTAL	250.00
					250.00 *
				ACCOUNT TOTAL	497.32
				MAJOR TOTAL	497.32 *
					747.32 **
				FUND TOTAL	6,303.48

AP375H  
12/01/2025  
FUND # - 745

PRINCE EDWARD  
LISTING OF INVOICES FOR 11/01/2025 -- 11/30/2025

AFTER CHECKS  
PAGE 27

MAJOR# ACCT# 096000	VENDOR NUMBER	VENDOR NAME	INV#	DESCRIPTION	AMOUNT
0068	10106	Remittances to Abyon-Tran			
	10106	ABYON TRANSPORTATION LLC	TRANS 0825	TRANSPORTATION	308,200.41
	10106	ABYON TRANSPORTATION LLC	TRANS 0925	TRANSPORTATION	423,662.74
ACCOUNT TOTAL					731,863.15 *
MAJOR TOTAL					731,863.15 **
FUND TOTAL					731,863.15
TOTAL DUE					1,778,381.30

Approved at meeting of \_\_\_\_\_ on \_\_\_\_\_.

Signed \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_





THE LAW OFFICES OF  
**TERRI ATKINS WILSON, P.C.**

117 North Main Street  
Farmville, VA 23901  
Phone 434-392-1422  
Fax 434-392-1777  
tawilson@tawlaw.net  
www.terriatkinswilsonlaw.com

November 17, 2025

Prince Edward County, Virginia  
P.O. Box 382  
Farmville, VA 23901

[dstanley@co.prince-edward.va.us](mailto:dstanley@co.prince-edward.va.us)

[finance@co.prince-edward.va.us](mailto:finance@co.prince-edward.va.us)

**FOR PROFESSIONAL SERVICES RENDERED:**

**Invoice #1082-August 2025**

**General Legal Representation:**

August 1, 2025	Receipt and review of email from Local Government Attorney Invoice that is due on 8/31/2025. Forward to Sarah Puckett for review and payment by the County of Prince Edward. .25 hour
August 1, 2025	Receipt and review of email from Crystal Baker to review summary sheet for Board of Supervisors meeting in August concerning the Opioid Settlement documentation as requested by the Attorney General's Office. Reviewed and approved as written. Receipt of signed copy for submission to Attorney General. .50 hour
August 1, 2025	Email correspondence with Bart Johnson, an attorney conducting his due diligence for a prospective buyer of the Flagstop Car Wash property concerning the County and the IDA and the purchase conditions and requirements. Email receipt with draft documents from Bart Johnson and a letter of request for County and IDA consent. .50 hour
August 1, 2025	Email from Sarah Puckett concerning review of gift deed to the County of Prince Edward. Drafting of such deed. Execution and notification of potential recording of deed of gift after August 12, 2025. .50 hour

August 4, 2025	Receipt and review of email from Robert Love, on the rescheduling of the training for the Board of Zoning Appeals which was scheduled on August 15, 2025, but will be added to the September calendar, once confirmed.	.25 hour
August 4, 2025	Receipt and review of draft of a proposed letter by Bart Johnson, Esq. concerning the due diligence requirements for Flagstop Car Wash for County and IDA. Comments and printing of letter for signature by Doug Stanley and Brad Watson in order to move forward with project. Create summary for table packet for Board Meeting on 8/12/2025.	.75 hour
August 5, 2025	Receipt and review and response to Russell Slayton, Esq. concerning the MBC Easement agreement to be given to the Board of Supervisors for approval. Receipt of plats and discussion on the number required for recording. Completion and pick up by Russell Slayton's real estate paralegal for recordation.	.50 hour
August 7, 2025	Receipt and review of email concerning Bylaws for Building Code Appeals Board.	.25 hour
August 7, 2025	Receipt and review of upcoming agenda for the Board of Supervisors meeting for August 12, 2025	.75 hour
August 11, 2025	Drafting of Easement Agreement for the recordation of the plat for the Business Park new road, Enterprise Lane, as well as email and receipt of Board of Supervisors minutes with approval of road and naming of road. Email of August 13, 2025 with Doug for questions on Affidavit. Review and approval by VDOT and Doug Stanley. Final draft and recordation in the Clerk's Office.	1.75 hour
August 11, 2025	Receipt of email from Doug Stanley to schedule a review of 2 Solar siting agreements for review in the next month.	.25 hour
August 11, 2025	Email from Russell Slayton concerning business park easement and recording of plat.	.25 hour

August 12, 2025	Email from Bart Johnson concerning agenda item at Board of Supervisors Meeting concerning the statement for Flagstop Car Wash property. Summary sheet review for Board of Supervisors Meeting. Emails with Sarah Puckett. Added to Board Packet. .75 hour
August 12, 2025	Attendance at the regularly scheduled meeting of the Board of Supervisors and attendance for matters of legal representation including a closed session. Flat Fee
August 13, 2025	Receipt and review of email from Sarah Puckett concerning monthly To-Do List from Board of Supervisors Meeting. .25 hour
August 13, 2025	Receipt and review of Opioid Resolution that has been executed by the Board of Supervisors along with certified copy of meeting minutes. Reminder email on 8/15/25 from Tom Beshere. .25 hour
August 13, 2025	Receipt and review of signed easement for Mid-Atlantic Broadband Easement and certified copy of Board Approval for the Easement. .25 hour
August 14, 2025	Email from Russell Slayton advising the original Signature from his client on the Easement and coordination of the plat so that it can be recorded. Six additional emails with conversations about the recording of the oversized plat, logistics of delivery, etc. .75 hour
August 14, 2025	Email request from Doug Stanley to review document for the Worsham Site Nutrient Credit agreement. Review and approved as to form. County Administrator approval. .75 hour
August 17, 2025	Email to Doug Stanley and Sarah Puckett with copy of draft of potential real estate purchase for the County of Prince Edward. Email from Doug concerning information from Robert Love on the potential purchase. Comments on 8/18/25 email and revision of offer. 2.00 hour

August 18, 2025	Email from Karin Everhart with Excerpts from Board of Supervisors Meeting concerning Opioid Settlement. .25 hour
August 18, 2025	Email from Crystal Baker with a copy of the fully executed Joint Emergency Communication Center as executed by all parties. Review and file. .25 hour
August 20, 2025	Email and review request by Robert Love of the Stormwater Agreement for WAWA. Review and advise to Robert Love. .50 hour
August 21, 2025	Email from Crystal Baker with a request to review the OAA Cooperative Agreements and report on review. Questions on agreement and response from Crystal. Review and advise to Crystal Baker. See 8/26/25 email. .75 hour
August 22, 2025	Email from Crystl Baker with a Board summary for the September 9, 2025 meeting and the resolution concerning the latest round of Opioid Settlement cases. Several emails from Tom Beshere concerning this latest round for the Opioid settlements .50 hour
August 22, 2025	Email from the Board concerning a Call to Action for Solar lease of County Property and a related Code Section for comment and review. Copy to Doug Stanley and Sarah Puckett. .50 hour
August 25, 2025	Email from Doug Stanley with request to review Interactive GIS Contracts for the County. Review and send approval as to form. .75 hour
August 29, 2025	Email and response to Sarah Puckett concerning the need for a closed session at the upcoming Board of Supervisors meeting for September 9, 2025 .25 hour

Total Hours	15.25 hrs. @ \$200.00/hour	\$	3050.00
Total Flat Fee		\$	250.00
<b>BALANCE DUE</b>			<b><u>\$3,300.00</u></b>

**DUE UPON RECEIPT**

Please make check payable to Terri Atkins Wilson, P.C.

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**Board of Supervisors  
Agenda Summary**

**Meeting Date:** December 9, 2025  
**Item #:** 20-c  
**Department:** County Administration  
**Staff Contact:** Cheryl Stimpson  
**Agenda Item:** Salaries

---

**SUMMARY:**

The County Administrator reported that checks have been issued pursuant to the order of the Board of Supervisors as to salaries, etc., the amount of which salaries have been heretofore approved.

**COST:**

**ATTACHMENTS:** None.

**RECOMMENDATION:** None.

**SAMPLE MOTION:**

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_

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**Board of Supervisors  
Agenda Summary**

**Meeting Date:** December 9, 2025  
**Item #:** 21  
**Department:** County Administration  
**Staff Contact:** Douglas P. Stanley / Sarah Elam Puckett  
**Agenda Item:** Monthly Reports

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**SUMMARY:**

Please see attachments.

**COST:**

**ATTACHMENTS:**

- a. Cannery
- b. Commonwealth Regional Council
- c. Tourism & Visitor Center

**RECOMMENDATION:** None.

**SAMPLE MOTION:**

Motion \_\_\_\_\_  
Second \_\_\_\_\_

Cooper-Jones \_\_\_\_\_  
Emert \_\_\_\_\_

Gilliam \_\_\_\_\_  
Jenkins \_\_\_\_\_  
Jones \_\_\_\_\_

Pride \_\_\_\_\_  
Townsend \_\_\_\_\_  
Watson \_\_\_\_\_



**November 2025**

**Cannery Report**

**Total number of produce canned 1035**

**761 Quarts @\$1.05=\$799.05**

**187 Quarts @\$1.37=\$256.19**

**25 Pints @\$0.60=\$15.00**

**59 Pints @\$0.78=\$46.02**

**3 Gallons @\$2.00=\$6.00**

**Usage fee @\$1.00=\$23.00**

**Applied to 23 customers**

**Non Processing fee of \$10.00**

**Applied to 3 customers =\$30.00**

**During the month of November we had visitors from Charlottesville and North Carolina as well as local patrons from the surrounding counties. Items being canned as usual were that of a variety such as greens (turnips, collards, kale, mustard, and creases) applesauce, cabbage, string beans, sweet potatoes, squash, stew, chicken noodle soup, and venison. As I mentioned before a group from Renaissance School in Charlottesville visited in an effort to improve interest in canning and gardening for the next generation. The total revenue for the month was \$1175.26**

# Commonwealth Regional Council

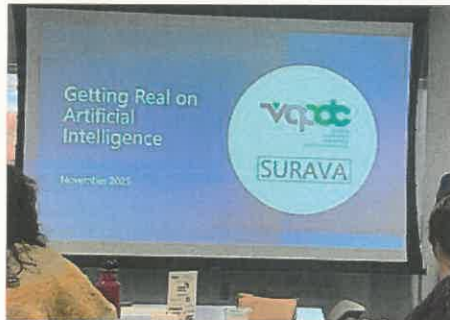
## November 2025 Items of Interest

### Governor's Summit on Rural Prosperity

CRC participated in the 2025 Governor's Summit on Rural Prosperity, a statewide gathering focused on economic development, rural innovation, workforce strategies, and demographic trends. The Summit featured remarks from state leadership—including Governor Glenn Youngkin—and a series of breakout sessions highlighting topics such as rural economic resilience, historic revitalization, housing demand, and data-driven planning tools. These discussions help inform CRC's ongoing work in regional planning, infrastructure development, and rural capacity building.



### VAPDC Training Conference 2025



CRC staff attended the 2025 VAPDC Training Conference, which provided targeted sessions on community engagement, organizational communication, artificial intelligence, FOIA compliance, and regional budgeting practices. The conference featured presentations from planners, local officials, and policy experts, offering actionable insights that support CRC's work in strategic planning, public engagement, and intergovernmental coordination across the region.

### Futures Summit

CRC participated in the Futures Summit, where regional leaders explored workforce trends, living-wage challenges, emerging AI applications in business, and promising practices for employer engagement. The event included the presentation of the Southern Virginia Living Wage & Job Availability Study—introduced on behalf of CRC—as well as sessions on data collection, talent pipeline development, and youth apprenticeship pathways. These insights directly support CRC's regional economic development and talent-alignment efforts.

### FOIA/COIA Training at CRC

CRC hosted its annual FOIA and COIA Training for local officials, featuring instruction from the Virginia Freedom of Information Advisory Council and the Virginia Conflict of Interest and Ethics Advisory Council. The training covered open government requirements, public records responsibilities, and ethics provisions, providing essential guidance to help local governments maintain compliance and transparency in day-to-day operations.

### Delegate's Visit to the CRC Board Meeting

Delegate Thomas Wright joined the Commonwealth Regional Council's Board Meeting, offering an opportunity for direct discussion on regional priorities, legislative updates, and collaboration opportunities. His visit underscores the importance of strong partnerships between state representatives and regional organizations working to support community development, infrastructure needs, and long-term economic growth across the CRC region.



### Upcoming Funding Opportunities:

#### Virginia Humanities Regular Grants – FY26 Cycle

**Deadline: April 30, 2026**    \$ Up to \$15,000  
Funds projects exploring Virginia's history, culture, and communities through public programs or exhibits.  
*Ideal for regional tourism, preservation, and cultural engagement.*

#### Virginia Housing Community Impact – Stabilization & Deconstruction Grants

**Deadline: April 30, 2026**    \$ Varies by project  
Supports demolition, deconstruction, or site prep for unsafe or blighted residential structures.  
*Great for local revitalization and housing redevelopment efforts.*

#### Assistance to Firefighters Grant (AFG)

**Expected opening: Late 2025 / Early 2026**  
Funds PPE, equipment, training, and vehicles for fire departments.  
*VFDs should prepare early by updating SAM.gov registration and financial documentation.*

### Grants Awarded

- DEQ
  - Commonwealth Regional Council - Chowan 1 Water Supply Plan - \$11,340
- Virginia Housing
  - Commonwealth Regional Council - Match Funding for Building Opportunities On Main Street (BOOMS) Project - \$40,000

*The CRC provides free grant writing services for member localities and local 501(c)(3) non-profits.*

Commonwealth Regional Council





# Board of Supervisors Report:

- Staff recently attended the VA1 Governor's Tourism Summit where they learned about trends, upcoming grants, and best practices to increase tourism to the County.
- Staff collaborated with Letterpress on a photo shoot of outdoor activities at Briery Creek Lake, Sandy River Reservoir, Twin Lakes State Park, and the Manor Golf Course.
- The content harvested will be used to promote tourism on the new website, on social media, and in print and digital advertisements.
- Know of an event coming up that would be great for our tourism-focused Explore PEC social media platforms? Use the QR code or link below and fill out the form to be promoted!

<https://tinyurl.com/yc2kv6r7>



**EXPLORE**  
PRINCE EDWARD COUNTY  
VIRGINIA

## PEC Tourism & Visitor Center Monthly Report for end of November 2025

### HEARTLAND REGIONAL VISITOR CENTER ATTENDANCE

	Virginia Guests	Other States	Other Countries	Total Guests	Average Visitors per Month:
NOV	46	2	3	51	80

### PHONE INQUIRIES

Nov 2025	Nov 2024	% Differences	year YTD	Prior year YTD	% Differences
43	44	-2	330	443	-25%



### Webpage Stats



**Total Users**  
**21**



**Total Sessions**  
**97**



**Engagement Rate**  
Wedding Site: 43%  
PEC Site: 55%



**Average Time**  
1.45 Minutes



#### Users by Location

US  
Canada  
Ireland



#### Sessions by Traffic Source

27 Direct  
26 Organic Social  
11 Referral  
8 Paid search  
6 Organic Search

#### Key Takeaways & Recommendations

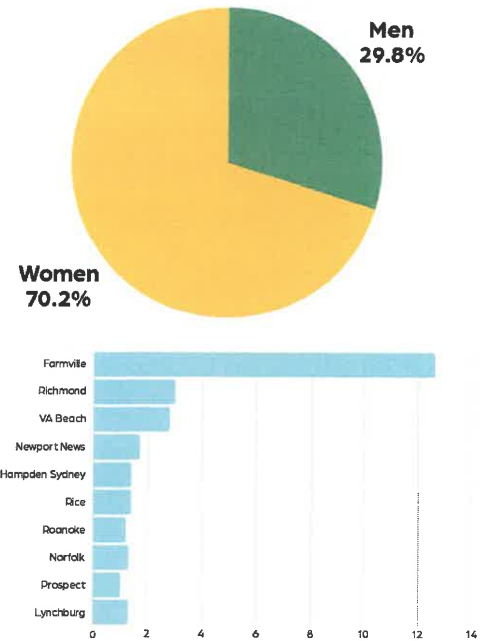
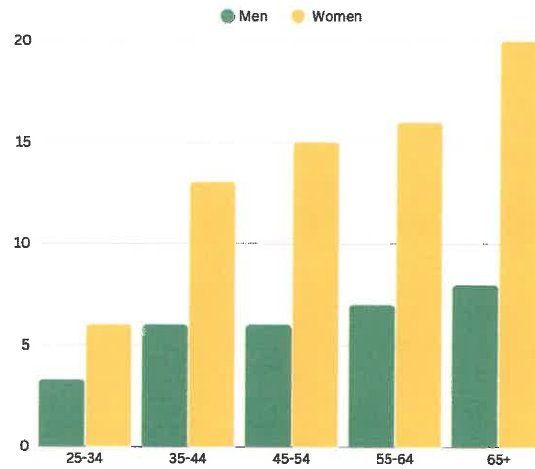
- Target Richmond, NOVA, Roanoke areas in state.
- per VTC target Canada for out of Country tourism



## Social Media Stats Facebook Followers

1,785

### Top Post



5.2k Reached



5 Followers



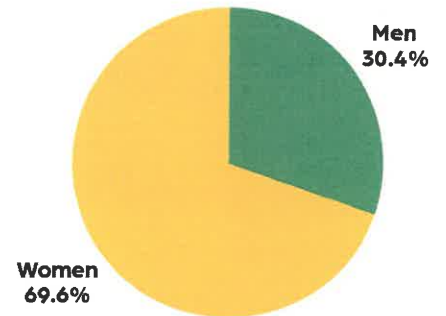
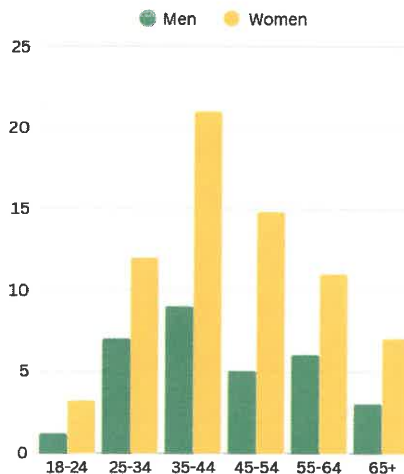
145 Visits



## Social Media Stats Instagram Followers

357

### Top Post



226 Reach



11 New Page Likes



14 visits



### GOOGLE MY BUSINESS

Phone Calls	Directions	Website Visits
0	50	2

295

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