

Halifax County
Board of Supervisors
Planning Commission
Joint Meeting



**County Administration Building
1050 Mary Bethune Street
Halifax, Virginia**

**August 20, 2024
6:30 p.m.**

AGENDA
Halifax County Board of Supervisors
Halifax County Planning Commission
Joint Meeting
County Administration Building
Board of Supervisors Meeting Room
1050 Mary Bethune Street
Halifax, VA 24558
Tuesday, August 20, 2024 / 6:30 PM

A. CALL TO ORDER

Board of Supervisors Call to Order – Chairman Witt
Planning Commission Call to Order – Madam Vice Chair Cowan

Invocation – Planning Commissioner Jennings
Pledge of Allegiance – Board of Supervisors Chairman Witt

B. ATTENDANCE

Board of Supervisors Attendance Roll Call
Planning Commission Attendance Roll Call

C. ADOPTION OF AGENDA

Board of Supervisors Adoption of Agenda
Planning Commission Adoption of Agenda

D. BUSINESS ITEMS

Public Hearings:

1. Conditional Use Permit Application ED # 5:

Applicant:	Christopher Chang
PRN:	24969
Location:	5026 Bethel Rd. Scottsburg, Va. 24589
Landowner:	Lovetta Pugh
Proposed Use:	Airbnb, Vrbo, Weddings and Event Venue
Business Name:	The Scottsburg House

- a. Zoning Administrator Overview
- b. Applicant Presentation
- c. Board of Supervisors Open Public Hearing
Planning Commission Open Public Hearing
- d. Public Comment
- e. Planning Commission Close Public Hearing
Board of Supervisors Close Public Hearing

E. BOARD OF SUPERVISORS RECESS UNTIL CONCLUSION OF PLANNING COMMISSION DISCUSSION & RECOMMENDATION

F. MINUTES CORRECTION/APPROVAL

A. May 21, 2024 Planning Commission/Board of Supervisors Joint Meeting

G. PLANNING COMMISSION DISCUSSION & RECOMMENDATION

1. Conditional Use Permit Application ED # 5:
Applicant: Christopher Chang
PRN: 24969
Location: 5026 Bethel Rd. Scottsburg, Va. 24589
Landowner: Lovetta Pugh
Proposed Use: Airbnb, Vrbo, Weddings and Event Venue
Business Name: The Scottsburg House

H. BOARD OF SUPERVISORS RECONVENE

I. BOARD OF SUPERVISORS DECLARATION OF LOCAL EMERGENCY – RESOLUTION 2024-25

J. BOARD OF SUPERVISORS AND PLANNING COMMISSION SOLAR WORK SESSION

K. BOARD OF SUPERVISORS AND PLANNING COMMISSION ADJOURN

NEXT MEETING(S)

Board of Supervisors Regular Meeting

September 3, 2024 (6:30 p.m.) (Tuesday)

Board of Supervisors & Planning Commission Joint Meeting

September 17, 2024 (6:30 p.m.)

Current Members of Committees – Planning Commission

Solar

Commissioner Andy Hughes

Commissioner Dwayne Griles

Commissioner Madam Vice Chair Mattie Cowan

Comprehensive Plan Review

Commissioner Madam Vice Chair Mattie Cowan

Vacant – needs to be assigned

HALIFAX COUNTY BOARD OF SUPERVISORS Standards of Conduct

Recognizing that persons holding a position of public trust are under constant observation by the media and interested County residents, and recognizing that maintaining the integrity and dignity of the public office is essential for maintaining high levels of public confidence in our institutions of government, every member of the Halifax County Board of Supervisors should adhere to the following Standards of Conduct.

1. Avoid during public meetings and during the performance of public duties the-use of abusive, threatening or intimidating language or gestures directed at colleagues, citizens, or personnel.
2. Pay all taxes due to the County, state, or national government.
3. Avoid a private lifestyle that casts public doubt upon the integrity and competence of the County government.
4. Make a conscientious effort to be well prepared for each meeting.
5. Recognizing the dignity of each individual, the Board shall attempt to avoid offering public criticism of colleagues or County employees.
6. Work to create a positive environment in public meeting where citizens will feel comfortable in their roles as observers or participants.
7. Maintain an attitude of courtesy and consideration toward all colleagues and staff during all discussions and deliberations.
8. Be tolerant. Allow citizens, employees, or colleagues sufficient opportunity to present their views.
9. Be respectful and attentive. Avoid comments, body language or distracting activity that conveys a message of disrespect for the presentations from citizens, personnel, or colleagues. Be concise.
10. Avoid the practice of taking more time to address an issue before the body than is necessary and essential for an adequate consideration of those matters being discussed.

Board members should always remember, "There is no right way to do the wrong thing."

HALIFAX COUNTY BOARD OF SUPERVISORS

CONDUCT OF THE PUBLIC

The efficient and dignified conduct of public business is an ultimate concern of the Board. Accordingly, it is the policy of the Board that its meetings be conducted with the highest degree of order and decorum. The Board's integrity and dignity will be established and maintained at all times during the conduct of public business, and the Board will permit no behavior which is not in keeping with this policy. Prohibited conduct at meetings shall include:

1. Campaigning for public office, soliciting of funds, or promoting private business ventures.
2. Using profanity, vulgar language or gestures.
3. Language or actions which insult or demean any person or group of persons or which, when directed at a public official or employee is not related to his official duties.
4. Disruptive behavior.
5. Making non-germane or frivolous statements.
6. Discussions of a sectarian or partisan nature.
7. Smoking or eating in the Board Room.
8. Addressing question or statements to anyone other than the Chairman (Questions shall be presented to the Chairman, who will, at their discretion, solicit a response from the appropriate board or staff member.)
9. Standing in the back or side isles of the Board Room as long as there are sufficient seats available (except for law enforcement personnel).
10. Persons in attendance at the meeting addressing the Board while members of the Board are considering any motion, resolution or ordinance preliminary to a vote on the same, except at the discretion of the Chairman.
11. Any persons addressing comments or questions to someone other than the Chairman.
12. Wearing hats, caps or other types of headgear.
13. Applause is permitted only during presentations, awards, proclamations and special recognition periods.

The Board of Supervisors welcomes and encourages citizen participation in its meetings. To insure fair and timely participation, the following procedures are observed by the Board:

1. All presenters are asked to state their name
2. Each speaker on a general matter, whether an individual or a representative for an organization, is limited to three (3) minutes.
3. Speaker's comments are limited to a presentation on his or her point of view only – questions of clarification may be entertained only by the board members;
4. All comments are to be directed to the board;
5. Debate between a recognized speaker and audience members or between board members and the speaker is not permitted;
6. Courtesy between the speaker and audience is expected at all times;
7. Speakers are requested to leave any written statement and / or comments with the clerk to the board;
8. Individuals speaking on behalf of an organized group are required to file with the clerk written authorization from the group allowing the individual to represent that group;
9. By applying to speak as a representative for an organization, the individual confirms they are recognized as an official representative of that organization; and
10. Presentation to the board by groups should:
 - a. Obtain prior approval from the chairman of the board;
 - b. Submit all written materials and data no later than ten days prior to the meeting in time to be included in the board's agenda packet distributed a week before each regular monthly meeting;
 - c. Limit presentations to fifteen minutes; and
 - d. File with the clerk written authorization from the group allowing the individual to represent that group.
11. A digital, color-coded timer will be displayed in full view of the Board, the speaker, and individuals seated in the gallery. When two minutes have expired, the timer display will turn yellow indicating the speaker has one minute to conclude his/her comments. At the end of that one-minute period (completion of the full three-minute period), the timer will display 0:00 in red, indicating the speaker must relinquish the podium to the next speaker. Staff will notify the Chairman that the speaker's time has expired. Speakers continuing after the time allotted shall be ruled out of order by the Chairman.

The Chairman shall preserve order and decorum at all meetings. The Chairman may order the expulsion of any person for violation of these rules, disruptive behavior, or any words or action which incite violence or disorder, subject to appeal to the Board. Any person so expelled shall not be readmitted for the remainder of the meeting from which he was expelled. Any person who has been so expelled and who at a later meeting again engages in words or actions justifying expulsion may be barred from attendance at future meetings of the Board for a specified and reasonable period of time not to exceed six months or upon a still subsequent expulsion, a period not to exceed one year either by the Chairman, subject to appeal to the Board, or by motion passed by the Board.

BUSINESS ITEMS



HALIFAX COUNTY *Virginia*

AGENDA

Meeting Date:	August 20, 2024	Staff Members: Detrick Easley
Ordinance #		
Department:	Planning & Zoning	
Subject:	Election District # 5 Public Hearing Conditional Use Permit (The Scottsburg House)	

Background:

1. Conditional Use Permit Application ED # 5:

Applicant: Christopher Chang
 PRN 24969
 Location: 5026 Bethel Rd. Scottsburg, Va. 24589
 Landowner Lovetta Pugh
 Proposed Use: Airbnb, Vrbo, Weddings and Event Venue
 Business Name The Scottsburg House

Mr. Christopher Chang has submitted a Conditional Use Permit application to operate The Scottsburg House, located at 5026 Bethel Road. The proposal is to use the existing property as a place for event rentals for hosting weddings, birthday parties and other gatherings. The property is currently owned by Dr. Lovetta Pugh, who currently has the property listed for sale. The property is roughly 49.43 acres.

The applicant proposes to rent the house as a short term rental through AirBnb, and Vrbo web hosting. Short Term rental will be required to register with Halifax County Zoning office on a yearly basis.

There is an existing barn on the property that's in future development plans to be renovated to hold events.

VDOT has confirmed the existing entrance does have adequate stopping sight distance, which is acceptable for 50 or less vehicles trips per day. The existing entrance does not have adequate

intersection sight distance, which is required for 50 or more vehicles per day. Therefore, if the use changes with 50 or more vehicles a new entrance may need to be constructed with a clearer intersection distance in both directions.

Potential site conditions have been provided to the applicant. Adjoining property owner's letters were sent out on August 6, 2024, for the proposed use. One response by email is included in your packet.

All supporting documents for The Scottsburg House are enclosed.

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that a Joint Public Hearing will be held **Tuesday, August 20, 2024** at 6:30 PM by the Halifax County Planning Commission and Halifax County Board of Supervisors to consider and receive comments on the below application:

1. Conditional Use Permit Application ED # 5:

Applicant: Christopher Chang
PRN 24969
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Landowner Lovetta Pugh
Proposed Use: Airbnb, Vrbo, Weddings and Event Venue
Business Name The Scottsburg House

The Joint Public Hearing will be held in the Board of Supervisors Meeting Room located in the Halifax County Administration Building, 1050 Mary Bethune Street, Halifax, Virginia. Public attendance at the Public Hearing will be permitted.

Any comments sent by letter, fax, or email will be distributed to the individual Commission and Board members. Comments received by Monday, August 12, 2024 at 5:00 PM will be included in meeting packets sent to members. Comments received after this date will be distributed to the members at the beginning of the public hearing.

Individuals requiring special assistance to attend and participate in the Hearings, or requiring additional information on the Hearings' issues, including copies of any applications, proposed plans, ordinances, or amendments, should contact the Halifax County Planning and Zoning Office, 1050 Mary Bethune Street, P.O. Box 699, Halifax, Virginia 24558.

For further information, please call or email:

Telephone: (434) 476-3300 ext. 3321

Email: planning@co.halifax.va.us

HALIFAX COUNTY BOARD OF SUPERVISORS

PLANNING AND ZONING OFFICE

1050 Mary Bethune St.

P. O. Box 699

HALIFAX, VIRGINIA 24558-0699

PHONE: (434) 476-3300

FAX: (434) 476-3384

planning@co.halifax.va.us



Detrick Easley
Zoning Administrator

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that a Joint Public Hearing will be held **Tuesday, August 20, 2024** at 6:30 PM by the Halifax County Planning Commission and Halifax County Board of Supervisors to consider and receive comments on the below application:

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HALIFAX COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATION BUILDING
1050 Mary Bethune Street
P. O. BOX 699
HALIFAX, VIRGINIA 24558

Telephone: (434) 476-3300
Fax: (434) 476-3384
E-mail: planning@co.halifax.va.us

DATE FILED: 5/29/21

ELECTION DISTRICT # 5

COUNTY OF HALIFAX, VIRGINIA LAND USE APPLICATION

Rezoning

Conditional Use Permit

Planned Unit Development

1. Applicant: Christopher Chang

2. Address & Telephone: 5026 Bethel Road

Scottsburg, VA

103-597-4773

cchang106@gmail.com

3. Current Zoning Classification: A1

Proposed Zoning Classification: _____

4. Proposed Use: AirBNB, VRBO, Wedding Venue, Small Gatherings.

5. County Code Section: _____

6. Location: Street Address: 5026 Bethel RD

Road Number: _____

Nearest Intersection: _____

Distance and Direction from Intersection: _____

Side of Road (North, South, East or West): _____

7. Size of Parcel: 50 Acres approx
8. Size of Proposed Use Area: 1-2 Acres
9. Property Owner (If different from #1): Lavetta Pugh
 Property Owner Address: _____

10. Deed Book: _____ Page # _____
 Parcel Record Number (PRN): 2496.9
11. Water Supply (Type): Well
 Sewage Disposal (Type): Septic
 Approved by Health Department: _____
 Approved by Municipality: _____

I certify that the information contained in and submitted with this Application is true and accurate to the best of my knowledge and belief.

5/29/24

 Date

Chay

 Signature of Applicant

 Date

 Signature of Property Owner

24969

26864

MAIN ENTRANCE

X sign, section above family farm

TOBACCO BARN

PARKING
3 cars, -10 cars,

GREAT BARN
- Exterior use and main entrance only

The House
- First Floor use only

24062

33509

21399

24969

7484

16897

CRUTE LN

16896

13019

PRN	OWNER_CURRENT	Address_Line_1_Current	City_State_Zip_Current
21399	FOSTER LINDA S	5082 BETHEL ROAD	SCOTTSBURG VA 24589
6270	WATTS DAVID R OR TARA A	1120 CRUTE LANE	SCOTTSBURG VA 24589
9903	COMMONWEALTH OF VIRGINIA	1093 Crute Ln	SCOTTSBURG VA 24589
26864	FOSTER LINDA S	5082 BETHEL ROAD	SCOTTSBURG VA 24589
13019	FRANCISCO KEVIN NEWBILL OR	918 COUNTY ROAD 723	CHANCELLOR AL 36316
33509	JOHN OR JONI FOSTER-CARD	5074 BETHEL ROAD	SCOTTSBURG VA 24589

The Scottsburg House (TSH)

Stretching from the Chesapeake Bay to the Appalachian Mountains, the state of Virginia is home to diverse landscapes (pristine stretches of sand, lush farmland, rolling acres of vineyards, towering peaks and more). With this in mind, when it comes to the best wedding venues in Virginia, options truly abound, tranquil farms to gorgeous gardens. Ultimately, it's safe to say that Virginia-based couples have a wide variety of venues to choose from when planning their nuptials. However, it's worth noting that Virginia is a four-season destination, with winters being cold and snowy and summers being warm and sunny. As such, it makes sense that outdoor weddings most often take place in the warmer months, while, during the colder months, weddings are almost always held indoors (or at the very least inside a tent with heaters).

Christopher Chang, M.D. MBA.

Opportunity

We believe that a viable market opportunity exists in providing small niche venues for social gatherings, short term stays and weddings in South-Central Virginia. The end goal of adding value back to both sides of the market. We have broken the market into two divisions, as we intended to become a market-place for both the consumer and the local businesses.

Solution

Definition of Product/Service

The Scottsburg House is a nich farmhouse style venue. The House is a specialty micro gathering sitewhich operates via its own website and mobile payment applications application. Both supply and demand side parties would create an ecosystem around The House, creating a platifform for the ulltimate experiece for all visitors alike. The end goal is for both parties to be able to tell their life stories, host wedding parties, corporte gatherings, and family reunions in a professional, easy to navigate and safe enviroment with vouched local entities servicing the Property.

Additionally, The House will develop a validation system where both parties can rate each other based on business dealings and the ratings would be made public. The idea behind this is to ensure the legitimacy of the information being presented and to avoid potential fraud.

Elements of Differentiation

The central idea behind The Scottsburg House is the ability to connect clietele with local business though a commerical property under the aesthetics of a modern day farmhouse.

Key Success Factors

Some of The House's key success factors stem from the fact that the

platform is all about transparency with reliable validation so that business can be transacted with less uncertainties. This will be achieved by asking both sides to complete their profiles, set expectations and provide services in the most detailed manner. Additionally, The House would send employees to do in person verifications of the newly onboarded gatherings- at a cost to the consumer. The initial idea to make the business successful would be to first onboard the buy side users by utilizing readily available online franchises, while the remaining will follow as a market condition because The House will open up opportunities to local businesses and social planners to meet potential added customers.

Business Model

The Scottsburg House is modeled for small party farm house venues for lease by the hour. Short term stays will be available through online partners, i.e., AirBNB, VRBO, KNOT.

The revenue model would be to charge a fixed hourly fee to its users, similar to how professional network platforms charge their users. There would also be added value services that would be charged separately, such as drone footage of their farms, pictures, floral arrangements and entertainment services.. In order to encourage repeat visits and keep a revenue stream, The House will need to be onboarding new users on a periodic basis. This will be key to be financially successful and not become a platform where users go on a one-time spending spree and then do not return. The Scottsburg Houses regional network will also be an additional source of new clients to grow the company's subscriber base and drive revenue.

The customer offerings will be based on the following services: TURN-KEY VENUES, ON-SITE COORDINATION, CUSTOM FLORALS, CUSTOM DECOR & STYLING, IN-HOUSE, PHOTO IN-HOUSE & VIDEO, RECOMMENDED VENDOR LIST, OVERNIGHT STAY

Sales and Marketing

To initially attract new growers and buyers, and keep recurring ones, The Scottsburg House will have to devote time and resources on an ongoing

basis. Other verticals in the initial phase of the sales cycle include the exterior of The House as well as the first floor and exterior of The Great Barn and Pond.

Sales Channel Strategy

The majority of the revenue will be derived from the eCommerce / transaction and hourly purchase model. Secondary, potential revenues from services to legitimize the characteristics of the property and surrounding local enterprises.

Product Development

Status of Development and Plan

As The Scottsburg House is a physical property with a physical presence, there are three pricing plans that The House has to execute in order for the business to have a successful launch.

Turnkey Venue THE HOUSE OPTION 1

- 1 Hour Rental
- Monday - Wednesday only
- Couple + Vendors only
- Zero guests

Turnkey Venue OPTION 2

- Ceremony Only

- On-Site Coordination*

- 2 Hour Rental

- Up to 25 Guests

- Seating

Turnkey Venue OPTION 3

- Ceremony + Reception

- On-Site Coordination*

- 4 Hour Rental

- Up to 25 Guests

- Tables + Seating

OPTION #4- Great Barn Exterior and House Reception

Inquire for details

3. Escrow and Payment Services

For those consumers who want to transact on our platform, Scottsburg House will online scheduling and transactions to the buy-side. Once confirmed, the customer will release funds to The Scottsburg House and secure a separate insurance policy.

Phase 2 - Operating Procedures and Policies

The Scottsburg House value proposition is our due diligence service and

purpose, TSH is keeping the list of features small and choosing features which are easily built. From our plan, the most difficult feature to build the Great Barn interior - because it might depend on us getting partnership with logistics companies.

2. *Can the aesthetic features our software be developed.* If our aesthetic coordinators cannot develop these features, our appeal might be an irrelevant product. For this purpose, we have chosen features which are commonly in many similar housing and farm designs. These features can be easily mimicked, copied and reproduced - with a little face lift. The features that are listed on this document are not new innovations that require technological prowess.

3. *We might not have enough resources to build our full scale project.* The Scottsburg House might not come to fruition if we do not have enough resources for development. For this reason, and as mentioned previously, we have kept our feature list small; and also adopting off-the-shelf supplies that are widely known by contractors and designers- there is enough supply for us to tap into.

4. *Our operating procedures and the policies we adhere to might be too stringent.* While we recognize that our operating procedures might be stringent, it's also impossible to operate without one. However, in order to assess whether or not our operating procedures are sound, one of our tasks is to get this plan down as soon as possible so that we could pitch it to our early customers and change it accordingly.

5. *Our operating procedures might not be realistic as we will need to get the rules and regulations for a variety of countries and regions.* Unrealistic procedures might result in too stringent, or not enough. We would know if our operating procedures needs to change depending on the feedback from our early customers.

6. *It might be difficult to get a list of certifications and licenses, and whether or not our customers follow best practices.* As part of our value proposition, if we cannot show that we can manage the due diligence of The Property platform, our business will not be differentiated from the other businesses in this same space.

7. We might not have enough people to conduct our initial onboarding and marketing & sales outreach. If we cannot reach a number of early customers, it will be hard to test our value proposition. As we build our platform, we will assess resource needs and change accordingly.

8. It might be difficult for us to get early adopters. As is, we might not have the correct incentives in place to get early adopters. As we start seeking these customers, we will get feedback and change course accordingly.

Milestones

The following is a list of milestones that TSH hopes to achieve:

1. BeanMatch hopes to complete its platform development process within 6 months.
2. In phase 3, we plan to onboard 20 new customers - from the buy-side - to be on our platform at product launch.
3. Our customers should have decent operations, needing a large number of premium coffee. At least 50% of those 20 new customers would fit this criteria.
4. Our 20 initial customers will serve end consumers in the largest cities of the United States.
5. As we garner attention by seeking early buy-side customers, we will get an interest from sell-side suppliers - the coffee farms - to come on board as soon as we launch.

Production and Distribution Plan

Once The House has launched, we will move into a production phase. The production phase will consist of us managing the multiple sites or verticals provided by the property. We expect our time and resources to be divided along these three sections, however, prioritizing our due diligence operations as we reach a critical mass of new customers. ducers are located.

Competitors

Who are they?

The Vaughn House.

Midland House

Intellectual Property Issues

TSH will use open-source technology, and therefore, we do not anticipate any intellectual property issues. Our due diligence and sales and marketing plans are not anything that could be claimed as intellectual property as well. However, we will see to trademark our brand. Additionally, we will seek to patent any process that we do, however, the prospect of that is remote.

to grow, cultivate, distribute, and sell coffee to the end consumer.

Financials

Disclosed to shareholders.

Sources:

<https://kristinbinford.com/blog/wedding-venues-profitable-salary>

Detrick Easley

From: Craddock, Joseph (VDOT) <Joseph.Craddock@VDOT.Virginia.gov>
Sent: Monday, August 12, 2024 5:20 PM
To: Detrick Easley
Subject: 5026 Bethel Road entrance check

Detrick,

We have reviewed the existing entrance at 5026 Bethel Road at Mr. Chang's request. The existing entrance does have adequate stopping sight distance, which means that it would be acceptable as a low-volume commercial entrance (50 or less vehicle trips per day). In speaking with Mr. Chang, the maximum number of guests that he would expect at an event is 25, and some of those would likely be riding in the same vehicle. Therefore, the proposed use sounds like it would be a low-volume use, and the existing entrance is acceptable.

However, the existing entrance does not have adequate intersection sight distance, which is required for anything above 50 vehicle trips per day. Therefore, if the use changes so that it no longer meets the low-volume entrance requirements, a new entrance may need to be constructed that has good intersection sight distance in both directions.

Please let me know if you have any questions or need any additional information.

Thanks,

Jay

Jay Craddock
Resident Engineer / Halifax Residency
Virginia Department of Transportation
434-316-8898
Joseph.Craddock@VDOT.Virginia.gov





Detrick Easley
Zoning Administrator

HALIFAX COUNTY BOARD OF SUPERVISORS

PLANNING AND ZONING OFFICE

1050 Mary Bethune St., Suite LL1

P. O. Box 699

HALIFAX, VIRGINIA 24558-0699

PHONE: (434) 476-3300

FAX: (434) 476-3384

planning@co.halifax.va.us

August 6, 2024

Dear Adjoining Property Owner:

You are being notified of a Conditional Use Permit application, which has been submitted by Mr. Christopher Chang, M.D. MBA to operate a wedding/event venue, Airbnb, and Vrbo at 5026 Bethel Road, Scottsburg, Va. 24589. The property is listed for sale and owned by Mrs. Lovetta Pugh. The owner has entered into a purchase agreement with the Applicant pending approval of the Conditional Use Permit.

The Applicant proposes to renovate and convert an existing farm building into quarters for hosting weddings and other events. The main house shall be used as a short-term rental (Airbnb, Vrbo).

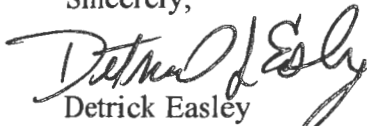
The attached Public Notice identifies the Applicant, property location, and describes the nature of the Land Use Application. The date, time, and location of the Public Hearing are noted.

Should you wish to comment on any application, you may speak at any or all Public Hearings. You may also comment by letter, fax, email, or telephone prior to any Hearing. Please note that speakers at Public Hearings are subject to time limits.

The final decision on any Land Use Application is made by the Halifax County Board of Supervisors upon completion of a review of the merits of the Application, consideration of public comments, and consideration of any recommendations from the Halifax County Planning Commission.

Please do not hesitate to contact me for additional details, or if you have any questions.

Sincerely,


Detrick Easley
Zoning Administrator

HALIFAX COUNTY BOARD OF SUPERVISORS

PLANNING AND ZONING OFFICE

1050 Mary Bethune St., Suite LL1

P. O. Box 699

HALIFAX, VIRGINIA 24558-0699

PHONE: (434) 476-3300

FAX: (434) 476-3384

planning@co.halifax.va.us



Detrick Easley
Zoning Administrator

August 7, 2024

Christopher Chang
5026 Bethel Road
Scottsburg, Va. 24589

Dear Mr. Chang:

The Halifax County Planning Commission and Halifax Board of Supervisors will hold a Joint Public Hearing on Tuesday, August 20, 2024, at 6:30 pm. The Public Hearing will address your Conditional Use Permit Application to operate The Scottsburg House. The Joint Public Hearing will be held in the Board of Supervisors Meeting Room located in the Halifax County Administration Building, 1050 Mary Bethune Street, Halifax, Virginia.

For Conditional Use Permit (C.U.P.) Applications, it is my practice to prepare a list of "Potential Conditions" for use by the Planning Commission and the Board of Supervisors in their respective deliberations regarding activities covered by a Conditional Use Permit. Should the Commission recommend Permit approval or if the Board of Supervisors ultimately approves Permit issuance, the "Potential Conditions" are used as basis for any final conditions that may be imposed by the Board of Supervisors.

A copy of the "Potential Conditions" is enclosed. I urge you to carefully review this document.

Please understand that the Planning Commission or the Board of Supervisors may accept, reject, or modify any or all of the "Potential Conditions" if Permit issuance is determined to be appropriate.

You will be allowed ten (10) minutes to present your application prior to the public hearing.

Should you have any questions or wish to discuss this prior to the joint public hearing please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Detrick Easley". The signature is fluid and cursive, with the first name being the most prominent.

Detrick Easley
Zoning Administrator

HALIFAX COUNTY BOARD OF SUPERVISORS



Detrick Easley
Zoning Administrator

PLANNING AND ZONING OFFICE

1030 Mary Bethune St., Suite LL1
P. O. Box 699
HALIFAX, VIRGINIA 24558-0699
PHONE: (434) 476-3300
FAX: (434) 476-3384
planning@co.halifax.va.us

THE SCOTTSBURG HOUSE

VENUE RENTAL

5026 BETHEL ROAD

Conditional Use Permit

SITE CONDITIONS

1. Development activities on this site shall be limited to those as specified in the Conditional Use Permit Application dated May 29, 2024. The final locations of incidental facilities may be adjusted provided no such adjustment violates any buffers, setbacks, or other statutory requirement.
2. Any proposed expansion of the operation, change of activities, additional facilities or activities shall be submitted to the Halifax County Planning and Zoning Office for review prior to implementation. Any changes may be subject to Permit amendment procedures including Public Hearings.
3. All pollution control measures, erosion and sediment control measures, storm water control facilities, and all construction activities shall comply with the requirements of the appropriate federal, state, and local regulations and Ordinances. This shall include, but not be limited to, Environmental Protection Agency, Virginia Department of Health, Virginia Department of Environmental Quality, Virginia Department of Transportation, Halifax County Building Code, and Halifax County Erosion and Sediment Control Ordinance.
4. All Entrance Permits must be authorized by the Virginia Department of Transportation.
5. All internal roads used for public access shall be of compacted earth, have a minimum four (4) inch stone base, or shall be paved.
6. All facilities for the provision of potable water and sanitation and wastewater disposal systems shall be approved by the Virginia Department of Health.

7. Any development activities of structural or land disturbing nature not specifically addressed by these Conditions shall be in conformance with applicable provisions of appropriate federal, state, and local statutes and regulations.
8. All exterior lighting shall be designed and installed so as to minimize glare onto adjoining properties or any public access road.
9. Adequate area shall be provided on site to accommodate parking for all employees and patrons. It shall be the responsibility of the Permittee to assure that employees and patrons park only on site and not on highway right-of-way or on adjoining or adjacent parcels unless written consent is provided by the owner or owners thereof.
10. All events shall be completed by 12:00am. Outdoor amusement/entertainment shall begin no earlier than 1:00 p.m. on Sundays.
11. Signage shall be posted on Bethel Road on the day of each event. Sign information shall include but not be limited to "caution, slow down," directional, and event parking.
12. No preparation of food shall be allowed in the kitchen unless inspected and approved by Virginia Department of Health. All food for events shall be cooked off premises at approved locations. All food vendors shall comply and obtain any permits required from the Virginia Department of Health.
13. Any business advertising signs shall not encroach onto VDOT right-of-way.
14. The Permittee is responsible for the appearance of the site, including litter pick-up and other orderly site appearance.
15. All activities shall comply with Halifax County Noise Ordinance (Section 17-141).
16. This Permit is non-transferable, except and unless written notice from the Permittee regarding the transfer and a signed statement from the proposed new Permittee is received by the County Planning and Zoning Office, which states that the new Permittee agrees to comply with all terms and Conditions imposed with the original Permit issuance. If the proposed new Permittee desires to amend the original Permit Conditions, amendments must be addressed by the Halifax County Planning Commission and Board of Supervisors through the Use Permit Public Hearing Process.
17. Failure of Permittee to fully conform to all terms and conditions of this Permit may result in revocation of the Conditional Use Permit.

MINUTES

**HALIFAX COUNTY BOARD OF SUPERVISORS
HALIFAX COUNTY PLANNING COMMISSION
Joint Meeting
County Administration Building
Board of Supervisors Meeting Room
1050 Mary Bethune Street
Halifax, VA 24558
May 21, 2024 / 6:30 PM**

A. CALL TO ORDER

Chairman Witt called the Board of Supervisors meeting to order at 6:30 p.m.

Madam Vice Chair Cowan called the Planning Commission meeting at 6:30 p.m.

Madam Vice Chair Cowan gave the invocation.

Chairman Witt led the Pledge of Allegiance.

B. ATTENDANCE

Planning Commission members attending were: Mr. A. Hughes, ED1; Mr. D. Griles, ED2; Mr. B. Pearce, ED3; Ms. M. Cowan, ED5; Mr. J. Beard, and ED6; Mr. J. Watts, ED7.

Planning Commission member absent were: Mr. J. Jennings, ED4, and Ms. G. Smith-Mangum, ED8.

Staff members attending were: Mr. Scott Simpson, County Administrator; Mr. Detrick Easley, Planning/Zoning Administrator; and Mrs. Charlene Hendricks, Executive Assistant.

News reporter attending was: Miranda Baines, The Gazette-Virginian

Planning Commission conducted Roll Call and determined a quorum was present.

C. ADOPTION OF AGENDA

Motion made by Commissioner Watts, seconded by Commissioner Hughes, to adopt the Agenda as presented in the meeting packet.

VOTE

Motion passed 6-0 by the following vote:

Ayes: Mr. A. Hughes, Mr. D. Griles, Mr. B. Pearce, Ms. M. Cowan, Mr. J. Beard, and Mr. J. Watts

Nays: No one

Abstained: No one

Absent During Vote: Mr. J. Jennings and Ms. G. Smith-Mangum

Absent During Meeting: Mr. J. Jennings and Ms. G. Smith-Mangum

D. BUSINESS ITEMS

Public Hearings:

1. Conditional Use Permit Application ED # 3:

Applicant: Kim and Bill Adams
PRN: 13890
Location: 4067 Beulah Road, Nathalie, Va. 24577
Proposed Use: Residential support services for women suffering effects
of substance abuse
Business Name: Recovering Hands

a. Zoning Administrator Overview

Mr. Easley said Kim and Bill Adams submitted a Conditional Use Permit (CUP) application to operate Recovering Hands located at 4067 Beulah Road in Nathalie, Virginia. He stated Recovering Hands had been in operation for quite a while but noted Mrs. Adams did not realize she needed a CUP to operate the facility. Mrs. Adams came into the County office to apply for zoning and building permits to renovate an existing barn on the property, and County staff informed her at that time that a CUP was required to operate the facility. Mr. Easley stated he advised Mrs. Adams about the CUP process, she submitted a CUP application the following week, and she has been compliant with the County's process.

Mr. Easley stated Recovering Hands was a facility that supports and provides residential extended care to women suffering from the effects of substance abuse. The facility also provides support services leading to improved health, wellness, long-term recovery, and employability. He stated the facility was equipped to house four women at one time and noted it was non-clinical and did not administer any medication. He said there are no paid employees and all staff members are volunteers. He noted the facility is completely fenced and enclosed. Mr. Easley stated the proposal includes the renovation of an existing barn on the property to install a new kitchen and bathroom and create areas for crafting and workshops. The existing building is a 60 x 24 structure, and a new septic system will be installed.

Mr. Easley discussed a few of the site conditions and noted site condition number 10 states the facility must be secured by a fence, site condition number 11 prevents the patients from leaving the premises without an escort, and site condition number 12 requires the applicant to provide a report to the Board of Supervisors on a semi-annual basis, which will include information on 911 calls, patients leaving the facility without an escort, or any other complaints or issues that may arise. He stated if there were any revisions or amendments that needed to take place to the site conditions, County staff could address those at that time. He commented Mrs. Adams was present at tonight's meeting, and she would like to provide a brief presentation.

b. Applicant Presentation

Mrs. Adams introduced herself and thanked the Board members for the opportunity to speak. She said it came to light that she had not filed the appropriate permits to be able to operate Recovering Hands. She commented that she did not realize a Conditional Use Permit (CUP) was required and asked the Board members and Planning Commissioners not to hold it against her. Mrs. Adams stated she and her husband were willing to do whatever was necessary to rectify the matter so they could move forward with renovating the existing hay shed on the property to provide a space that was desperately needed to continue operating Recovering Hands more effectively.

Mrs. Adams provided a packet to the Board of Supervisors and Planning Commissioners and noted it contained information about Recovering Hands mission. She stated the facility had been

operating since 2014 and had been an asset to the women who sought out help. Recovering Hands is located on a 150-acre farm in Nathalie, and the closest neighbors had not known that the facility existed. Mrs. Adams stated it was a rural area with many acres of forested land, which provided a buffer from the roadway and neighbors. VDOT has approved the entrance to Recovering Hands, and there are no traffic issues. She commented there are four beds, and the suggested length of stay was three months. Recovering Hands follows the guidelines from the Substance Abuse Mental Health Association and the Virginia Association of Recovery Residences. She commented if the beds were full all the time, there would be a maximum of 16 women each year but noted all four beds have never been full.

Mrs. Adams stated the biggest challenges over the years were funding and referrals. She said Recovering Hands was non-clinical and does not accept insurance, so the women participating are residents instead of patients. She provided information on her background, family, her work history, and details about policies, procedures, volunteers, support staff, workshops, and activities for the residents. Mrs. Adams stated the website for Recovering Hands has detailed information listed regarding the program and noted the program does not accept women who need to undergo a detox, or who need mental health services beyond what the program offers.

Mrs. Adams stated the packet included a copy of the insurance policy for Recovering Hands and noted there were separate policies for their homeowner's coverage and Board members. She introduced Callie Elliott, Executive Director, and said Ms. Elliott stays onsite during the week. Mrs. Adams said some of the Board members from Recovering Hands were present to show support and plan to speak during the Public Hearing.

Chairman Witt said if there are no questions from the Planning Commission or Board of Supervisors, we could open the public hearing.

- c. Board of Supervisors Open Public Hearing
Planning Commission Open Public Hearing

Board of Supervisors Chairman Witt opened the Public Hearing on behalf of the Board of Supervisors. Planning Commission Madam Vice Chair Cowan opened the Public Hearing on behalf of the Planning Commission.

- d. Public Comment

Madam Vice Chair Cowan asked if there is anyone who would like to speak in favor.

Callie Elliott

Ms. Elliott introduced herself and said she was a resident in 2019 at Recovering Hands. She stated that she had been clean for 4 ½ years, she was currently an undergrad at ODU, and she recognized that Recovering Hands had saved her life. She thanked the Board of Supervisors and Planning Commissioners for the opportunity to speak and said she would be glad to answer any questions.

Tabitha Burton

Mrs. Burton introduced herself and stated she served as a Board member for Recovering Hands. She said an individual reached out to her for help, the individual enrolled in the program at Recovering Hands, resided at Recovering Hands for three months, and completed the program. Mrs. Burton said there was no detox at the facility, and the women residing there were reaching out

for help. She emphasized that she strongly supports Recovering Hands and asked for support from the Board of Supervisors and Planning Commissioners.

Mitzi McCormick

Mrs. McCormick introduced herself and stated she was the President of the Halifax County Chamber of Commerce. She said Recovering Hands had been an active member of the Chamber of Commerce for the past three years. In that time, she had the opportunity to visit the facility, take a tour, and attend the dedication of their chapel. She commented Mr. and Mrs. Adams had made a significant investment and their passion was with the organization. She asked the Board of Supervisors and Planning Commissioners to support and consider approving the CUP application for Recovering Hands.

Regina Nelson

Ms. Nelson introduced herself and said she was a recovering addict. She stated Recovering Hands helped her to get clean and stay clean. Ms. Nelson emphasized it would not have been possible for her to say those words without the support that she received from everyone at Recovering Hands.

Judith Anderson

Ms. Anderson introduced herself and stated she discovered Recovering Hands when Beth Car Baptist Church visited the facility. She said it was overwhelming to see what was happening and to know women had somewhere to go and learn how to live life again. She emphasized Recovering Hands was a wonderful place and offered so many different activities. Ms. Anderson stated Recovering Hands had horses, and horses are used to help people recover. She noted Recovering Hands also had cattle, chickens, a vegetable garden, and so many other activities to help women get back to the life of living being mothers, wives, sisters, and daughters. She asked the Board of Supervisors and Planning Commissioners to help Recovering Hands, so the organization could continue to offer treatment for women who are in need.

Eddie Elliott

Mr. Elliott introduced himself and stated he was the father of a former resident, Callie Elliott. He said Recovering Hands saved his daughter's life. He asked the Board of Supervisors and Planning Commissioners to consider working with Recovering Hands and allow women to continue getting treatment. Mr. Elliott stated you cannot make people recover because it has to come from the individual. He said he had seen women get treatment at Recovering Hands and return for annual events. He commented he had never seen anyone have so much fun without alcohol. Mr. Elliott asked the Board of Supervisors and Planning Commissioners to help support Recovering Hands, so the organization could continue to help and support others.

Nancy Simpson

Ms. Simpson introduced herself and said she had the wonderful experience of teaching residents at Recovering Hands. She stated the women learn about pottery, make soap, crochet, and many other activities. She said Mrs. Adams has a way of calming their spirits and teaching them to calm down, listen to slow music, and get inside themselves when upset. Ms. Simpson commented that Mrs. Adams has love and compassion for the residents and pays for many things out of pocket without asking or expecting anything in return. She stated some women need treatment but cannot pay, and she had seen Mrs. Adams pay for their treatment. She noted that she remains in contact with some of the women after they get clean and leave Recovering Hands and commented it was wonderful to see them getting back to living their lives again.

Reverend Thad Decker

Reverend Decker introduced himself and stated he was introduced to Recovering Hands while helping put together different things on the property. He said he had been serving churches for almost 20 years and fellowship was needed. He emphasized fellowship was found at Recovering Hands. Reverend Decker stated the organization impressed him beyond anything he had seen in Halifax County or any other County, and he hoped the organization would be allowed to continue helping women recover. He thanked the Board of Supervisors and Planning Commissioners for the opportunity to speak.

Linda Owen

Ms. Owen introduced herself and said she grew up about a fourth of a mile down the road in the residential area on Beulah Road. She stated that she had not known Recovering Hands was in the area until she saw it advertised in the newspaper, which meant they were doing something right. She commended County staff for being proactive and including verbiage in the site conditions noting that it was a quiet, close-knit community. Ms. Owen agreed the program was needed and commented she hoped that Mr. and Mrs. Adams could continue to provide services and do what they do while considering the needs of the community.

Kathy Cole

Ms. Cole introduced herself and stated she was a member of Beth Car Baptist Church. She said Recovering Hands was an amazing organization that built relationships and saved lives. She commented as an educator, the big word is relationship. Ms. Cole stated relationships have to be built and Recovering Hands was doing just that. She asked the Board of Supervisors and Planning Commissioners to consider allowing Recovering Hands to continue operation and providing services in the County.

Barbara Spina

Ms. Spina introduced herself and stated she first became aware of Recovering Hands about 5 years ago when she moved into the area. She said she was in the recovery community and volunteered at Recovering Hands. Ms. Spina commented that she remembered the day Callie Elliott became a resident at Recovering Hands, and she had watched her grow over the last 4 years along with many other residents. She stated that Recovering Hands was an amazing program and she hoped the Board of Supervisors and Planning Commissioners would approve the CUP application.

Doug McIntosh

Mr. McIntosh introduced himself and said he was a member of Main Street Methodist Church. He became acquainted with Recovering Hands a few years ago and has helped with some building projects on the property. He stated volunteers and residents at Recovering Hands come and help the church with its food pantry. Mr. McIntosh said they are good people, and he was impressed with the program. He asked the Board of Supervisors and Planning Commissioners to consider approving the CUP application and support Recovering Hands.

Chris Langan

Ms. Langan introduced herself and stated she met Mrs. Adams at Good Samaritan when she picked up t-shirts. She stated Recovering Hands uses t-shirts to make Amish rugs, which was one of many activities that the women do during the recovery program. She commented Recovering Hands was like a community within a community. Ms. Langan said women have testified that Recovering Hands saved their lives, and they are now happy and productive members of the community. She stated as a retired Navy nurse, she saw veterans go through rehab programs and give the right answers, so they could get released from the programs; however, most of the time they went back to their old ways, and the rehab program did not work. Ms. Langan stated the program at Recovering Hands works, and she asked the Board of Supervisors and Planning Commissioners to support them.

Lindsey Adams

Ms. Adams introduced herself and stated that she was a Reading Specialist at Halifax County Middle School and the proud daughter of Kim Adams. She commented she had seen her parents work tirelessly even before the opening of Recovering Hands. She stated her father does not take a day off from work because when he was home one day a week, he worked on the farm. Ms. Adams said her mom hardly takes a day off from work either and emphasized the work being done at Recovery Hands saves lives. She said the program helps improve the community as heard numerous times at tonight's meeting. She commented she was grateful for the support being shown and that if the CUP application was approved, it would provide more support, knowledge, and awareness so women knew there were other options, resources, and programs available in the County.

Madam Vice Chair Cowan asked if there is anyone who would like to speak in opposition. There were no further comments during the Public Hearing.

- e. Planning Commission Close Public Hearing
Board of Supervisors Close Public Hearing

Hearing no further comments, Planning Commission Madam Vice Chairman Cowan closed the Public Hearing on behalf of the Planning Commission. Board of Supervisors Chairman Witt closed the Public Hearing on behalf of the Board of Supervisors.

2. Conditional Use Permit Application ED #2:

Applicant: BWC Opossum Branch, LLC (Bluewave Solar)
PRN: 23201
Location: Guill Town Road, Clover VA.
Landowner: Marie Snead
Proposed Use: Construct a 4.99 MW Solar Facility

a. Zoning Administrator Overview

Mr. Easley said Bluewave Solar submitted a Conditional Use Permit (CUP) application to install a 4.99 MW facility on Guill Town Road in Clover, Virginia. He stated the landowner was Marie Snead and noted the proposed project includes one parcel of land with approximately 87 acres in total and 40 acres would be used for the solar facility. He noted the parcel is zoned A-1 Agricultural, and the land was previously used for farming.

Mr. Easley stated that the Board of Supervisors and Planning Commission visited the site on February 20, 2024. The site was readily secluded with a lot of existing vegetation, which screens the project completely except in one area. He said the project will be enclosed with a security fence 6 feet tall with barbed wire at the top, and in the areas that need new vegetation planted, privacy slats would also be installed in the fencing. He stated Bluewave would maintain a 100-foot buffer around the entire site and there was a decommissioning bond in the amount of \$492,980. The applicant has agreed to provide substantial cash payments to the County, which are outlined in the site conditions. VDOT has approved the entrance to the solar facility.

Mr. Easley noted a community meeting was held on November 9, 2023. He said Vice Chairman Roller, the Supervisor for Election District 2, attended the community meeting and noted only one neighbor attended the meeting. The neighbor was confused with the location and parcels, and the issue was resolved during the community meeting. Mr. Easley displayed a map of the parcel and discussed the solar facility in detail noting the project fell under the 5 percent density maximum set forth by the County Ordinance.

b. Applicant Presentation

Jon Puvak introduced himself from Gentry Locke, and said Ryan Walker, Project Manager with Bluewave, was also present and wanted to provide details about the project. Mr. Walker stated Bluewave Solar began operation in 2011 noting Bluewave Solar primarily operates in the Northeast. He said Bluewave Solar specializes in distributed generation projects, and part of their core mission was to make access to community solar more widely available. Bluewave Solar primarily operates in markets that have community solar legislation and programs to offer discount benefits through bill credits to residential and commercial takers.

Mr. Walker said Bluewave Solar was B-Corp certified and has met high standards of verified performance, accountability, and transparency on factors from employee benefits and charitable giving to supply chain practices and input materials. He emphasized transparency on many levels was a requirement in the process of becoming B-Corp certified and the recertification process. Bluewave Solar specializes in sustainable solar and invests in dual use projects. He discussed various projects in Maine and Massachusetts noting the company actively farmed wild blueberries, grew squash and pumpkin crops, and livestock grazing within the solar arrays. He said Bluewave solar works with the land being developed, and there was a range of agricultural activities.

Mr. Puvak stated these smaller are what Virginia calls shared solar projects and noted other states called them community solar projects because they are smaller solar projects in terms of size and under 5MW. He said the power generated stays local, and it was subscribed locally, so it would not travel, even though there was a transmission line behind the project. The project would be interconnecting into the 15KV distribution lines. Mr. Puvak stated the first project BWC Opossum Branch, LLC would be developed on approximately 100 acres, but only 29 acres would be developed with solar panels, and the remaining land would be used for buffers. He said the solar panels would follow the sun in terms of trackers, fencing would be around the entire equipment in terms of all the critical areas, and there were significant setbacks.

Mr. Puvak emphasized the topography and buffering would make it virtually impossible to see the solar panels. He noted Bluewave Solar would comply with buffering requirements according to the County Ordinance and the site conditions, and all requirements on the decommissioning plan. He stated there were multiple layers of State review and Bluewave Solar would come back to the County for final building permits and site plans. He commented they would be glad to answer any questions from the Board of Supervisors or Planning Commissioners.

Mr. Puvak said Bluewave Solar was requesting two changes in two site conditions because it was a shared solar project and timing issues. The first one is site condition number 13 on page 30 of the meeting packet, and the second site condition is the last paragraph of site condition number 28. He noted Bluewave Solar would like to delay planting the vegetative buffer until prior to construction noting the proposed site conditions require the trees to be planted six months after approval of the CUP. Mr. Puvak stated that the landowner has a neighboring solar project, and in terms of buffering, there would be little additional plantings to do. He said the other request was clarification about the road maintenance. He commented obviously that if there was any impact on the roads, Bluewave Solar would maintain the roads during the construction phase; however, once the construction phase was completed, it would be bonded off, and Bluewave Solar's obligation would stop because it was a State maintained road.

Madam Vice Chair Cowan stated the project was potentially a dual use project and wanted to know if only 28 acres were under panels why were so many acres listed. Mr. Puvak said the land was being rented as part of the lease agreement and clarified that it was not practical to subdivide the property due to buffers and storm water management. Mr. Walker stated Bluewave Solar would lease the fenced area and noted approximately 30 feet outside the perimeter of the fence for maintenance of vegetation and any remaining land would be under an access of easement or a planting easement.

Commissioner Watts stated the proposed solar project was a dual purpose project, and he wanted to know who would be responsible for the land and manage it if it was used for agriculture. Mr. Walker verified that an agreement would need to be reached between Bluewave Solar and the individual who would be doing the farming activities because certain protections for equipment and liabilities had to be taken into consideration. Commissioner Watts said it was established that the land could be used for agriculture, but there was no guarantee that it would be used, and Mr. Walker stated that was correct. He said Bluewave Solar had not identified a certain agricultural use for the project, but it was the hope to be able to do that noting an achievable agricultural use would be sheep grazing; however, noted a willing counterparty was needed.

Commissioner Watts wanted to know if the property was used for agricultural purposes would it need to be rezoned as commercial. Mr. Easley said the property would not be rezoned and

commented it would remain as A-1. Commissioner Watts wanted to know if the income from the property would be less since it was not being rezoned. Mr. Easley said the Real Estate Assessment would change.

Vice Chairman Roller said it appeared Commissioner Watts was inquiring about the assessment of tax value for the land. He stated the revenue from Real Estate taxes would be assessed differently but the zoning would not change.

Commissioner Beard wanted to know if sheep grazing could be used for the unused land versus mowing the grass. Mr. Walker stated sheep grazing would be used primarily in the fenced area underneath the panels, and it would need to be addressed in the lease agreement noting that a complete boundary survey still needed to be completed. Mr. Puvak said a few of the neighboring Counties also used sheep grazing outside of the fenced area.

Supervisor Claiborne wanted to know if there was a lease agreement for the proposed solar facility, and it was noted a lease option agreement was in place. Supervisor Claiborne asked who would be responsible for the lease agreement and what was the term of the lease agreement. Mr. Walker commented the agreement would be valid for the duration of the project. Supervisor Claiborne wanted to know if Bluewave Solar would have control of deciding if the land would be used for agriculture, and Mr. Walker stated that was correct.

Vice Chairman Roller stated he had never heard of small-scale forage harvesting until this proposed solar project, and he requested more information from Bluewave Solar. He commented he saw how it could be useful because the vegetation had to go somewhere.

Commissioner Pearce wanted to know how durable the solar panels were. He stated that large hail could crack windshields, so it would most likely crack the solar panels too. Mr. Puvak stated that was a possibility, and operations and maintenance teams would go onsite and replace any damaged panels because the panels would not be functioning at a high level. He commented both teams would receive feedback rapidly. Mr. Puvak stated specifications could be provided once the panels were selected for the project.

Commissioner Hughes wanted to know how solar companies made a profit. Mr. Walker stated there were a couple of ways revenue was generated, but primarily it was from the electricity which was generated from the solar panels. He said usually the solar company has an agreement with utilities for electricity generated from the panels. He noted the base source of revenue was based on a certain rate for every kilowatt hour produced. Mr. Walker stated there were additional components of revenue from tax credits, which was a bit more complex to explain.

Commissioner Hughes stated there was a decommissioning bond for the decommissioning of the project. He wanted to know what would happen if Bluewave Solar no longer existed and how it would affect the bond. Mr. Easley said bonds are insured by a third party for a specific amount, and the bond will be renewed every five years. He stated a new bond would be generated every five years, and if Bluewave Solar abandoned the site or went bankrupt and did not follow through with the decommissioning process, the County would notify the issuer of the bond because the third party insures the County for the bond amount in place. Mr. Easley provided more details of the process to the Board of Supervisors and Planning Commissioners and stated there was a requirement for the decommissioning plan to be reviewed every five years for several reasons including inflation.

Supervisor McDowell wanted to know if Bluewave Solar currently had a signed lease agreement. Mr. Puvak stated that there was a signed lease agreement and noted in any industry, including solar, if someone wanted to do something with the property they signed an option to lease with the conditions of approval. He said if the approval and other due diligence items do not work out, then the company would not lease the property.

Chairman Witt said if there are no more questions, we could open the public hearing.

- c. Board of Supervisors Open Public Hearing
Planning Commission Open Public Hearing

Board of Supervisors Chairman Witt opened the Public Hearing on behalf of the Board of Supervisors. Planning Commission Madam Vice Chair Cowan opened the Public Hearing on behalf of the Planning Commission.

- d. Public Comment

Madam Vice Chair Cowan asked if there is anyone who would like to speak in favor.

Marie Snead

Ms. Snead introduced herself and said she was the landowner for the proposed solar project. She stated that she had lived in Halifax County all of her life and her father, grandfather, and great-grandfather raised tobacco. When her father became ill, he was unable to farm the land, and she was the only family member left. Ms. Snead said she had not been taught how to farm the land. She commented nothing had been done with the land since her father became ill, and she asked the Board of Supervisors and Planning Commissioners to consider the CUP application because at least something would be on the land that would do good for the community and people.

Michael Wilkerson

Mr. Wilkerson introduced himself and said he was a resident in Election District 2. He stated when he moved to the area, he wanted to see open country; however, when he left his driveway, he was driving through what appeared to be a solar industry park. Mr. Wilkerson said he was not against solar, but it was too much in one area and commented it was time to spread it into other areas. He asked the Board of Supervisors and Planning Commissioners to drive out into the area before deciding to see if they would like to live there. He commented pictures were shown of sheep grazing onsite at a solar facility and stated it was a staged picture because the weeds were too high. He thanked the Board of Supervisors and Planning Commissioners for the opportunity to speak.

Chandler Hughes

Mr. Hughes introduced himself and stated he did not see anything wrong with solar facilities being in the County. He said it appeared people wanted to complain about something, and the complaints should be more focused on illegal drugs that were being sold every day including in the schools. He emphasized illegal drugs were more harmful to the community than solar panels would ever be. He thanked the Board of Supervisors and Planning Commissioners for the opportunity to speak.

Earl Winbush

Mr. Winbush introduced himself and stated he resides in the Scottsburg area. He said there were good and bad parts about solar facilities but the number one complaint was the view. He recommended increasing buffers with 10 to 12-foot evergreens to provide better coverage. Mr. Winbush stated clean energy was here to stay, and you can't tell people what they can do with their land. He emphasized the County had high restrictions pertaining to solar sites and stated the Board of Supervisors and Planning Commissioners were doing their jobs. He commented it was hard to make everyone happy.

Madam Vice Chair Cowan asked if there is anyone who would like to speak in opposition.

- e. Planning Commission Close Public Hearing
Board of Supervisors Close Public Hearing

Hearing no further comments, Planning Commission Madam Vice Chairman Cowan closed the Public Hearing on behalf of the Planning Commission. Board of Supervisors Chairman Witt closed the Public Hearing on behalf of the Board of Supervisors.

3. Conditional Use Permit Application ED #2:

Applicant:	BWC Ashcake Creek, LLC (Bluewave Solar)
PRN:	23202
Location:	Guill Town Road, Clover VA.
Landowner:	Marie Snead
Proposed Use:	Construct a 4.99 MW Solar Facility

Chairman Witt stated there was another CUP application from Bluewave Solar for the same landowner. He said the projects were the similar and noted the acreage was different.

- a. Zoning Administrator Overview

Mr. Easley said the criteria were the same for both CUP applications. He noted the parcels adjoined each other and both projects being proposed were 4.99 MW solar facilities. Mr. Easley stated the same existing vegetation would also be in place. Mr. Easley referred to the site plan for the layout of the project.

Chairman Witt said if there are no more questions from the Planning Commission and Board of Supervisors, we could open the public hearing.

- b. Board of Supervisors Open Public Hearing
Planning Commission Open Public Hearing

Board of Supervisors Chairman Witt opened the Public Hearing on behalf of the Board of Supervisors. Planning Commission Madam Vice Chair Cowan opened the Public Hearing on behalf of the Planning Commission.

- c. Public Comment

Madam Vice Chair Cowan asked if there is anyone who would like to speak in favor. There were no comments during the Public Hearing.

Madam Vice Chair Cowan asked if there is anyone who would like to speak in opposition. There were no comments during the Public Hearing.

- d. Planning Commission Close Public Hearing
Board of Supervisors Close Public Hearing

Hearing no further comments, Planning Commission Madam Vice Chairman Cowan closed the Public Hearing on behalf of the Planning Commission. Board of Supervisors Chairman Witt closed the Public Hearing on behalf of the Board of Supervisors.

E. PLANNING COMMISSION RECESS FOR 5 MINUTES

Madam Vice Chair Cowan said the Planning Commission would recess for 5 minutes at 7:44 p.m.

F. MINUTES CORRECTION/APPROVAL

1. January 16, 2024 Planning Commission/Board of Supervisors Joint Meeting

Motion made by Commissioner Watts, seconded by Commissioner Pearce, to approve the January 16, 2024 Minutes as presented in the packet.

VOTE

Motion passed 6-0 by the following vote:

Ayes: Mr. A. Hughes, Mr. D. Griles, Mr. B. Pearce, Ms. M. Cowan, Mr. J. Beard, and Mr. J. Watts

Nays: No one

Abstained: No one

Absent During Vote: Mr. J. Jennings and Ms. G. Smith-Mangum

Absent During Meeting: Mr. J. Jennings and Ms. G. Smith-Mangum

G. PLANNING COMMISSION DISCUSSION & RECOMMENDATION

1. Conditional Use Permit Application ED # 3:

Applicant: Kim and Bill Adams

PRN: 13890

Location: 4067 Beulah Road, Nathalie, Va. 24577

Proposed Use: Residential support services for women suffering effects of substance abuse

Business Name: Recovering Hands

Madam Vice Chairman Cowan requested that Mrs. Adams come to the podium noting one of the Planning Commissioners had a question.

Commissioner Beard wanted to know how individuals contacted Recovering Hands for treatment. Mrs. Adams stated normally there were referrals from substance abuse counselors at different entities, and noted sometimes in the recovery community it was word of mouth. She said Recovering Hands provided presentations at churches and other locations to let individuals know they existed. Mrs. Adams stated Recovering Hands has a website and applications are available through the website, she has magnets on the side of her vehicles, there is an active Facebook page for the program, and occasionally an article runs in the newspaper.

Commissioner Griles asked if Recovering Hands was a national organization. Mrs. Adams stated Recovering Hands was not a national organization and said the only affiliation was the Virginia Association of Recovery Residences.

Commissioner Watts asked for clarification on how many residents were allowed. Mrs. Adams stated only 4 women at one time were allowed. He wanted to know if there were any plans to

increase the number of women allowed. She said there were no plans to increase capacity and noted it would be nice to fill the four beds. Commissioner Watts stated it sounds like a wonderful program, and he commended all of the volunteers.

Madam Vice Chair Cowan stated she had served on the Planning Commission for quite a while. She said she had never seen so many people come out to speak in favor of a CUP. She stated it appeared that Recovering Hands was doing a wonderful job and recognized that drug abuse was a problem in the County. She thanked Mrs. Adams and the volunteers for all that they do at Recovering Hands.

Motion made by Commissioner Pearce, seconded by Commissioner Hughes, to recommend the Board of Supervisors approve the Conditional Use Permit for Recovering Hands including the 18 site conditions as presented.

VOTE

Motion passed 6-0 by the following vote:

Ayes: Mr. A. Hughes, Mr. D. Griles, Mr. B. Pearce, Ms. M. Cowan, Mr. J. Beard, and Mr. J. Watts

Nays:	No one
Abstained:	No one
Absent During Vote:	Mr. J. Jennings and Ms. G. Smith-Mangum
Absent During Meeting:	Mr. J. Jennings and Ms. G. Smith-Mangum

2. Legal status of plan Virginia Code § 15.2-2232 review for BWC Opossum Branch, LLC (Bluewave Solar) (ED #2)

- a. Zoning Administrator Overview

Mr. Easley said the Legal status of Virginia Code § 15.2-2232 review for BWC Opossum Branch, LLC (Bluewave Solar) needed to be addressed.

- b. Planning Commission Discussion and Recommendation

Motion made by Commissioner Griles, seconded by Madam Vice Chair Cowan pursuant to Virginia § 15.2-2232 (A), that the Halifax County Planning Commission find that the general location or approximate location, character, and extent of the proposed BWC Opossum Branch, LLC (Bluewave Solar) solar facility is substantially in accord with the adopted Halifax County Comprehensive Plan and, furthermore, that the proposed, BWC Opossum Branch, LLC (Bluewave Solar) solar facility be approved as being substantially in accord with the adopted Halifax County Comprehensive Plan.

ROLL CALL VOTE

Commissioner Andy Hughes	Yes
Commissioner Dwayne Griles	Yes
Commissioner Bruce Pearce	Yes
Commissioner Jay Jennings	Absent
Madam Vice Chair Cowan	Yes
Commissioner John Beard	Yes
Commissioner Jimmy Watts	Yes
Commissioner Gwendolyn Smith-Mangum	Absent

Motion passed 6 – 0.

Motion made by Commissioner Griles, seconded by Madam Vice Chair Cowan, pursuant to Virginia § 15.2-2232 (B) that the Zoning Administrator be directed to communicate this finding to the Halifax County Board of Supervisors.

ROLL CALL VOTE

Commissioner Andy Hughes	Yes
Commissioner Dwayne Griles	Yes
Commissioner Bruce Pearce	Yes
Commissioner Jay Jennings	Absent
Madam Vice Chair Cowan	Yes
Commissioner John Beard	Yes
Commissioner Jimmy Watts	Yes
Commissioner Gwendolyn Smith-Mangum	Absent

Motion passed 6 – 0.

3. Conditional Use Permit Application ED #2:

Applicant:	BWC Opossum Branch, LLC (Bluewave Solar)
PRN:	23201
Location:	Guill Town Road, Clover VA.
Landowner:	Marie Snead
Proposed Use:	Construct a 4.99 MW Solar Facility

Madam Vice Chair Cowan wanted to know if there was any further discussion.

Commissioner Watts stated Chairman Witt made a fair statement a while back that if the County tried to stop solar facilities all together, there may come a time when the State Government would decide how it was done rather than the County. He said he had visited both of the proposed sites and read the facts for the dual purpose, which could be used for agriculture, and commented the proposed projects seemed to be some of the best presented.

Commissioner Pearce said if he understood correctly these two solar projects would put Election District 2 close to reaching the 5 percent density. Mr. Easley stated that was correct.

Motion made by Commissioner Griles, seconded by Commissioner Beard, to recommend the Board of Supervisors approve the Conditional Use Permit for BWC Opossum Branch, LLC (Bluewave Solar) including the site conditions with the discussed revisions as follows: revise site condition number 13 to delay planting vegetative buffers prior to construction, and site condition number 38 to clarify upon completion of the construction phase, Bluewave Solar would not be obligated to continue maintaining a State-maintained road.

ROLL CALL VOTE

Commissioner Andy Hughes	No
Commissioner Dwayne Griles	Yes
Commissioner Bruce Pearce	Yes
Commissioner Jay Jennings	Absent
Madam Vice Chair Cowan	Yes
Commissioner John Beard	Yes

5. Conditional Use Permit Application ED #2:

Applicant: BWC Ashcake Creek, LLC (Bluewave Solar)
PRN: 23202
Location: Guill Town Road, Clover VA.
Landowner: Marie Snead
Proposed Use: Construct a 4.99 MW Solar Facility

Madam Vice Chair Cowan wanted to know if there was any further discussion.

Commissioner Griles stated this parcel of land was more secluded than the previous application.

Motion made by Commissioner Griles, seconded by Commissioner Beard, to recommend the Board of Supervisors approve the Conditional Use Permit for BWC Ashcake Creek, LLC (Bluewave Solar) including the site conditions with the discussed revisions to site condition number 13 and site condition number 38 as follows: revise site condition number 13 to delay planting vegetative buffers prior to construction, and site condition number 38 to clarify upon completion of the construction phase, Bluewave Solar would not be obligated to continue maintaining a State-maintained road.

ROLL CALL VOTE

Commissioner Andy Hughes	No
Commissioner Dwayne Griles	Yes
Commissioner Bruce Pearce	Yes
Commissioner Jay Jennings	Absent
Madam Vice Chair Cowan	Yes
Commissioner John Beard	Yes
Commissioner Jimmy Watts	Yes
Commissioner Gwendolyn Smith-Mangum	Absent

Motion passed 5 – 1.

Madam Vice Chair Cowan stated the next Board of Supervisors and Planning Commission Joint Meeting is scheduled for June 18, 2024 at 6:30 p.m.

J. PLANNING COMMISSION ADJOURN

Motion made by Commissioner Hughes, seconded by Commissioner Watts, to adjourn the meeting.

VOTE

Motion passed 6-0 by the following vote:

Ayes: Mr. A. Hughes, Mr. D. Griles, Mr. B. Pearce, Ms. M. Cowan, Mr. J. Beard, and Mr. J. Watts

Nays: No one

Abstained: No one

Absent During Vote: Mr. J. Jennings and Ms. G. Smith-Mangum

Absent During Meeting: Mr. J. Jennings and Ms. G. Smith-Mangum

The meeting adjourned at 8:05 p.m.

08-12-2024

To the Halifax County Board of Supervisors,

I am writing this letter to express my concerns about the permit application for an Airbnb, Vrbo, Wedding, and Event Venue at the address 5026 Bethel Road, Scottsburg, VA 24589. I am currently the landowner at 5074 Bethel Rd, Scottsburg, VA 24589, and I am the Power of Attorney for Linda S. Foster, who owns the property at 5082 Bethel Rd, Scottsburg, VA 24589. There are some policies I would like to see put into place before approval of this permit.

Suggested Policies for Approval:

Noise and Disturbance Policies:

- All outdoor events shall end by 10:00 p.m., with closure of the site by 11:00 p.m.
- Amplified music outside shall end by 9:00 p.m.
- No open flames, fireworks, candles, etc., are allowed on the premises.

Alcohol Policies:

- Alcohol service shall require defined policies and proper permits.
- Age verification procedures must be in place.
- Security personnel shall be required at events where alcohol is served.
- Clients must provide proof of event insurance.

Capacity Restrictions:

- A maximum capacity for events must be specified, differentiating between outdoor and indoor gatherings

Environmental Protection:

- A waste management plan must be in place to handle trash and recycling.

Security and Safety:

- A comprehensive security plan, including the presence of trained personnel, must be in place for all large gatherings.
- Emergency access routes should be clearly marked and maintained.
- The venue must be equipped with appropriate fire safety measures, including fire extinguishers and clear exit routes.

Neighbor Relations:

- The venue operator should establish a communication plan with nearby residents to address any concerns or complaints promptly.

I look forward to speaking at the public hearing on August 20, 2024.

Sincerely,

Joni M. Foster-Card

John Stuart Card

Joni M Foster-Card

John Stuart Card



HALIFAX COUNTY *Virginia*

AGENDA BRIEFING

Meeting Date:	August 20, 2024	Staff Members: Scott R. Simpson
Item #	I	
Ordinance #	2024-25	
Department:	County Administration	
Subject:	Confirmation of Local Emergency	

Background:

The Tropical Storm Debby event threatened Halifax County based upon forecasted weather tracking. Following the Governor's Declaration of an Emergency for the State, Local Emergency Services declared a local emergency on August 6th. This declaration informs the citizens about the expected seriousness of the storm, and also opens up a mechanism for reimbursement of costs associated with any local preparation and recovery efforts.

After the declaration of a local emergency, the Governing Body has 45 days to formally confirm this declaration.

Needed Action:

Consider the adoption of Resolution 2024-25 officially declaring a local emergency due to Tropical Storm Debby.



SCOTT R. SIMPSON, P.E., MPA
County Administrator
srs@co.halifax.va.us

HALIFAX COUNTY BOARD OF SUPERVISORS

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DENNIS G. WITT - ED#4
CHAIRMAN

LARRY D. ROLLER - ED#2
VICE CHAIRMAN

M. A. "PETE" RIDDLE - ED#1

H. W. H. PANNELL - ED#3

R. L. "ROBBIE" SMART - ED#5

STANLEY BRANDON - ED#6

KEITH A. MCDOWELL - ED#7

W. BRYANT CLAIBORNE - ED#8

WAYNE SMITH - TIEBREAKER

2024-25 RESOLUTION

A RESOLUTION OF THE HALIFAX COUNTY BOARD OF SUPERVISORS DECLARING A LOCAL EMERGENCY, AUTHORIZING AND AFFIRMING EMERGENCY RESPONSE ACTIVITIES ASSOCIATED WITH TROPICAL STORM DEBBY

WHEREAS, Governor Glenn Youngkin declared a State of Emergency for Virginia on August 6, 2024 in response to the Tropical Storm Debby event.

WHEREAS, this declaration immediately directs state agencies to take necessary actions to protect the health and safety of citizens throughout the Commonwealth, and

WHEREAS, the Code of Virginia provides for the Declaration of a Local Emergency by the local Governing Body pursuant to §44-146.21, and

WHEREAS, to protect and preserve public health, safety and welfare; the Director of Emergency Services upon consultation with the Board of Supervisors calls upon the resources of the Commonwealth and County to protect lives and property and to mitigate risks associated with this event, and

NOW THEREFORE BE IT RESOLVED, that a Local Emergency exists and that the County Administrator is authorized and directed to initiate such actions necessary to alleviate suffering, protect lives and property and implement such actions as necessary to return to normalcy, and

BE IT FURTHER RESOLVED, that those actions of the County Administrator to manage this event carried out pursuant to §44-146.21 are ratified and authorized as part of this Emergency Declaration.

Declared the 6th day of August, 2024 and ratified the 20th day of August, 2024.

Dennis G. Witt, Chairman
Halifax County Board of Supervisors

ATTEST:

Scott R. Simpson, P.E., Clerk



HALIFAX COUNTY *Virginia*

AGENDA BRIEFING

Meeting Date:	August 20, 2024	Staff Members: Scott R. Simpson
Item #	J	
Ordinance #		
Department:	County Administration	
Subject:	Solar Work Session	

Background:

The Board of Supervisors and Planning Commission members have expressed the desire to review different aspects of Solar projects in Halifax County.

Representatives from Engie (Sunnybrook Project) and Urban Grid (Alton Post Office Project) will be in attendance to update the Board of Supervisors and Planning Commission regarding enhanced vegetative buffers for their previously approved projects.

The provided binder includes a summary of questions, concerns, and comments along with data gathered or compiled by staff which provides information related to these items.

This work session is seen as an opportunity for all members to have an opportunity to discuss concerns or seek clarification in order to develop any specific direction for the Joint Solar Committee to focus.

Needed Action:

Hear from Engie and Urban Grid, review information, roundtable discussion, provide direction.

