

Halifax County  
Board of Supervisors  
Planning Commission  
Joint Meeting



**Mary Bethune Office Complex  
1030 Mary Bethune Street, Room 201  
Halifax, Virginia**

**May 17, 2022  
6:30 p.m.**

**AGENDA**  
**Halifax County Board of Supervisors**  
**Halifax County Planning Commission**  
**Joint Meeting**  
**Mary Bethune Office Complex**  
**1030 Mary Bethune Street, Room 201**  
**Halifax, VA 24558**  
**Tuesday, May 17, 2022 / 6:30 PM**

**A. CALL TO ORDER**

Board of Supervisors Call to Order – Chairman Short  
Planning Commission Call to Order- Madame Chair Mattie Cowan

Invocation – Planning Commissioner Dustin Francis  
Pledge of Allegiance – Board of Supervisors Chairman Short

**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**

1. Public Hearings

Conditional Use Permit Application ED # 3:

|                |                                    |
|----------------|------------------------------------|
| Applicant:     | Christopher Hudson and Brad Miller |
| Landowner:     | Kenneth Hodges                     |
| PRN            | 25761                              |
| Location:      | 1191 Sinai Road                    |
| Business Name: | 4 Meats Processing Facility        |
| Proposed Use:  | Meat Processing                    |

pages 6-44

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

E. **PLANNING COMMISSION RECESS FOR 5 MINUTES**

F. **BOARD OF SUPERVISORS CONTINUE MEETING TO JUNE 6, 6:30 P.M.**

G. **PLANNING COMMISSION RECONVENE**

H. **APPROVAL OF MINUTES**

1. April 19, 2022 Planning Commission Meeting pages 46-52

I. **PLANNING COMMISSION DISCUSSION & RECOMMENDATION**

1. Conditional Use Permit Application ED # 3: pages 6-44  
Applicant: Christopher Hudson and Brad Miller  
Landowner: Kenneth Hodges  
PRN: 25761  
Location: 1191 Sinai Road  
Business Name: 4 Meats Processing Facility  
Proposed Use: Meat Processing

J. **PLANNING COMMISSION ADJOURN**

**NEXT MEETING(S)**

Board of Supervisors Regular Meeting June 6, 2022 (6:30 p.m.) – Monday

Board of Supervisors & Planning Commission June 21, 2022 (6:30 p.m.) – Tuesday

# **BUSINESS ITEMS**



# HALIFAX COUNTY *Virginia*

## AGENDA

|                      |  |  |
|----------------------|--|--|
| <b>Meeting Date:</b> | <b>May 17, 2022</b>  | <b>Staff Members:</b><br><br><b>Detrick Easley</b> |
| <b>Ordinance #</b>   |  |  |
| <b>Department:</b>   | <b>Planning &amp; Zoning</b>   |  |
| <b>Subject:</b>      | <b>Election District # 3<br/>Public Hearing<br/>Conditional Use Permit (4 Meats Processing Facility)</b> |  |

### Background:

#### 1. Conditional Use Permit Application ED # 3:

**Applicant:** Christopher Hudson and Brad Miller  
**Landowner:** Kenneth Hodges  
**PRN:** 25761  
**Location:** 1191 Sinai Road  
**Business Name:** 4 Meats Processing Facility  
**Proposed Use:** Meat Processing

Christopher Hudson and Brad Miller have applied for a conditional use permit to operate a meat processing facility at 1191 Sinai Road. Mr. Kenneth Hodges owns the property and will be leasing the building to the applicants. Mr. Hodges proposes to renovate the existing building on the property for use of the meat processing facility.

Mr. Hudson and Mr. Miller propose to operate Monday through Friday 8:00 am to 5:30 pm. They plan to operate with, 2 full- time employees and 3-part time employees. Drop - off for animals will be held once a week. The meat processing facility will provide custom cut beef, pork, chicken, and lamb.

VDOT has confirmed that the existing entrance into the property does meet requirements for low volume commercial entrance. Section 53-175 (38) of Halifax County Zoning Code allows farming & agricultural operations which process raw agricultural products into a finished product with the issuance of a conditional use permit.

The applicants held a community meeting at the TJM community center on May 9, 2022. Many citizens from the Sinai community expressed concerns about the current appearance of the site, the smell the slaughterhouse may cause, traffic, and visibility screening of the facility from the road and adjacent houses.

County staff has prepared potential site conditions for consideration to help provide some protection to adjoining property owners and requirements to follow all state and local regulations.

All supporting documents for the application are enclosed.

Enclosed you will find a letter of support from Halifax County Farm Bureau and letters of opposition from local citizens.

# 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](mailto:planning@co.halifax.va.us)

DATE FILED: 3/30/22

ELECTION DISTRICT # 3

## COUNTY OF HALIFAX, VIRGINIA LAND USE APPLICATION

Rezoning

Conditional Use Permit

Planned Unit Development

1. Applicant: Christopher Hudson Bred Miller
2. Address & Telephone: 8178 Huell Matthews Hwy Alton Va. 24520  
434-579-5338  
3047 Virgilina Rd. Virgilina Va. 24598  
434-572-0933
3. Current Zoning Classification: Agriculture A-1  
Proposed Zoning Classification: A-1
4. Proposed Use: Slaughter House & meat processing
5. County Code Section: Section 53-175 (38)
6. Location: Street Address: 1091 1191 Sinai Road  
Road Number: 654  
Nearest Intersection: 360/654 McLain Lane / 654  
Distance and Direction from Intersection: .2 miles  
South of McLain Lane  
Side of Road (North, South, East or West): North

- 7. Size of Parcel: 4.22 Acres
- 8. Size of Proposed Use Area: \_\_\_\_\_
- 9. Property Owner (If different from #1): Kenneth A. Hodges  
 Property Owner Address: 1180 Singsi Road  
South Boston Va. 24592
- 10. Deed Book: \_\_\_\_\_ Page # \_\_\_\_\_  
 Parcel Record Number (PRN): 25761
- 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.

3/25/22  
Date

  
Signature of Applicant

3/25/22  
Date

  
Signature of Property Owner



.25 S of  
Crisside Lane

**REQUIRED ATTACHMENTS**

1. Application Fee - \$500.00 (Check payable to County of Halifax)  
Solar Application Fee - \$1,000.00 (Check payable to County of Halifax)
2. Site Plan, to Scale, clearly illustrating all aspects of site usage. May be drawn on a plat of the parcel.

- A. Total parcel and proposed use area
- B. Buildings

- Provide separate drawing of interior layout, if appropriate
- Distances to all property lines should be noted

- C. Parking areas and capacity

- Note access from State Highway (see #3 below). Note nearest intersection if possible.

- D. Proposed Signs *ND*

- E. North Arrow

3. Written confirmation from the Virginia Department of Transportation that access to a State Highway can be approved for the property being developed (applicable to either existing or proposed access locations).

\*\* Contact Jay Craddock, P.E. with VDOT to arrange an onsite entrance review at phone number: 434-316-8898. \*\*

4. Other details or information to fully describe proposal (hours and/or days of operation, number of employees, site screening/buffering, etc).

**ADJOINING PROPERTY OWNERS**

**Name:**

**Mailing Address:**

Leland D. LUCE

1187 Sinai Rd. South Boston Va. 24592

Herbert & Martha Bellou

1183 Sinai Rd. South Boston Va. 24592

Gloria Hill of Dwight Overby

2047 Meid morion Lane South Boston Va.

**Details** [hide](#)

[Export to KML](#) [Export to SHP](#)

PRN: 25761

Owner: HODGES KENNETH A

1180 SINAI ROAD  
SOUTH BOSTON VA 24592

Legal Description: TRACT B FANNIE HARRIS EST RACE TR

District: D5

Mobile Home: 0

Tracts: 0

Road Number: 654

Sale Date: 7082020

Sale Price: 65000

Vacant or Improved: 1

Code: 400

Land Unit Type: A

Description: Building

Acres: 4.22

Land value: \$38,999

Building Value: \$26,300

Total Appraised Value: \$65,299

Total Assessed Value: \$65,299

Physical Location:  
1191 SINAI ROAD

[View Tax Card](#)

[Mailable Link \(right-click to copy\)](#)

[View in GoogleMaps](#)

[Halifax County Census Dashboard](#)

Attributes at point: N: 3432493, E: 11350427

**Precincts**

Name: Sinai

**Voting Districts**

District: 3

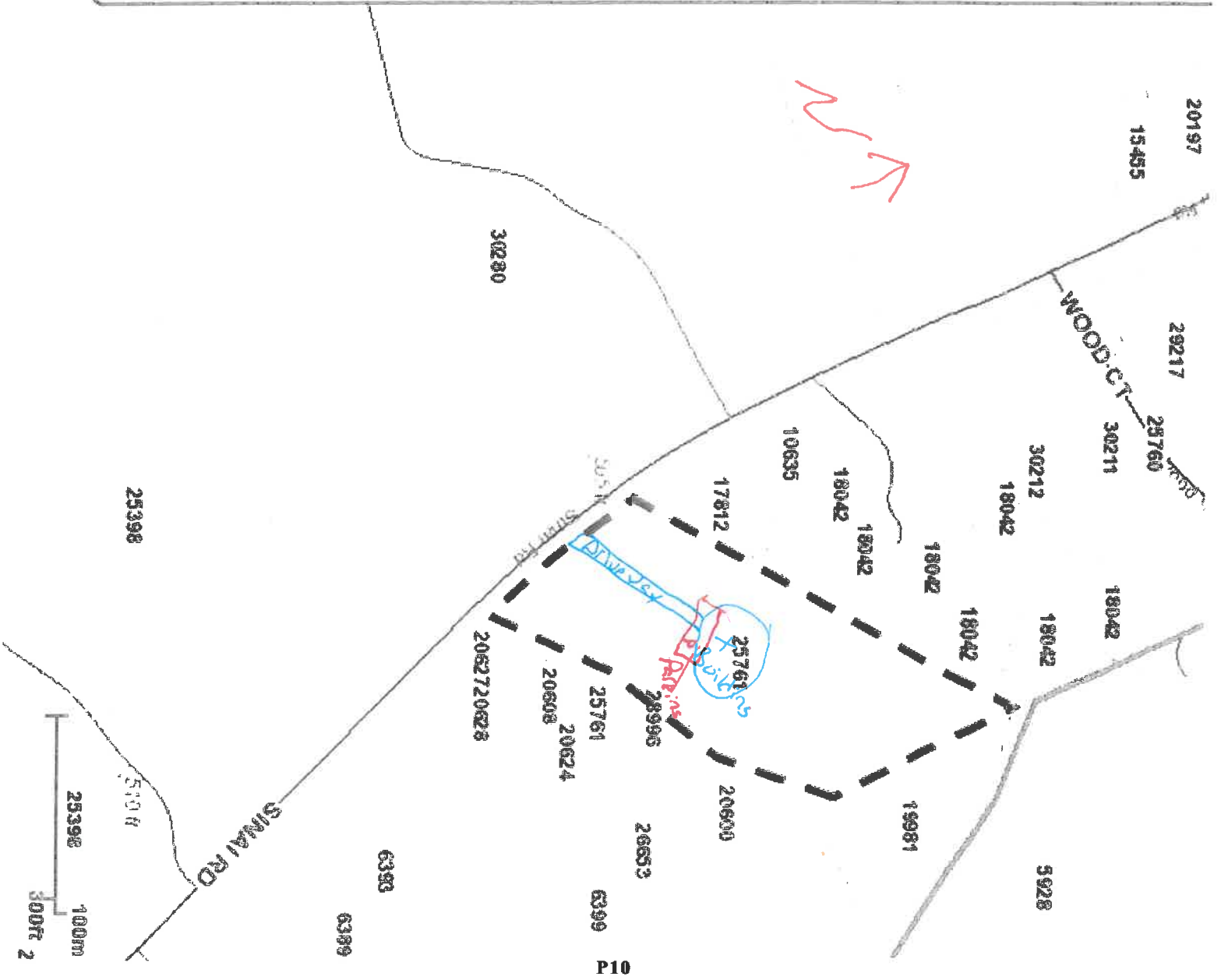
**Opportunity Zone**

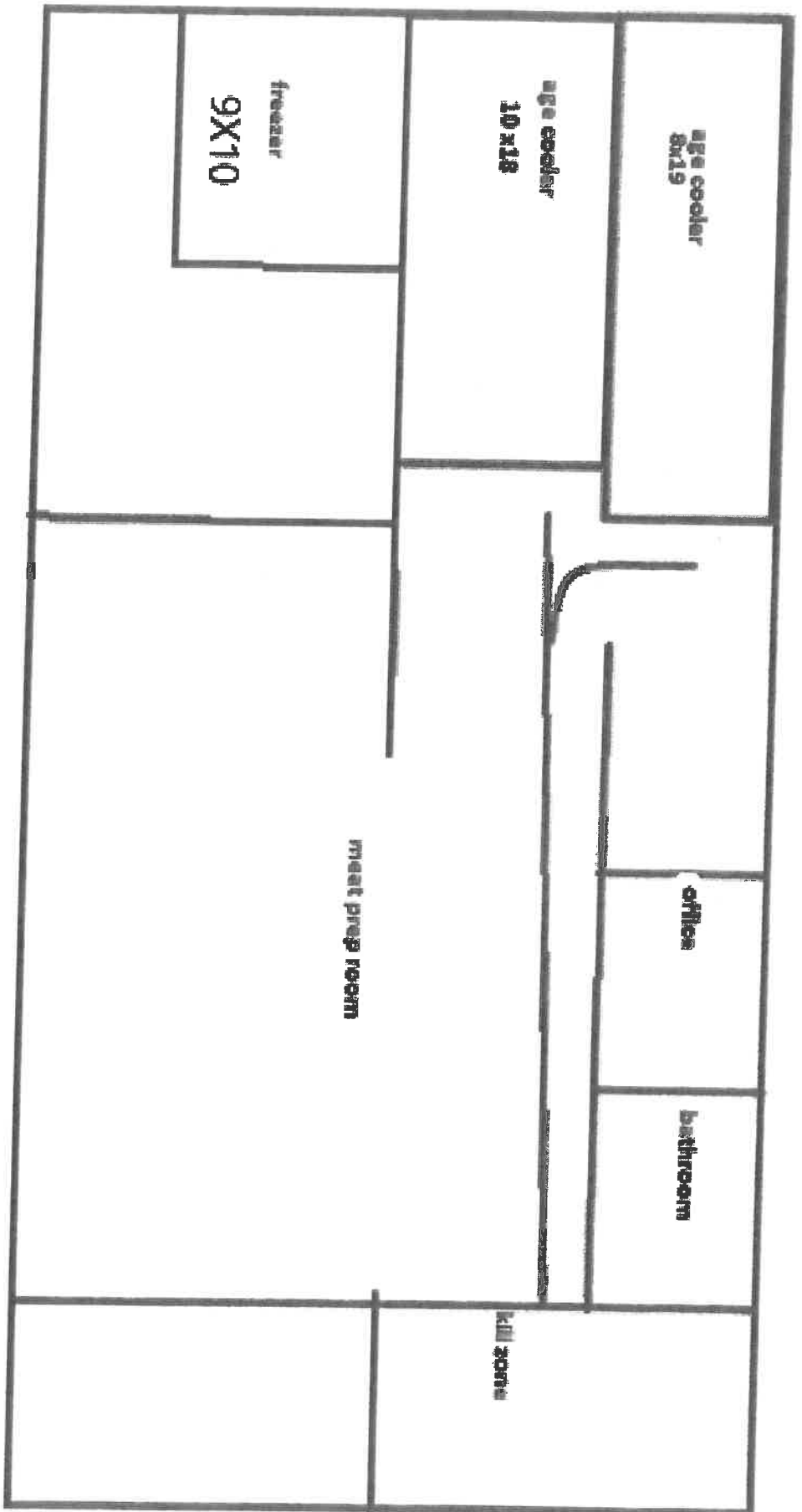
NAMELSAD10: Census Tract 9306

**Details**

N: 3433043, E: 11350368

Lat: 36°45' 01.9", Lng: -78°57' 08.7"





62 L

32  
W

## **4 Meats Slaughterhouse**

**1191 Sinai Road South Boston Va. 24592**

**Chris Hudson 434.579.5338**

**Brad Miller 434.572.0933**

The goal of 4 Meats Slaughterhouse is to help ease the pain of the food supply chain disruption by providing affordable service and quality products locally.

With the rising costs of food and gas, continuing supply chain issues farmers and consumers are looking to do business more locally. The lack of access to a meat processing facility locally has created a burden for cattlemen. 4 Meats Slaughterhouse can provide quality local service.

4 Meats Slaughterhouse will be a locally owned, owner-managed facility. With plans to process beef, pork, chicken, lamb, and venison, processing 2,400 heads annually.

Chris and Brad both have a community-minded entrepreneurial spirit, with the desire to solve a supply chain issue with a focus on locally grown and processed meat products. Chris and Brad are both farmers raising their own cattle, noting that it can take up to a year to be able to have their animals processed at established meat processing facilities over sixty miles away. The creation of a meat processing facility closer to farmers, will reduce costs for the farmers and keep more money in the local economy.

4 Meats Slaughterhouse will provide custom-cut beef, pork, chicken, lamb, and venison. This service will be provided to those who wish to supply their own animal, or from locally sourced farmer-supplied products.

Our business will operate Monday through Friday 8-5:30 observing most major holidays. We will operate with 5 employees, 2 full-time and 3 part-time. We will have scheduled drop-off days once a week. The pickup days will be 14 to 21 days after drop-off. The traffic in and out of the business will be very low and scheduled. The building we will be utilizing will be mostly centered on the parcel of land located at 1191 Sinai Road (PRN 25761). This lot is located .25 Miles North of Cassada Land and .2 miles South of Mallard Lane.

The live animals will be stored outside the building in catch pens until the time to be slaughtered. The animal will then enter our kill zone inside the building behind closed doors. At that point, the operation will begin following all USDA guidelines.

ADJOINING PROPERTY OWNERS FOR CHRIS HUDSON/BRAD MILLESLAUGHTER HOUSE

| PRN    | OWNER_CURRENT                 | Address_Line_1_Current | City_State_Zip_Current   |
|--------|-------------------------------|------------------------|--------------------------|
| ✓19981 | HILL GLORIA O OR              | 2047 MAID MARION LANE  | SOUTH BOSTON VA<br>24592 |
| ✓18042 | BALLOU MARTHA M. & HERBERT E. | 1183 SINAI ROAD        | SOUTH BOSTON VA<br>24592 |
| 18042  | BALLOU MARTHA M. & HERBERT E. | 1183 SINAI ROAD        | SOUTH BOSTON VA<br>24592 |
| ✓17812 | LUCK LELAND D                 | 1187 SINAI RD          | SOUTH BOSTON VA<br>24592 |
| 28996  | HILL GLORIA O OR              | 2047 MAID MARION LANE  | SOUTH BOSTON VA<br>24592 |
| 18042  | BALLOU MARTHA M. & HERBERT E. | 1183 SINAI ROAD        | SOUTH BOSTON VA<br>24592 |
| 18042  | BALLOU MARTHA M. & HERBERT E. | 1183 SINAI ROAD        | SOUTH BOSTON VA<br>24592 |
| ✓30280 | MARY HODGES                   | 1180 SINAI ROAD        | SOUTH BOSTON VA<br>24592 |
| ✓20628 | WILLIE JEFF PETTY             | 2167 LEDA ROAD         | NATHALIE VA. 24577       |
| ✓20600 | HELEN PETTY & LINDA DAVIS     | 1147 SINAI ROAD        | SOUTH BOSTON VA. 2492    |



Christopher Hudson &lt;cshudson1822@gmail.com&gt;

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**1191 Sinai Rd.**

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**Craddock, Joseph** <joseph.craddock@vdot.virginia.gov>  
To: Detrick Easley <Detrick.Easley@co.halifax.va.us>  
Cc: cshudson1822@gmail.com

Fri, Mar 25, 2022 at 4:00 PM

Detrick,

Mr. Chris Hudson requested that I look at the existing entrance, located at 1191 Sinai Rd, for his conditional use permit application. The existing entrance is suitable for a low-volume commercial entrance.

Mr. Hudson stated that he plans to run a slaughterhouse with 5 employees and have 1 day each week where people can drop off animals. This type of use should generate less than 50 vehicle trips per day, so a low-volume entrance is appropriate. If the business were to grow so that the traffic volume becomes greater than 50 vehicle trips per day, the existing entrance would not meet the requirements for a full commercial entrance.

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

Thanks,

Jay Craddock  
Assistant Resident Engineer - Land Use / Halifax Residency  
Virginia Department of Transportation  
434-433-3142  
Joseph.Craddock@vdot.virginia.gov



|

## Detrick Easley

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**From:** Christopher Hudson <cshudson1822@gmail.com>  
**Sent:** Tuesday, May 10, 2022 10:42 AM  
**To:** Detrick Easley  
**Subject:** Community Meeting  
**Attachments:** 4 Meats .pptx

Detrick,

Last night Brand and I had a community meeting at the TJM Community Center. This meeting was to have an informal discussion with the community members for Sinai Road. We started the meeting at 6:30 P.M and ended around 8:30 P.M. We discussed the topics about the appearance of the building, property, smell, waste, traffic flow and hours of operation. The citizens were concerned about the smell and noise. We explained to them that we would have a holding lot at the rear of the building. They would be enclosed except at the end where the livestock is unloaded at. The max time a live animal would be in the holding area would be one hour. Our goal was ten minutes. This is how we would eliminate the sound and odor of the living animal. All of our by-products will be contained in storage containers and kept in a refrigerated cooler until our approved by-products company collects them. This will prevent any odors. We addressed the issue of the property being cluttered and an "eyesore". We advised the citizens that we could not do anything about that until the CUP was approved. Once it was approved, we would start the clean-up process. The only thing we would not be able to do is to work on the larger building sitting close to the highway. We agreed that we would put in place a fence and or fast-growing trees/shrubs to block the view. We explained that all of the processes from start to finish would take place within our building. The traffic will not increase more than the normal heavy traffic on Sinai Road. All of our operations will be scheduled appointments. This will prevent a bottleneck of people entering and exiting our business. Our property will be clean and free of waste such as trash and debris. We have strict rules to follow being USDA inspected and we have a zero-tolerance for rodents and they bring germs and diseases around. Our hours of operation will be Monday thru Friday 8- 5. We will not be starting early and working late to disturb our neighbors before and after they get home from work and school. We look forward to making the Sinai area a great place to live and work. We also look forward to proving to the community that Brad and I hold true to our word. If anyone has any questions, please feel free to contact us.

Thanks,

Chris





# SIGN-IN SHEET

Date: \_\_\_\_\_, 20

| Date   | Name              | Time |
|--------|-------------------|------|
| 5/9/22 | Kyle N Crump      |      |
| 5/9/22 | Wayne Crump       |      |
| 5-9-22 | Hayd Richards     |      |
| 5/9/22 | Garth B Richards  |      |
| 5/9/22 | James E Clark, Jr |      |
| 5/9/22 | Jimmy Wood        |      |
| 5/9/22 | Vanessa Harmon    |      |
| 5-9-22 | Lynette F. Minton |      |
| 5-9-22 | Martha M Bell     |      |
| 5-9-22 | Walter L. Clark   |      |
| 5/9/22 | Avaris Williams   |      |
| 5/9/22 | Robert B. Lopez   |      |
| 5/9/22 | A. Goode          |      |
| 5/9/22 | Y. Family         |      |





# SIGN-IN SHEET

Date: 5-9 2022

| Date       | Name                    | Time         |
|------------|-------------------------|--------------|
| <u>5-9</u> | <u>Dorothy Benson</u>   | <u>10:00</u> |
| <u>5/9</u> | <u>Jane Paule</u>       | <u>10:00</u> |
| <u>5/9</u> | <u>Sharon Wilson</u>    | <u>10:15</u> |
| <u>5/9</u> | <u>Justin W</u>         | <u>3:52</u>  |
| <u>5/9</u> | <u>Hailie M.</u>        | <u>3:52</u>  |
| <u>5/9</u> | <u>Jinda Haug</u>       |              |
| <u>5-9</u> | <u>Bertha Dunbar</u>    |              |
| <u>5-9</u> | <u>J. Tom [unclear]</u> |              |
| <u>5-9</u> | <u>Ryane Barbott</u>    |              |
| <u>5-9</u> | <u>Lealand Luck</u>     |              |
| <u>5-9</u> | <u>Larry Younger</u>    |              |
| <u>5-9</u> | <u>DAVID I. FRASER</u>  |              |
|            | <u>Page Wilkerson</u>   |              |
| <u>5-9</u> | <u>Rene Anderson</u>    |              |

# HALIFAX COUNTY BOARD OF SUPERVISORS

## 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



Detrick Easley  
Zoning Administrator

May 2, 2022

Dear Adjoining Property Owner:

You are being notified of a Conditional Use Permit application which has been submitted by Christopher Hudson and Brad Miller to operate a meat processing facility at 1191 Sinai Road. Enclosed you will find the applicants narrative of their business proposal.

The attached Public Notice identifies the Applicant and property location, and describes the nature of the Land Use application. Dates, times, and locations of the Public Hearings 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. A Public Hearing Procedures document is enclosed for further information on the manner in which Hearings are conducted.

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 Application details, or if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Detrick Easley".

Detrick Easley  
Zoning Administrator



# 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, May 17, 2022** 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 # 3:**

|                       |   |
|-----------------------|---|
| <b>Applicant:</b>     | <b>Christopher Hudson and Brad Miller</b> |
| <b>Landowner:</b>     | <b>Kenneth Hodges</b>                     |
| <b>PRN</b>            | <b>25761</b>                              |
| <b>Location:</b>      | <b>1191 Sinai Road</b>                    |
| <b>Business Name:</b> | <b>4 Meats Processing Facility</b>        |
| <b>Proposed Use:</b>  | <b>Meat Processing</b>                    |

The Joint Public Hearing will be held in Public Meeting Room 201 of the Mary Bethune Office Complex, 1030 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, May 9, 2022 at 5:00pm 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  
Fax: (434) 476-3384  
Email: [planning@co.halifax.va.us](mailto:planning@co.halifax.va.us)



# HALIFAX COUNTY BOARD OF SUPERVISORS

## 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

Detrick Easley  
Zoning Administrator

March 3, 2022

Christopher Hudson  
8178 Huell Matthews Hwy  
Alton Va. 24520

Dear Mr. Hudson and Mr. Miller:

The Halifax County Planning Commission and Halifax Board of Supervisors will hold a Joint Public Hearing on Tuesday, May 17, 2022 at 6:30pm. The Public Hearing will address your conditional use permit application to operate a meat processing facility at 1191 Sinai Rd. The Public Hearing will be held in Public Meeting Room 201 of the Mary Bethune Office Complex, 1030 Mary Bethune Street, Halifax VA. 24558.

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,

Detrick Easley  
Zoning Administrator



Detrick Easley  
Zoning Administrator

# HALIFAX COUNTY BOARD OF SUPERVISORS

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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

## 4 MEATS PROCESSING 1191 SINAI 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 and Site Plan dated March 30, 2022. 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 or 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, or have a minimum four (4) inch stone base, or shall be paved.
6. Any mud, debris, or damage to any roadway shall be removed and repaired by the applicant immediately.
7. All facilities for the provision of potable water and sanitation and wastewater disposal systems shall be approved by the Virginia Department of Health.

8. 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.
9. The applicant shall consult with Halifax County Building Official on requirements of obtaining permits for the retrofit of existing building.
10. Animals shall be enclosed in gated enclosures with a minimum height of six (6) feet.
11. Live animals shall not be held on site or in catch pens no more than twenty- four (24) hours.
12. Manure from holding areas shall be removed from the site daily or stored in a manner to control odor.
13. All loading and unloading areas shall be screened from view from adjacent properties and public streets.
14. Exterior storage areas, including animal storage areas, vehicle and trailer storage shall be fenced and screened from adjacent property and public right of ways. Fencing shall be sufficient to provide adequate screening and contain animals securely on the owner's property at all times.
15. The site must be served by an approved Animal By-Product disposal company to dispose of all meat waste. This is meant to include, but is not limited to, all sewage, processed and unprocessed animal parts, manure, entrails, blood, hides and bones.
16. All exterior lighting shall be designed and installed so as to minimize glare onto adjoining properties or any public access road.
17. Adequate area shall be provided on site to accommodate parking of 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.
18. Any business advertising signs shall not encroach onto VDOT right-of way.
19. The Permittee is responsible for the appearance of the site, including litter pick-up and other orderly site appearance.
20. 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.

21. This permit shall become null and void if 4 Meats Processing operation is **not** commenced within (3) years of Permit issuance.
22. Failure of Permittee to fully conform to all terms and conditions of this Permit may result in revocation of the Conditional Use Permit.

# Halifax County Farm Bureau



April 27<sup>th</sup>, 2022

Planning Commissioners,

On April 26<sup>th</sup>, 2022, Mr. Brad Miller and Mr. Chris Hudson came to our board meeting with the Halifax County Farm Bureau Board of Directors to talk about the meat processing facility they want to construct. They explained everything in great detail, a timeline of events, that they will be U.S.D.A. certified, and that they will support local farmers by buying beef cows from Halifax, and one day, be able to sell it to the local community. Mr. Hudson and Mr. Miller explained that that is the goal, to be able to buy from the local citizens, to sell to the local citizens.

The Board of Directors were very pleased with the presentation that they gave, and excited to see a meat processing facility to come to Halifax. We want the Halifax County Planning Commission, Board of Supervisors, and Industrial Development Authority to know that we support this facility and think that it would be a great asset to Halifax County. For local farmers to be able to take their cattle to meat processing facility in Halifax and be able to put their label on it for citizens to see when they are purchasing, adds pride to the farmers work and to the consumer as they will know that their meat came from a locally grown cow.

Best Regards,

A handwritten signature in black ink, appearing to read "Garland Comer". The signature is fluid and cursive, written over a light blue horizontal line.

Garland Comer, President of the Halifax County Farm Bureau Board of Directors

March 6, 2022

Re: Meat Processing Center, Sinai Road, South Boston, VA 24592

**“OPERATION NOT IN MY BACKYARD”**

Attention: Board of Supervisors

A few months ago, there was a community wide drug bust entitled “Not in my backyard”; however here we are having a discussion in reference to the possibility of a “meat processing center” being put right in the middle of my parent’s backyard, and within an established community! I grew up right next door to this property, and I can not imagine looking out of the windows of my parent’s home and seeing animals waiting to be slaughtered. For some reason, “Sinai” has ALWAYS been viewed as shameful, crime ridden, and anything but positive, but right in the vicinity of this so-called meat processing center are stick built homes, well maintained properties of hard-working citizens who have worked hard to own homes. Clearly, this is another instance in this county of “who you know”, because none of you would want this taking place right next door to your house; not anywhere near your children, and definitely not in the vicinity of a community center in Cluster Springs which Mr. Miller already owns. Typical, the rich get richer, and the hardworking are still working hard.

I know my thoughts and opinions do not mean anything, but here are a few facts. Several years ago, when this property was purchased, it was supposed to be “cleaned up”, the building was supposed to be improved and there was supposed to be a fence in place to separate the building and all it’s inhabitants from the homes right next door. I invite you to journey down Sinai Road, take a look, and notice that nothing has been cleaned, nor organized, and the fence that was once in place, is down on the ground, an eye sore for those around it, and all those passing by. Secondly, there is an elementary school right down the road, named after the street. This means that daily some neighboring and adjacent students of this county would be passing by this establishment at least twice a day on school buses. Would you want to explain to your kids the nature of this establishment? Traffic on Sinai Road is already chaotic, with vehicles, tractor trailers, farm equipment, four-wheelers, and anything else with wheels! Another unforeseen issue is safety! How will these animals be killed? We all know bullets have no name, and as neighbors, we will hear nothing? Finally, let’s not forget that the mobile home park at the opposite end of the road is being renovating, so I guess it would be too great to have the entire road look decent. Furthermore, those of us with a sense of smell and ears to hear will be doomed by the unimaginable odor which will also attract flies, and mice, as well as the endless animal sounds. How will neighbors enjoy their homes? How will the students of Sinai Elementary enjoy recess with all this chaos just down the road? Let’s be real, the two gentlemen in charge of this “slaughter house” could not even conduct a community meeting for citizens within the designated community.

If that is not enough, here are more facts brought to you by the “USDA/ NCSA & CS Facility for Meat Processing Plants. According to this federal register, “the size of the site should allow for all buildings, parking lots, access roads, and future expansion. The site should be large enough to accommodate a portable water supply for your processing needs, and a sewage system

that can efficiently handle liquid waste and process water created by your establishment". The register also dictates that "locating trash dumpsters and receptacles so that they do not create a risk of product contamination." Finally, the article which I have cited stresses that "An improperly designed sewage system can contaminate the ground and water supply". In concluding these facts, is it safe for me to say you all plan to expand the property to include all these standards, and add dumpsters for excess trash and waste, right in someone's back yard? Also, what's the plan in the instance of water contamination?

In closing, I would encourage you to consider the views and thoughts of us neighboring, and tax paying citizens, look around, and ask yourself, "would I want this taking place in my back yard?"

Thank you,

Portia Ballou Logan, MA

(434) 517-1916

Shanna I. Luck  
1187 Sinai Road  
South Boston, VA 24592  
434-471-3841  
Shannaluck12@gmail.com

To the members of the Halifax County Planning Commission & Board of Supervisors,

Greetings! My name is Shanna Luck, daughter of Lealand Luck, who is the property owner of 1187 Sinai Road South Boston, VA 24592. I live with my father at the previously stated address, and I am writing this letter in opposition to a proposed meat processing business, "4 Meats Processing" to open at 1191 Sinai Road which is practically next door to my father's property.

For 40 plus years, my mother, who is now deceased, and father, who will be 84 years young in July, had and have called the Sinai community home. Practically all my life I have been a resident of the Sinai community. Our community is home to families both young and old and it would be detrimental to our neighborhood for a business of this sort to run in our backyards; next door to where we eat, sleep and enjoy the place we call home.

The meatpacking industry has been in existence since before the United States was fully formed; the first meatpacker was William Pynchon, founder of Springfield Massachusetts. In 1662, he began a business processing and exporting salted pork to a chain of islands we know to be The West Indies.

This industry has been a driving force behind popular inventions such as the assembly line as well as automated refrigeration. However, this type of business does not belong in ANY community inhabited by people. I ask that you deny Christopher Hudson & Brad Miller's Conditional Use Permit for this reason alone.

There are too many unanswered questions to even began asking but let's look at the facts of the matter. Slaughterhouses, or abattoirs, pollute waterways (high levels of nitrogen and phosphorus are found in wastewater from slaughterhouses) and are responsible for outputs of methane and carbon dioxide, both greenhouse gases. Waste from this type of process unit harms wildlife as well as ecosystems also by compounds found in waste as well as agents found in cleaning detergents.

We don't need or want this next door or in our backyards. We don't need or want possible water contamination or soil pollution in our community. We don't need or want a meat processing unit in our neighborhood. Again, I ask you to please deny the conditional use permit.

Imagine, for a moment, your neighborhood; the place you call home. Ask yourself, would you like a meat processing business located in the heart of your community or next door to where you live, outside in your backyard?

A residential or occupied neighborhood is not the place to form this type of business. Please stand with the residents of this community and deny this permit.

Sincerely,

*Shanna Luck*

## **Works Cited**

Federal Register/ Vol. 62, No. 164/ Monday, August 25, 1997/Rules and Regulations

# 4 Meats Processing Center

1191 Sinai Road

South Boston Virginia

Owners: Brad Miller and Chris Hudson



# History

- Chris and Brad are both community-minded individuals with excellent work ethics and a desire to serve our community.
- Both are beef cattle farmers
- Both are born and raised in Halifax County, Virginia

## Goal

- To ease the burden on the meat supply chain issue within our county and surrounding areas
- Provide a local option for farmers of Halifax County
- Provide locally raised meat to our community and surrounding areas
- Provide jobs to our citizens
- Provide revenue to our local farmers

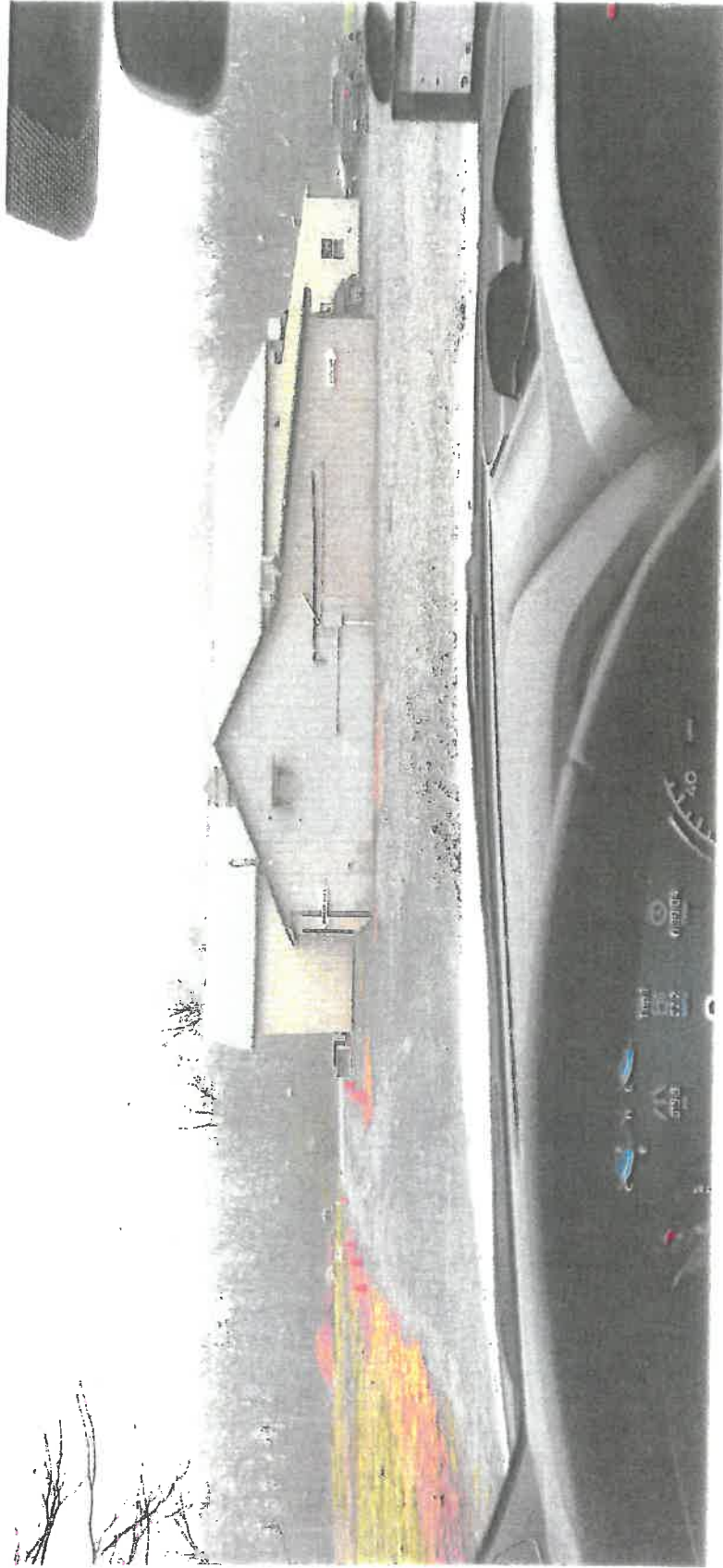
# Description

- Provide custom-cut beef, pork, chicken, lamb and venison
- Customers will provide their own animals
  - We will process, weigh and package their product for consumption

## Industry Status

- Meat consumption in the United States has continued to increase. Local farmers have limited access to meat processing facilities, with lengthy wait times for process.
- In a feasibility study conducted in 2014 by Matson Consulting, it was determined that a meat processing facility “Can be both technically and economically viable” in Halifax County, VA.

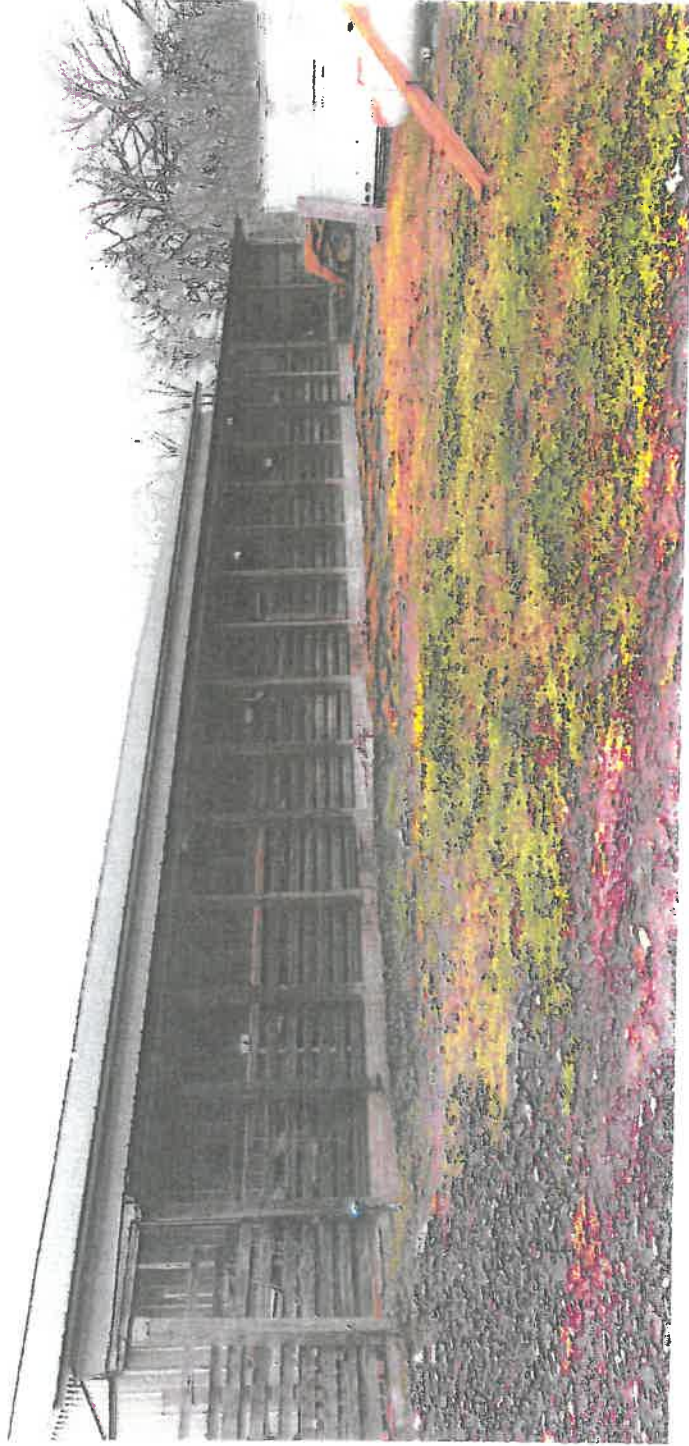
# Pleasant Valley Meats



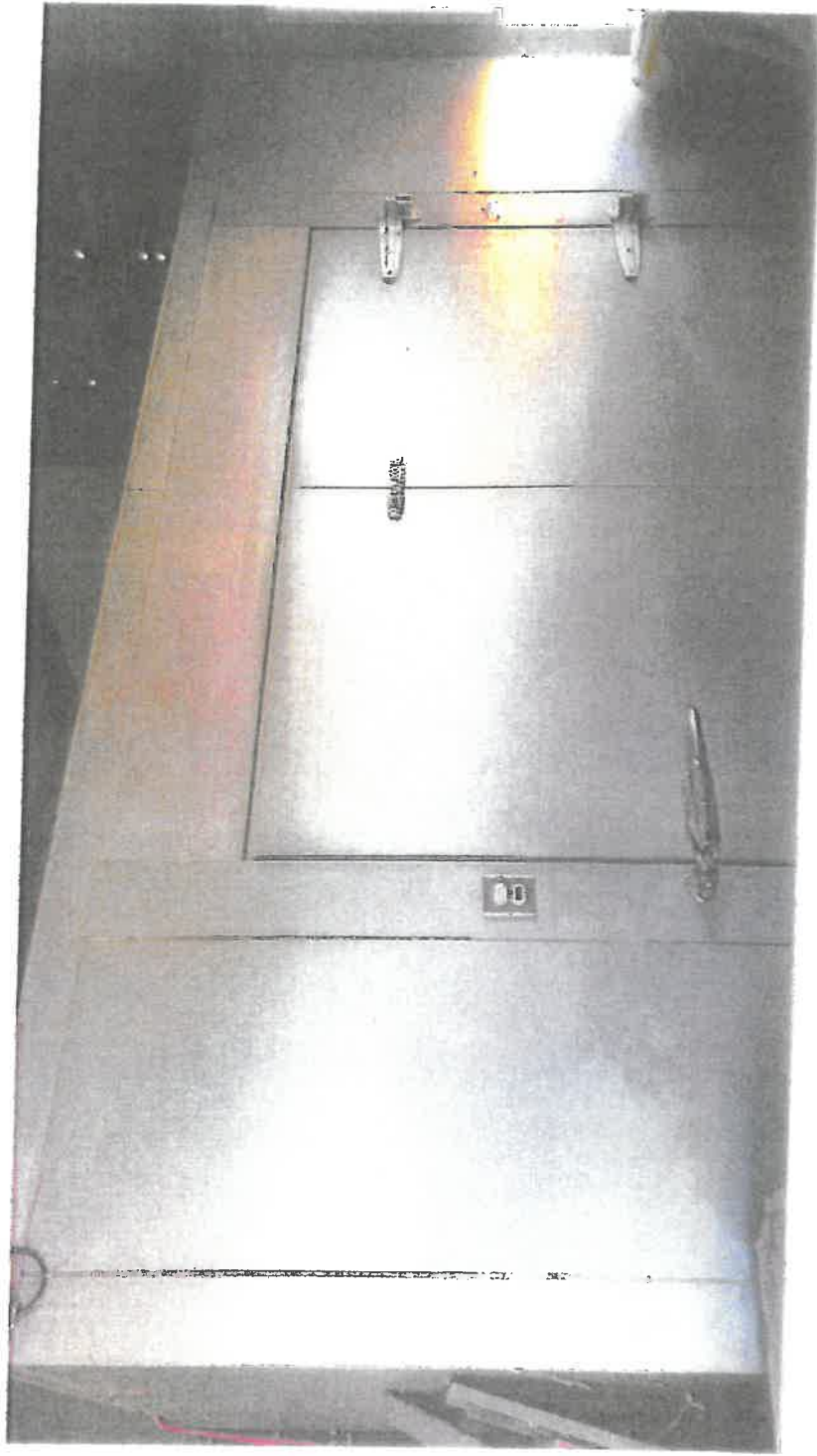
# Unloading Area



# Holding Area

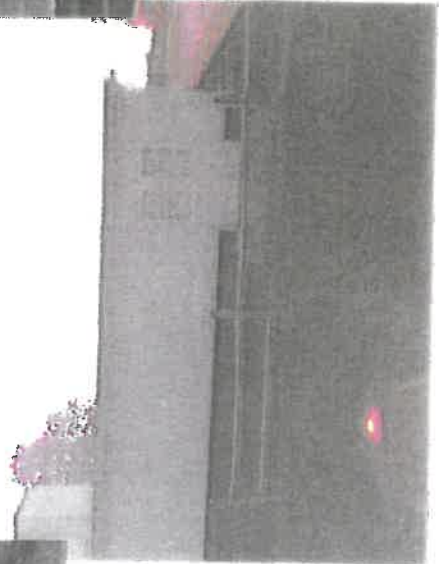


# Storage Coolers and Freezers





# The Butcher's Block



## Facility

- All operations will take place inside our building.
- It will be an open-air holding area on the rear of the building covered with a roof and sides.
- The holding area has a max one (1) hour hold time.
- We will be overseen by USDA inspectors, EPA, Virginia DEQ, VDOT and Halifax County Building Officials.

# Smell

- Our goal is a 10 (ten) minute hold time, this will reduce the chance of an animal defecating in the holding area.
- All by-products will be contained and stored in refrigerated walk-in coolers and disposed of by an approved Animal By-Products company.
- Animal waste, if any, will be hauled off on a daily basis.
- Our goal is to have zero smell however we know that is impossible. We are confident with our mitigation techniques the likelihood of any nuisance smell from the facility will be minimal.

# Cleanliness

- Our facility will be clean and well kept on the inside and outside.
- Our driveway will be gravel with a gravel parking lot.
- All trash will be picked up and disposed of in garbage containers.
- USDA provides specific guidance and expectations on cleanliness to be able to package USDA certified meats

<https://www.genuinehalifax.com/agritourism>

- **Our Heritage and Culture**
- Halifax County, VA is well-known for a long and vibrant heritage in agriculture and forestry.
- Our reputation for delicious fresh vegetables, farm-raised beef and pork, wine, and spirits is famous in the region. We're also proud of the heritage of our family owned farms that have and continue to grow or raise tobacco, hay, wheat, soybeans, vegetables, hogs, goats and sheep.
- This legacy has led to well-loved quality of life for our residents, and a drive through our community reveals the beauty of rural country life.

# **MINUTES**

## **CORRECTION/APPROVAL**

**Halifax County Board of Supervisors  
Halifax County Planning Commission  
Joint Meeting  
Mary Bethune Office Complex  
1030 Mary Bethune Street, Room 201  
Halifax, VA 24558  
Tuesday, April 19, 2022 / 6:30 PM**

**A. CALL TO ORDER**

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

Madam Chair Cowen called the Planning Commission meeting to order at 6:30 p.m.

Planning Commissioner Dustin Francis gave the invocation.

Chairman Short led the Pledge of Allegiance.

**B. ATTENDANCE**

Planning Commission members attending were: Mr. P. Riddle, ED1; Mr. D. Francis, ED2; Mr. B. Pearce, ED3; Mr. D. Reese, ED4; Ms. M. Cowan, ED5; Mr. J. Beard, ED6; Mr. J. Watts, ED7 and Ms. G. Smith-Mangum, ED8.

Staff members attending were: Mr. Scott Simpson, County Administrator; Ms. Olivia Epps, Strategic Programs Coordinator; and Mrs. Charlene Hendricks, Executive Assistant.

News reporters attending were: Miranda Baines, The Gazette-Virginian; Brittany Valdes, The News & Record.

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

**C. ADOPTION OF AGENDA**

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

**VOTE**

Motion passed 8-0 by the following vote:

Ayes: Mr. P. Riddle, Mr. D. Francis, Mr. B Pearce, Mr. D. Reese, Ms. M. Cowan, Mr. J. Beard, Mr. J. Watts and Ms. G. Smith-Mangum

Nays: No one

Abstained: No one

Absent During Vote: No one

Absent During Meeting: No one

**D. BUSINESS ITEMS**

1. Recognition of James R. Davis

Motion made by Commissioner Watts, seconded by Commissioner Riddle, to adopt the Resolution 2022-12 honoring Mr. James R. Davis for his dedication and faithful service to citizens of Halifax County during his appointment to the Halifax County Planning Commission.

**VOTE**

Motion passed 8-0 by the following vote:

Ayes: Mr. P. Riddle, Mr. D. Francis, Mr. B Pearce, Mr. D. Reese, Ms. M. Cowan, Mr. J. Beard, Mr. J. Watts and Ms. G. Smith-Mangum

Nays: No one

Abstained: No one

Absent During Vote: No one

Absent During Meeting: No one

Madam Chair Cowan read the Resolution and presented a framed copy to Mr. Davis.

Mr. Davis said he enjoyed his time working with the Planning Commission. He stated the Commissioners are a good group of people and he wished them continued success.

2. Public Hearings

A. Ordinance 2022-9 Amending Chapter 53, Zoning, Section 53-162, Revenue Sharing

Chairman Short said the first item on the agenda is Ordinance 2022-9 Amending Chapter 53, Zoning, Section 53-162, Revenue Sharing which is in the board packet on pages 6 -13 and he asked Mr. Simpson to provide an overview.

a) County Administrator Overview

Mr. Simpson said the Board of Supervisors adopted a Revenue Share Ordinance approximately ten months ago. At the time it was modeled on State Code, which allowed up to \$1,400 per megawatt assessment for solar facilities. He said since the time the Board of Supervisors adopted the Ordinance, the State Code was amended effective on July 1, 2021. He stated therefore the County Code would be best to be modified to match State Code. He said State Code was modified to allow for an assessment of the same \$1,400 per megawatts but effective on July 1, 2026 and every 5 years thereafter, it can be increased by 10 percent which will be memorialized in the new County Code. He explained the 10 percent increases which will take place in 2026, 2031, and thereafter.

Mr. Simpson said in addition to allowing for the increase in the Revenue Share, State Code now also includes energy storage facilities into the State Code and thus energy storage needs to be included in the County Ordinance if the County were to receive any requests for energy storage projects either in conjunction with solar facilities or a separate stand-alone energy storage projects. He said the proposed Ordinance would increase revenues to the County for the perpetuity of projects. He stated the original Ordinance was adopted by the Board of Supervisors through their public hearing process and this time it is being done in conjunction with the Planning Commission since it is included in Section 53-162 which is



the zoning section of the Ordinance. He explained since it is a part of the Zoning Ordinance, all zoning matters should be in conjunction with the Planning Commission.

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

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

- c) Public Comment

No one spoke in support or in opposition.

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

Hearing no comments, Planning Commission Madam Chair Cowan closed the Public Hearing on behalf of the Planning Commission. Board of Supervisors Chairman Short closed the Public Hearing on behalf of the Board of Supervisors.

#### B. Proposed Siting Agreement ED#5 – Staunton Solar, LLC

Chairman Short said the next item on the agenda is the Siting Agreement for Staunton Solar, LLC and he asked Mr. Simpson to provide an overview.

- a) County Administrator Overview

Mr. Simpson said back in November or December 2021, there was a public hearing held for a Conditional Use Permit for the Staunton Solar project. He said this current public hearing and discussion has no relation to the Conditional Use Permit (CUP) because it is strictly a siting agreement. He said at the same time Revenue Sharing was implemented during the General Assembly, they also implemented the ability for Siting Agreements. He explained in the past siting agreements were used for landfills and solid waste but approximately 18 months ago, solar facilities were included in that legislation. He stated this is the first project over 5 megawatts to come through the County which qualifies for both revenue share and a siting agreement since that change.

Mr. Simpson explained for future projects the time span between the CUP and Siting Agreement should not take as long. He said additional time was taken for this project to ensure a good template had been prepared for the Siting Agreement. He said the proposed siting agreement memorializes and stipulates items on how everyone will work together to fulfill the project. He discussed the advertisement which was published in the News and Record on April 4, 2022 and April 11, 2022, a letter from Oriden which is the Notice of Intent, and the Code of Virginia for negotiations for a siting agreement which are included in the Board packet on pages 15-17.



Notice of Intent to Locate for Solar Energy Project  
September 7, 2022

Scott R. Simpson, P.E.  
County Administrator, Halifax County  
3050 Mary Bethune Street  
P.O. Box 689  
Halifax, VA 24558  
traffice@halifaxva.gov

Dear Mr. Simpson:

On behalf of Oriden LLC, I am providing you notice to the Halifax County Administration of our intention to submit the necessary documentation for a Conditional Use Permit for a large scale solar energy facility in Scottsburg, Halifax County, Virginia, pursuant to Halifax County Code Article VII, Sec. 55-157.

The Staunton solar project ("Project") will be located at the intersection of MacDonald and Dryburg Roads, approximately 8.5 miles from the town of Scottsburg (38°46'24"N, 78°43'54"W). The Project's maximum generating capacity will be 47 MWdc and is sited on approximately 250 acres of land within the town area. Current site layout consists of approximately 127,000 photovoltaic modules. The Project's Point of Interconnection is a direct connection into the onsite 115kV Dryburg substation.

If the Administration has questions regarding the project, please contact Kaciele Barber at [kbarber@halifaxva.gov](mailto:kbarber@halifaxva.gov) or 754-849-8041.

Sincerely yours,

Kaciele Barber  
Senior Assistant, Development

**HALFAX COUNTY BOARD OF SUPERVISORS  
PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN, that a Joint Public Hearing will be held on Tuesday, April 19, 2022 beginning at 4:30 PM by the Halifax County Planning Commission and the Halifax County Board of Supervisors to consider a proposed Siting Agreement, pursuant to Article 7.3, Chapter 52, Title 15.2 of the Virginia Code (§ 15.2-2316.6 et seq.) for a proposed 403-acre, approximately 47 megawatt solar project on the following parcels in the County: 2006 14596, 14591, 14521, 15987, 18802 & 22217. The proposed solar project is located .02 miles north of the intersection of MacDonald Road and Dryburg Road in Scottsburg, Virginia.

This notice is provided pursuant to Virginia Code §§ 15.2-2304 and 15.2-2316.8. The proposed siting agreement may be reviewed at [www.halifaxcountyva.gov](http://www.halifaxcountyva.gov) or at the Halifax County Administration Office.

The Joint Public Hearing will be held in Public Meeting Room 201 of the Mary Bethune Office Complex, 3050 Mary Bethune Street, Halifax, Virginia.

Speakers at Public Hearings are subject to time limits. All who wish to comment on the proposed agreement are encouraged to submit written statements prior to, or at the hearing, either by mail, email, or fax, in addition to having the opportunity to speak at any such hearings.

Individuals requiring special assistance to attend and participate in the hearings, or requiring additional information on the hearings' issues, including copies of the ordinances or siting agreement, should contact the Halifax County Administration Office, 3050 Mary Bethune Street, Halifax, Virginia 24558.

Telephone: 434-476-3300  
Fax: 434-476-3304  
Email: [planning@halifaxva.gov](mailto:planning@halifaxva.gov)

Mr. Simpson said the Siting Agreement pertains to what Staunton Solar is proposing for the 47 megawatt project. He referred Board members to the Capital Payment Schedule included in the Board packet. He said within 90 days after the CUP is approved for the project, Staunton Solar will make a \$25,000 contribution to the County towards the Solid Waste Collection Center in the Scottsburg Community. He stated that contribution will be direct funds to help the community where the facility is located. He said upon the interconnection agreement being executed, which could take 9-18 months, they will contribute \$50,000 to the Capital Improvement Plan (CIP). He said if they transfer their interest of the project to a non-Mitsubishi entity or if they fail to provide development services to any other transfer, they will pay another \$15,000 to the capital fund. Mr. Simpson said on the commencement of construction, they will contribute \$100,000 towards the County's CIP but the building permit fee will be deducted from that contribution. He emphasized it is a safeguard feature built into the project in case they decide to transfer the project to any electric provider since electric providers are exempt from County permit fees.

Mr. Simpson discussed the chart and he said the anticipated operating year is estimated for 2026. He said the County would receive annually \$72,380 in revenue share for the 5 years following 2026. He stated they will make siting agreement payments totaling approximately \$1.1 million to the County's CIP over a 15-year period. He said that equates to approximately \$25,000 per megawatt which is in line with what other localities are receiving. Mr. Simpson discussed the payment schedule and he indicated negotiations resulted in what's best for the County and their project. He said spreading the payments out over a 15-year period seemed to work out for both entities and it would also make the project affordable for Staunton Solar.

Mr. Simpson said the Early Decommissioning Clause for the project is on page 34. He said the understanding is all of the solar projects are anticipated to operate for 35 years. He said the clause includes verbiage that if the project is decommissioned ahead of the 35 years, then they will contribute to the County a portion of anticipated revenue share payments the County would have received through year 35.

**EXHIBIT C**  
**Capital Payment Schedule**

|  |            |
|--|------------|
| Within 90 days after CUP approval for the Project (Contribution towards Scottsburg Solid Waste Collection Center Development)  | \$ 25,000  |
| Within 90 days after Interconnection Agreement execution   | \$ 50,000  |
| Upon (1) Applicant's transfer of its interest in the Project to a non-Mitsubishi entity; or (2) Applicant failing to provide development services in any other sphere of Applicant's interest in the Project | \$ 15,000  |
| Commencement of Construction on the Project (Less Building Permit Payment for 2019)  | \$ 100,000 |

| Anticipated Operating Year | Solar Facility Operating Over | Solar Revenue Share (Estimated) | Siting Agreement Payments | Total Estimated Payment |
|----------------------------|-------------------------------|---------------------------------|---------------------------|-------------------------|
| 2026                       | 1                             | \$72,380.00                     | \$60,000.00               | \$132,380.00            |
| 2027                       | 2                             | \$72,380.00                     | \$61,500.00               | \$133,880.00            |
| 2028                       | 3                             | \$72,380.00                     | \$63,037.50               | \$135,417.50            |
| 2029                       | 4                             | \$72,380.00                     | \$64,613.44               | \$136,993.44            |
| 2030                       | 5                             | \$72,380.00                     | \$66,226.77               | \$138,606.77            |
| 2031                       | 6                             | \$79,618.00                     | \$67,884.49               | \$147,502.49            |
| 2032                       | 7                             | \$79,618.00                     | \$69,581.61               | \$149,199.61            |
| 2033                       | 8                             | \$79,618.00                     | \$71,321.15               | \$150,939.15            |
| 2034                       | 9                             | \$79,618.00                     | \$73,104.17               | \$152,722.17            |
| 2035                       | 10                            | \$79,618.00                     | \$74,931.78               | \$154,549.78            |
| 2036                       | 11                            | \$87,579.80                     | \$76,805.07               | \$164,384.87            |
| 2037                       | 12                            | \$87,579.80                     | \$78,725.20               | \$166,305.00            |
| 2038                       | 13                            | \$87,579.80                     | \$80,693.33               | \$168,273.13            |
| 2039                       | 14                            | \$87,579.80                     | \$82,710.65               | \$170,290.46            |
| 2040                       | 15                            | \$87,579.80                     | \$84,778.43               | \$172,358.23            |
| 2041                       | 16                            | \$86,337.78                     |                           | \$86,337.78             |
| 2042                       | 17                            | \$96,337.78                     |                           | \$96,337.78             |

Halifax County - Stratten Solar 1 LLC  
Solar Facility Siting Agreement  
Page 15 of 17

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|      |    |              |  |              |
|------|----|--------------|--|--------------|
| 2043 | 18 | \$96,337.78  |  | \$96,337.78  |
| 2044 | 19 | \$96,337.78  |  | \$96,337.78  |
| 2045 | 20 | \$96,337.78  |  | \$96,337.78  |
| 2046 | 21 | \$105,971.56 |  | \$105,971.56 |
| 2047 | 22 | \$105,971.56 |  | \$105,971.56 |
| 2048 | 23 | \$105,971.56 |  | \$105,971.56 |
| 2049 | 24 | \$105,971.56 |  | \$105,971.56 |
| 2050 | 25 | \$105,971.56 |  | \$105,971.56 |
| 2051 | 26 | \$116,568.71 |  | \$116,568.71 |
| 2052 | 27 | \$116,568.71 |  | \$116,568.71 |
| 2053 | 28 | \$116,568.71 |  | \$116,568.71 |
| 2054 | 29 | \$116,568.71 |  | \$116,568.71 |
| 2055 | 30 | \$116,568.71 |  | \$116,568.71 |
| 2056 | 31 | \$128,225.59 |  | \$128,225.59 |
| 2057 | 32 | \$128,225.59 |  | \$128,225.59 |
| 2058 | 33 | \$128,225.59 |  | \$128,225.59 |
| 2059 | 34 | \$128,225.59 |  | \$128,225.59 |
| 2060 | 35 | \$128,225.59 |  | \$128,225.59 |

**Early Decommissioning of Project**

Decommissioning of the project ahead of operating Year 25 will result in the Applicant being required to make the County whole (i.e. to fund the remaining expected payments under the Solar Facility Siting Agreement ("Expected Payments"). If any decommissioning occurs prior to Operating Year 25, the payment rate will be reduced at 100% of the remaining Expected Payment through Operating Year 25 and 50% of the remaining Expected Payments through Operating Year 35. If any decommissioning occurs after Operating Year 25 and before Operating Year 35, the payment rate will be reduced to 50% of the remaining Expected Payment through Operating Year 35.

Halifax County - Stratten Solar 1 LLC  
Solar Facility Siting Agreement  
Page 16 of 17

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Madam Chair Cowan asked Mr. Simpson if the revenue share payments would always go into the Capital Improvement Plan or if those payments could be applied elsewhere. Mr. Simpson said the revenue share money will go into the General fund to offset the 100 percent exemption from machinery and tools. He verified the revenue share money will always go into the General fund and the siting agreement additional money will always be applied to the Capital funds.

Supervisor Duffey commented that he had read an article which indicated the Governor is trying to pass a Solar Bill regarding the runoff. Mr. Simpson said DEQ has put out new guidelines on how they treat solar panels. He said they used to treat solar panels as partially pervious and now they look at them as 100 percent impervious but the new guideline would likely affect the water quality more than water quantity.

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

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

- c) Public Comment

Mike Berlin with Oriden introduced himself and he spoke in support of the siting agreement. He said that Mr. Simpson did a nice job of summarizing the proposed agreement. He stated it has been a pleasure working with the County and he would be glad to answer any questions during the process.

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

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

**E. PLANNING COMMISSION RECESS FOR 5 MINUTES**

Planning Commission Madam Chair Cowan said the Planning Commission would recess for 5 minutes.

**F. PLANNING COMMISSION RECONVENE**

The Planning Commission reconvened at 7:03 p.m.

**G. MINUTES CORRECTION/APPROVAL**

Motion made by Commissioner Reese, seconded by Vice Chairman Watts, to approve the March 15, 2022 Minutes as presented in the meeting packet.

**VOTE**

Motion passed 8-0 by the following vote:

Ayes: Mr. P. Riddle, Mr. D. Francis, Mr. B Pearce, Mr. D. Reese, Ms. M. Cowan, Mr. J. Beard, Mr. J. Watts and Ms. G. Smith-Mangum

Nays: No one  
Abstained: No one  
Absent During Vote: No one  
Absent During Meeting: No one

**H. PLANNING COMMISSION DISCUSSION & RECOMMENDATION**

A. Ordinance 2022-9 Amending Chapter 53, Zoning, Section 53-162, Revenue Sharing

Madam Chair Cowan said the first item up for discussion is the proposed amendments to Ordinance 2022-9 for Revenue Sharing. The Commissioners had no questions or concerns.

Motion made by Commissioner Francis, seconded by Commissioner Beard to recommend to the Board of Supervisors to adopt Ordinance 2022-9 Amending Chapter 53, Zoning, Section 53-162, Revenue Sharing.

**VOTE**

Motion passed 8-0 by the following vote:

Ayes: Mr. P. Riddle, Mr. D. Francis, Mr. B Pearce, Mr. D. Reese, Ms. M. Cowan, Mr. J. Beard, Mr. J. Watts and Ms. G. Smith-Mangum

Nays: No one  
Abstained: No one  
Absent During Vote: No one  
Absent During Meeting: No one

B. Proposed Siting Agreement ED#5, Staunton Solar, LLC

Madam Chair Cowan said the next item to discuss is the proposed Staunton Solar, LLC Siting Agreement in ED#5. The Commissioners had no questions or concerns.

Motion made by Madam Chair Cowan, seconded by Commissioner Smith-Mangum, to recommend to the Board of Supervisors to approve the proposed Siting Agreement ED#5, Staunton Solar, LLC.

**VOTE**

Motion passed 8-0 by the following vote:

Ayes: Mr. P. Riddle, Mr. D. Francis, Mr. B Pearce, Mr. D. Reese, Ms. M. Cowan, Mr. J. Beard, Mr. J. Watts and Ms. G. Smith-Mangum

Nays: No one

Abstained: No one

Absent During Vote: No one

Absent During Meeting: No one

Madam Chair Cowan commented that she has not been able to get any documents from the County's website to open up on the surface tablet or her personal computer. Mr. Simpson said County staff could email a PDF version. Madam Chair Cowan confirmed that she had received a PDF version of the Board packet. She said her concern is County citizens should be able to go to the County's website and view those documents but they won't open. Mr. Simpson said Google Chrome will not open up links from the County's website but the documents can be opened with Internet Explorer. Madam Chair Cowan indicated that she had also tried opening the documents through Internet Explorer with no success. He verified that the County is in the process of updating the entire branding of the website and the process should be completed within the next few months.

**J. PLANNING COMMISSION ADJOURN**

Motion made by Commissioner Beard, seconded by Commissioner Riddle, to adjourn the meeting.

**VOTE**

Motion passed 8-0 by the following vote:

Ayes: Mr. P. Riddle, Mr. D. Francis, Mr. B Pearce, Mr. D. Reese, Ms. M. Cowan, Mr. J. Beard, Mr. J. Watts and Ms. G. Smith-Mangum

Nays: No one

Abstained: No one

Absent During Vote: No one

Absent During Meeting: No one

The meeting adjourned at 7:09 p.m.