



**PLANNING COMMISSION
REGULAR MEETING
Tuesday, September 5, 2023 - 7:00 PM**

**Board Meeting Room
39 Bank Street, SE,
Chatham, Virginia 24531**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. MOMENT OF SILENCE

4. PLEDGE OF ALLEGIANCE

5. HEARING OF THE CITIZENS

Each person addressing the Board under Hearing of the Citizens shall be a resident or land owner of the County, or the registered agent of such resident or land owner. Each person shall step up, give his/her name and district in an audible tone of voice for the record, and unless further time is granted by the Chairman, shall limit his/her address to three (3) minutes. No person shall be permitted to address the Board more than once during Hearing of the Citizens. All remarks shall be addressed to the Board as a body and not to any individual member thereof. Hearing of the Citizens shall last for a maximum of forty-five (45) minutes. Any individual that is signed up to speak during said section who does not get the opportunity to do so because of the aforementioned time limit, shall be given speaking priority at the next Board meeting. Absent Chairman's approval, no person shall be able to speak who has not signed up.

6. APPROVAL OF AGENDA

7. APPROVAL OF MINUTES

- a. August Board Meeting Minutes Approval (Staff Contact: Robin Vaughan)

8. CHAIRMAN'S REPORT

9. PUBLIC HEARING

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Planning Commission have been empowered to hear and decide specific applications in support of said ordinance and to

make recommendations to the Board of Supervisors or the Board of Zoning Appeals. In accomplishing this important task, we are charged with promoting the health, safety, and general welfare of the citizens of Pittsylvania County. We must insure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan and in the best interest of Pittsylvania County, its citizens and its posterity. Anyone here to speak to the board regarding zoning cases will be limited to (3) three minutes.

- a. Public Hearing: Case R-23-025 Michael and Jane Kendrick; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Oakes) (Staff Contact: Emily Ragsdale)
- b. Public Hearing: Case S-23-014 Appalachian Power; Special Use Permit for a Public Facility, Transmission Line, and a Public Utility Substation in accordance with Pittsylvania County Code § 35-179, 35-223, 35-268, and 35-281 (Oakes) (Staff Contact:)

- 10. OLD BUSINESS**
- 11. NEW BUSINESS**
- 12. ADJOURNMENT**

PITTSYLVANIA

COUNTY, VIRGINIA

PLANNING COMMISSION EXECUTIVE SUMMARY

Action Item

Agenda Title:	August Board Meeting Minutes Approval		
Staff Contact(s):	Robin Vaughan		
Agenda Date:	September 5, 2023	Item Number:	7.a.
Attachment(s):	1.	08012023 PC Minutes	
Reviewed By:			

SUMMARY:

FINANCIAL IMPACT AND FUNDING SOURCE:

RECOMMENDATION:

MOTION:

**PLANNING COMMISSION
REGULAR MEETING
Tuesday, August 1, 2023 - 7:00 PM**

**Board Meeting Room
39 Bank Street, SE,
Chatham, Virginia 24531**

MINUTES

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman, Nathan Harker.

2. ROLL CALL

3. MOMENT OF SILENCE

The Board observed a moment of silence.

4. PLEDGE OF ALLEGIANCE

The Board recited the Pledge of Allegiance.

5. HEARING OF THE CITIZENS

Each person addressing the Board under Hearing of the Citizens shall be a resident or land owner of the County, or the registered agent of such resident or land owner. Each person shall step up, give his/her name and district in an audible tone of voice for the record, and unless further time is granted by the Chairman, shall limit his/her address to three (3) minutes. No person shall be permitted to address the Board more than once during Hearing of the Citizens. All remarks shall be addressed to the Board as a body and not to any individual member thereof. Hearing of the Citizens shall last for a maximum of forty-five (45) minutes. Any individual that is signed up to speak during said section who does not get the opportunity to do so because of the aforementioned time limit, shall be given speaking priority at the next Board meeting. Absent Chairman's approval, no person shall be able to speak who has not signed up.

HEARING OF THE CITIZENS

No citizens came forward to speak.

6. APPROVAL OF AGENDA

A motion was made by Mr. Webb, seconded by Mr. Waters and by a seven (7) to zero (0) vote, the agenda was approved as presented.

RESULT: Approve

MOVER: Fred Webb

SECONDER: Richard Waters

AYES: None

NOES: None

ABSTAIN: None

7. APPROVAL OF MINUTES

- a. July Board Meeting Minutes Approval (Staff Contact: Robin Vaughan)
- a. July Board Meeting Minutes Approval
A motion was made by Mr. Webb, seconded by Mrs. Mease and by a seven (7) to zero (0) vote, the minutes were approved as presented.

RESULT: Approve

MOVER: Fred Webb

SECONDER: Janet Mease

AYES: None

NOES: None

ABSTAIN: None

8. CHAIRMAN'S REPORT

There was no Chairman's Report.

9. PUBLIC HEARING

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Planning Commission have been empowered to hear and decide specific applications in support of said ordinance and to make recommendations to the Board of Supervisors or the Board of Zoning Appeals. In accomplishing this important task, we are charged with promoting the health, safety, and general welfare of the citizens of Pittsylvania County. We must insure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan and in the best interest of Pittsylvania County, its citizens and its posterity. Anyone here to speak to the board regarding zoning cases will be limited to (3) three minutes.

- a. Public Hearing: Case R-23-017 Gwendolyn Averett; Rezoning RC-1, Residential Combined Subdivision District, to B-2, Business District, General (Brown) (Staff Contact: Emily Ragsdale)
- a. Public Hearing: Case R-23-017 Gwendolyn Averett; Rezoning RC-1, Residential Combined Subdivision District, to B-2, Business District, General (Brown)
Mr. Harker opened the public hearing at 7:05 p.m. Mrs. Ragsdale reported that Gwendolyn Averett had requested to withdraw the rezoning application at this time, so the Board will vote on allowing Mrs. Averett to withdraw the petition without penalty so the case can be heard at a later

date. A motion was made by Mr. Brown, seconded by Mrs. Henderson, motion passed by a seven (7) to zero (0) vote.

RESULT: Approve
MOVER: Justin Brown
SECONDER: Colette Henderson

AYES: Nathan Harker, Gary Oakes, Colette Henderson, Justin Brown, Richard Waters, Fred Webb, Janet Mease

NOES: None

ABSTAIN: None

- b. Public Hearing: Case R-23-021 Kevin and Frances Reynolds; Rezoning from R-1, Residential Suburban Subdivision, to A-1, Agricultural District. (Mease) (Staff Contact: Emily Ragsdale)
- b. Public Hearing: Case R-23-021 Kevin and Frances Reynolds; Rezoning from R-1, Residential Suburban Subdivision, to A-1, Agricultural District. (Mease)

Mr. Harker opened the public hearing at 7:06 p.m. Mrs. Ragsdale, Director of Community Development, reported that Frances Reynolds had petitioned to rezone 2.28 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for a second dwelling. Frances Reynolds represented the petition, there was no opposition. Mr. Harker closed the public hearing at 7:07 p.m. A motion was made by Mrs. Mease, seconded by Mr. Webb to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve
MOVER: Janet Mease
SECONDER: Fred Webb

AYES: Nathan Harker, Gary Oakes, Colette Henderson, Justin Brown, Richard Waters, Fred Webb, Janet Mease

NOES: None

ABSTAIN: None

- c. Public Hearing: Case R-23-022 Larry Dalton; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Brown) (Staff Contact: Emily Ragsdale)
- c. Public Hearing: Case R-23-022 Larry Dalton; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Brown)
Mr. Harker opened the public hearing at 7:08 p.m. Mrs. Ragsdale, Director

of Community Development, reported that Larry Dalton had petitioned to rezone 2.38 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for the property to be consolidated with an adjacent parcel zoned A-1, Agricultural District. Mrs. Ragsdale represented the petition, there was no opposition. Mr. Harker closed the public hearing at 7:09 p.m. A motion was made by Mr. Brown, seconded by Mr. Oakes to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve
MOVER: Justin Brown
SECONDER: Gary Oakes

AYES: Nathan Harker, Gary Oakes, Colette Henderson, Justin Brown, Richard Waters, Fred Webb, Janet Mease

NOES: None

ABSTAIN: None

- d. Public Hearing: Case R-23-023 Willie Thompson; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Waters) (Staff Contact: Emily Ragsdale)
- d. Public Hearing: Case R-23-023 Willie Thompson; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Waters)

Mr. Harker opened the public hearing at 7:10 p.m. Mrs. Ragsdale, Director of Community Development, reported that Willie Thompson had petitioned to rezone 11.18 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for the property to be subdivided. Mrs. Ragsdale represented the petition, there was no opposition. Mr. Harker closed the public hearing at 7:11 p.m. A motion was made by Mr. Waters, seconded by Mr. Brown to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve
MOVER: Richard Waters
SECONDER: Justin Brown

AYES: Nathan Harker, Gary Oakes, Colette Henderson, Justin Brown, Richard Waters, Fred Webb, Janet Mease

NOES: None

ABSTAIN: None

- e. Public Hearing: Case R-23-024 David and Mary Ellen Wright; Rezoning R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Oakes) (Staff Contact: Emily Ragsdale)
- e. Public Hearing: Case R-23-024 David and Mary Ellen Wright; Rezoning R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Oakes)

Mr. Harker opened the public hearing at 7:12 p.m. Mrs. Ragsdale, Director of Community Development, reported that David & Mary Ellen Wright had petitioned to rezone 20.78 acres from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for agricultural purposes. Mary Ellen Wright represented the petition, there was no opposition. Mr. Harker closed the public hearing at 7:13 p.m. A motion was made by Mr. Oakes, seconded by Mr. Waters to recommend the Board of Supervisors grant the rezoning request. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve
MOVER: Gary Oakes
SECONDER: Richard Waters

AYES: Nathan Harker, Gary Oakes, Colette Henderson, Justin Brown, Richard Waters, Fred Webb, Janet Mease
NOES: None
ABSTAIN: None

- f. Public Hearing: Case S-23-009 Michael Blackwell; Special Use Permit for a Public Garage in accordance with Pittsylvania County Code § 35-179 (Waters) (Staff Contact: Emily Ragsdale)
- f. Public Hearing: Case S-23-009 Michael Blackwell; Special Use Permit for a Public Garage in accordance with Pittsylvania County Code § 35-179 (Waters)

Mr. Harker opened the public hearing at 7:14 p.m. Mrs. Ragsdale, Director of Community Development, reported that Michael Blackwell had petitioned for a Special Use Permit on 8.50 acres, to allow for the repair of automobiles/public garage. Michael Blackwell represented the petition, there was no opposition. Mr. Harker closed the public hearing at 7:15 p.m. A motion was made by Mr. Waters, seconded by Mr. Webb to recommend the Board of Supervisors grant the Special Use Permit with the following conditions: 1) Repair activities shall be contained within an enclosed structure. 2) Inoperable vehicles shall comply with Chapter 9 of the Pittsylvania County Code and must be stored in an area screened in accordance with PCC § 35-121. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve
MOVER: Richard Waters
SECONDER: Fred Webb

AYES: Nathan Harker, Gary Oakes, Colette Henderson, Justin Brown,
Richard Waters, Fred Webb, Janet Mease

NOES: None

ABSTAIN: None

- g. Public Hearing: Case S-23-010 Joseph Reynolds; Special Use Permit for the Placement of a Doublewide Mobile Home in accordance with Pittsylvania County Code § 35-223 (Oakes) (Staff Contact:)
- g. Public Hearing: Case S-23-010 Joseph Reynolds; Special Use Permit for the Placement of a Doublewide Mobile Home in accordance with Pittsylvania County Code § 35-223 (Oakes)

Mr. Harker opened the public hearing at 7:15 p.m. Mrs. Ragsdale, Director of Community Development, reported that Joseph Reynolds had petitioned for a Special Use Permit on 0.88 acres, to allow for the placement of a double-wide mobile home. Joseph Reynolds represented the petition, there was no opposition. Mr. Harker closed the public hearing at 7:16 p.m. A motion was made by Mr. Oakes, seconded by Mrs. Mease to recommend the Board of Supervisors grant the Special Use Permit. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve
MOVER: Gary Oakes
SECONDER: Janet Mease

AYES: Nathan Harker, Gary Oakes, Colette Henderson, Justin Brown,
Richard Waters, Fred Webb, Janet Mease

NOES: None

ABSTAIN: None

- h. Public Hearing: Case S-23-011 Joy Hardy; Special Use Permit for a Private Club in accordance with Pittsylvania County Code § 35-179 (Webb) (Staff Contact: Emily Ragsdale)
- h. Public Hearing: Case S-23-011 Joy Hardy; Special Use Permit for a Private Club in accordance with Pittsylvania County Code § 35-179 (Webb)

Mr. Harker opened the public hearing at 7:17 p.m. Mrs. Ragsdale, Director of Community Development, reported that Joy Hardy had petitioned for a Special Use Permit on 23.39 acres, to allow for a public club. Joy Hardy represented the petition, there was no opposition. Mr. Webb asked if the Special Use Permit would transfer ownership if the property was ever sold,

Mrs. Ragsdale stated that it would transfer to the new property owner. Ms. Hardy stated that at this time the property would only be hosting a fund raiser for the Pittsylvania County ASPCA once a year. Mr. Harker closed the public hearing at 7:21 p.m. A motion was made by Mr. Webb, seconded by Mr. Oakes to recommend the Board of Supervisors grant the Special Use Permit with the following conditions: 1) Any outdoor club events or outdoor music must end by 10:00 p.m. Monday - Thursday and by midnight (12:00 a.m.) Friday - Sunday. 2) Must remain in compliance with the Pittsylvania County Noise Ordinance. 3) Must remain in compliance with all applicable Virginia Department of Health Regulations. Motion passed by a seven (7) to zero (0) vote.

RESULT: Approve

MOVER: Fred Webb

SECONDER: Gary Oakes

AYES: Nathan Harker, Gary Oakes, Colette Henderson, Justin Brown, Richard Waters, Fred Webb, Janet Mease

NOES: None

ABSTAIN: None

10. OLD BUSINESS

Mrs. Ragsdale reminded the Board that the next bi-monthly meeting for the zoning ordinance update will be held on August 10th at 5:30 pm.

11. NEW BUSINESS

Mrs. Ragsdale stated there will be one rezoning case and two special use permits for the month of September.

12. ADJOURNMENT

The meeting was adjourned at 7:24 p.m.

STAFF SUMMARY

<u>CASE</u>	<u>ZONING REQUEST</u>	<u>CYCLE</u>
R-23-025	R-1 to A-1	September 2023/October 2023
<u>SUBJECT/PROPOSAL/REQUEST</u> Michael & Jane Kendrick are requesting to rezone property from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District.		PLANNING COMMISSION: September 5, 2023 BOARD OF SUPERVISORS: October 17, 2023
DISTRICT: Tunstall		ADVERTISED: August 23 & 30, 2023 & September 20 & 27, 2023

SUBJECT

Requested by Michael and Jane Kendrick, to rezone property located off State Road 847/Sam Haley Road and State Road 848/Joe Carter Road, in the Tunstall Election District and shown on the Tax Maps as GPIN #s 1450-72-9769, 1450-82-1035, and 1450-62-4339. The applicant is requesting to rezone three (3) parcels, totaling 27.92 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow the property to be used for agricultural purposes.

BACKGROUND/DISCUSSION

Michael and Jane Kendrick are requesting to rezone three (3) properties, totaling 27.92 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for agricultural uses on the subject properties. The properties are currently zoned R-1, Residential Suburban Subdivision District. Under the current zoning classification, this type of use would only be allowed as an incidental use. Section 35-51 of the Pittsylvania County Zoning Ordinance states that “incidental agricultural is permitted in any district that allows residential uses provided that such agricultural use shall not occupy over five (5) acres.” In order for the property to be used for agricultural uses with the current R-1 zoning classification, the property must be occupied by a dwelling. The applicants are requesting to rezone the property to bring the use of the properties into compliance with the current Ordinance requirements.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District, and R-1, Residential Suburban Subdivision District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-23-025, submitted by Michael and Jane Kendrick, requesting to rezone a total of 27.92 acres located off State Road 847/Joe Carter Road & State Road 848/Joe Carter Road, in the Tunstall Election District and shown on the Tax Maps as GPIN #s 1450-62-4339, 1450-72-9769, 1450-82-1035. The subject properties are adjacent to properties currently zoned A-1, Agricultural District and the rezoning would be consistent with the County's Comprehensive Plan.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-23-025 as submitted.
2. Recommend denial of Case R-23-025 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PITTSYLVANIA COUNTY
APPLICATION FOR REZONING**

Michael & Jane Kendrick, as owners of the below described properties, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Michael & Jane Kendrick
Address: 240 Joe Carter Road, Danville, VA 24541
2. Location of Property: Route 848/Joe Carter Road & State Road 847/Sam Haley Road
Telephone: 434-250-5605
3. Tax Map Numbers: 1450-62-4339, 1450-72-9769 & 1450-82-1035
4. Election District: Tunstall
5. Size of Property: 27.92 acres
6. Existing Land Use: Vacant

Total Amount: \$410.89 #9775
Taken By: K. Hayes B410.89

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: To use for agricultural purposes

Proposed Zoning: A-1, Agricultural District

8. Are conditions being proffered: Yes No

9. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan or Waiver	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> List of Adjoining Properties
<input type="checkbox"/> Plat Map	<input type="checkbox"/> Copy of Deed	<input type="checkbox"/> Copy of Deed Restrictions Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

Jane Kendrick
Jane Kendrick

OFFICE USE ONLY

Application Deadline: 07/27/23
Received By: ESR
B.O.S. Meeting Date: 10/17/23

Application No. R-23-025
P.C. Meeting Date: 09/05/23
Date Received: 07/17/23
Action: _____

**VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY**

27.92 acres of land, generally located)
on State Road 847/Sam Haley Road)
& State Road 848/Joe Carter Road within)
the Tunstall Election District and recorded)
as parcel ID #s 1450-62-4339, 1450-72-9769)
& 1450-82-1035 in the Pittsylvania County)
tax records.)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:


WHEREAS, your Petitioners, Michael & Jane Kendrick, respectfully file this petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioners are the Owners of the above-referenced parcels.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioners now desire to have the property rezoned to A-1, Agricultural District.

WHEREFORE, your Petitioners respectfully request that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcels of land be rezoned as set out in Number 3.

FURTHER, your Petitioners respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,



Jane Kendrick

August 11, 2023

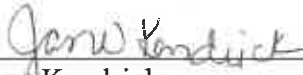
Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

Michael & Jan Kendrick, as owners, would like to apply to the Planning Commission/Board of Supervisors to rezone 27.92 acres, GPIN #s 1450-62-4339, 1450-72-9769, 1450-82-1035, located on State Road 847/Sam Haley Road & State Road 848/Joe Carter Road, in the Tunstall Election District.

We are requesting to rezone these parcels from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to allow for agricultural use.

Sincerely,



Jane Kendrick



OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

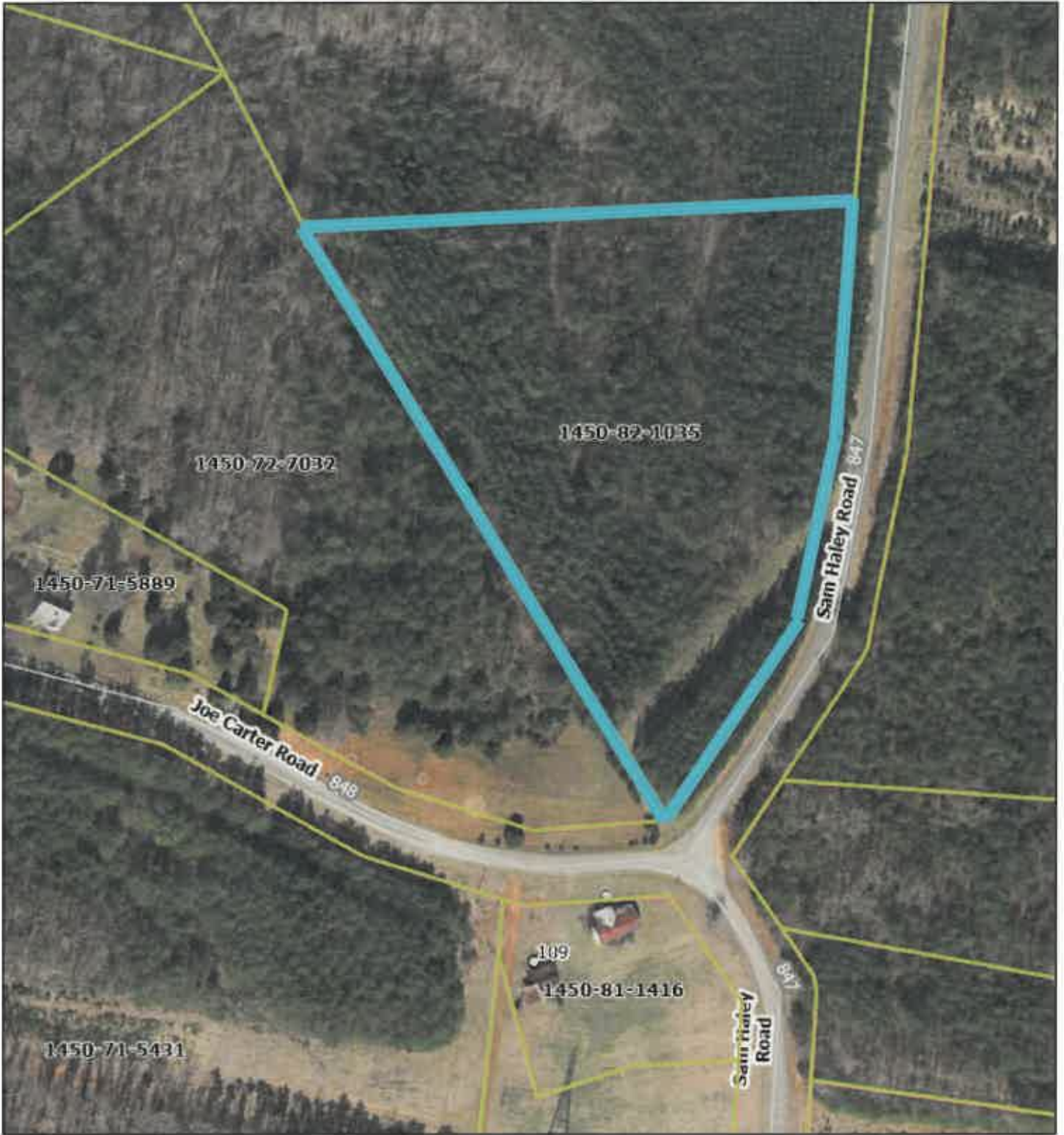
Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case R-23-025 Applicant Joni Kendrick Date 8-18-2023

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT UTILITIES
1450-63-5282	KENDRICK, MICHAEL HENRY	240 JOE CARTER RD	DANVILLE, VA 24541
1450-61-5976	EMERSON, ROBERT B	3450 SUGARTREE CHURCH ROAD	DANVILLE, VA 24541
1450-51-9923	KENDRICK, MICHAEL JOSEPH	513 JOE CARTER RD	DANVILLE, VA 24541
1450-62-8326	KEY, CHRISTOPHER THOMAS	384 JOE CARTER RD	DANVILLE, VA 24541
1450-62-0469	WRIGHT, M DAVID JR	3001 WHISPERING PINES RD	AXTON, VA 24054
1450-82-6190	GARREN, RONNIE E	719 VISTA VIEW LANE	RIDGEWAY, VA 24148
1450-94-9354	POWELL, DANA LYNN	632 SAM HALEY RD	DANVILLE, VA 24541
1450-73-9434	MINTER, BRENDA C	4224 SCOTT LN	WAXHAW, NC 28173
1450-74-0390	VISION AT WORK	333 NORTHMONT BLVD	DANVILLE, VA 24540
1450-82-6190	GARREN, MARSHA CARTER	719 VISTA VIEW LANE	RIDGEWAY, VA 24148
1450-81-7503	MINTER, DON W	4224 SCOTT LN	WAXHAW, NC 28173
1450-81-1416	JEH3 LLC	204 PINEVIEW RD	DANVILLE, VA 24541
1450-81-2033	WOODS, JASON	209 HERMITAGE DR	DANVILLE, VA 24541

R-23-025 MIKE & JANE KENDRICK

ArcGIS Web Map



8/11/2023, 9:20:47 AM

1:2,257

Virginia Cities and Counties

○ Addresses

County

Route Numbers

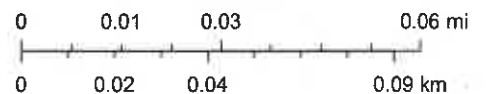
Tax Parcels (All)

Streets

Assessed Parcels

ALL OTHER

Assessed Parcels Labels








Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Virginia Geographic Information Network (VGIN)

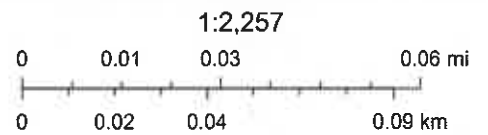
ArcGIS Web AppBuilder

ArcGIS Web Map



8/11/2023, 8:28:53 AM

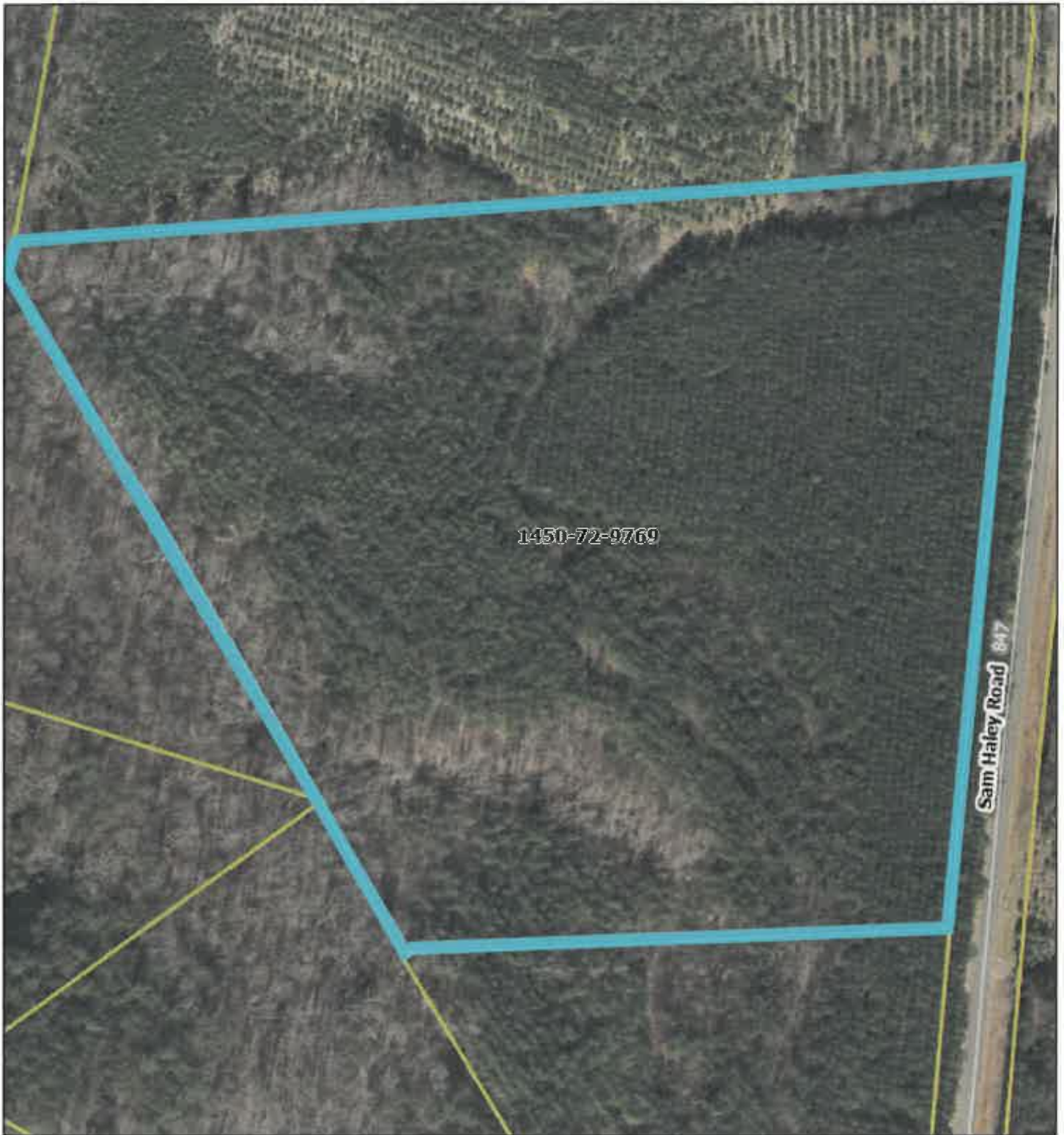
- Virginia Cities and Counties  Assessed Parcels
-  County
-  Tax Parcels (All)
-  Assessed Parcels Labels
-  Addresses



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ArcGIS Web AppBuilder

ArcGIS Web Map



8/11/2023, 8:35:51 AM

1:2,257

Virginia Cities and Counties

Assessed Parcels Labels

0 0.01 0.03 0.06 mi

 County

Route Numbers

0 0.02 0.04 0.09 km

 Tax Parcels (All)

Streets

 Assessed Parcels

ALL OTHER

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ArcGIS Web AppBuilder

STAFF SUMMARY

<u>CASE</u> S-23-014	<u>ZONING REQUEST</u> SUP	<u>CYCLE</u> September 2023/October 2023
<u>SUBJECT/PROPOSAL/REQUEST</u> Appalachian Power Company is requesting a Special Use Permit for transmission lines.		PLANNING COMMISSION: September 5, 2023
DISTRICT: Tunstall District		BOARD OF ZONING APPEALS: October 12, 2023
		ADVERTISED: August 23 & 30, 2023 & September 20 & 27, 2023

SUBJECT

Requested by Appalachian Power, for a Special Use Permit for a Public Facility, Transmission Line, and a Public Utility Substation in accordance with Pittsylvania County Code § 35-179, 35-223, 35-268, and 35-281. The property is nine (9) parcels, totaling 140.67 acres, located on or off of State Road 708/Long Circle, US Highway 58/Martinsville Highway, and State Road 952/Blackbird Place, in the Tunstall Election District and shown on the Tax Map as GPIN # 1358-47-1743, 1358-37-6709, 1358-38-9201, 1358-38-7252, 1359-30-7294, 1358-36-9839, 1358-35-8704, 1358-46-2848, and 1358-48-7722.

BACKGROUND/DISCUSSION

Appalachian Power Company is requesting a Special Use Permit to allow for the placement of a transmission line. The proposed project will be a new 138kV transmission line that will connect the existing Axton-Danville No. 2 138 kV transmission line to the existing West Fork Substation, delivering an additional power source to support the local transmission system and increase electric reliability for the community. The proposed transmission line will extend approximately one (1) mile southeast from the existing Axton-Danville No. 2 138 kV transmission line near State Road 952/Black Bird Place, to the proposed Brosville Substation. If approved the new substation will be constructed on the parcels adjacent to the current West Fork Substation, occupying a footprint of approximately 210 feet by 190 feet that will accommodate two 138 kV circuit breakers, metering equipment and a drop in control module. The estimated height of the substation equipment is sixty (60) feet. Appalachian Power has acquired all required easements for the project.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Medium to High Density Residential.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by R-1, Residential Suburban Subdivision District, and A-1, Agricultural District zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case S-23-014 as submitted.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-23-014 as submitted.
2. Recommend approval of Case S-23-014 subject to conditions by the Planning Commission.

3. Recommend denial of Case S-23-014 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

We, Richard D. Hutcherson (Appalachian Power Company), as Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Richard D. Hutcherson Phone: _____
Address: 580 Long Circle
Cascade, VA ZIP 24069

2. Location of Property: Long Circle

3. Tax Map Parcel Number: 1358-47-1743

4. Election District: 6 - Tunstall

5. Size of Property: 7.98 acres

Size of Proposed Special Use: 1.39 acres

6. Existing Land Use: Vacant

Existing Zoning: R-1, Residential Suburban Subdivision

7. Proposed Land Use: Electric Transmission Line

8. Check completed items:

Letter of Application Site Development Plan Legal Forms
 11" x 17" Concept Plan Application Fee Plat Map
 List of Adjoining Properties

9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

daniel.fraser@powereng.com (Email)



AMY CLIPPERTON
NOTARY PUBLIC
OF OHIO
Comm. Expires
5-14-25

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

P. Todd Island

Applicant

Sworn to and subscribed before me in my presence this 27th day of June 2023, in my City and State aforesaid, by Amy Clipperton Notary Public. My commission Expires: 5-14-25

OFFICE USE ONLY: Application No.: S23-014

Application Deadline: 7/27/23 P. C. Hearing Date: 9/5/23
Received By: BSV Date Received: 4/20/23
B.Z.A. Hearing Date: 10/12/23 Action: _____

Check # 1010
\$5,000.00
df

VIRGINIA

:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 7.98 acre parcel of land,)
generally located on Long Circle.)
within the Tunstall) PETITION

Election District, and recorded as)
parcel #1358-47-1743 in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Richard D. Hutcherson (Appalachian Power Company) respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Electric Transmission Line.

WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

P. Todd Shland
Petitioner

Sworn to and subscribed before me in my presence this 27th day of June, 2003 in my City and State
aforesaid, by Amy Clipperton Notary Public. My commission Expires: 5-14-25



AMY CLIPPERTON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-14-25

We, Earl Cleo Waller (Appalachian Power Company), as Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Earl Cleo Waller Phone: _____
Address: 181 Shepard Deering Lane
Cascade, VA ZIP 24069

2. Location of Property: 700 Long Circle, Cascade, VA 24069

3. Tax Map Parcel Number: 1358-37-6709

4. Election District: 6 - Tunstall

5. Size of Property: 2.94 acres

Size of Proposed Special Use: 0.06 acres

6. Existing Land Use: Residential

Existing Zoning: R-1, Residential Suburban Subdivision

7. Proposed Land Use: Electric Transmission Line

8. Check completed items:

Letter of Application Site Development Plan Legal Forms
 11" x 17" Concept Plan Application Fee Plat Map
 List of Adjoining Properties

9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

daniel.fraser@powereng.com (Email)

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

P. Todd Jelonek

Applicant

Sworn to and subscribed before me in my presence this 27th day of June, 2023, at _____ and State aforesaid, by [Signature] Notary Public. My commission Expires: 5-14-25



AMY CLIPPERTON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-14-25

OFFICE USE ONLY: Application No.: S-23-014

Application Deadline: 7/27/23 P. C. Hearing Date: 9/5/23

Received By: BSV Date Received: 6/29/23

B.Z.A. Hearing Date: 10/18/23 Action: _____

check # 1010
\$5000.00
OG

VIRGINIA

:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 2.94 acre parcel of land,)
generally located on Long Circle)
within the Tunstall)
Election District, and recorded as)
parcel #1358-37-6709 in the)
Pittsylvania County tax records.)

PETITION

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Earl Cleo Waller (Appalachian Power Company) respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Electric Transmission Line.

WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

P. Todd Shiland

Petitioner

Sworn to and subscribed before me in my presence this 27th day of June, 2023, in my City and State aforesaid, by Amy Clipperton, Notary Public. My commission Expires: 5-14-25



AMY CLIPPERTON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-14-25

We, Genny Lea Hudson and Hubert Bryan Hudson, III (Appalachian Power Company), as Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Genny Lea Hudson and Hubert Bryan Hudson, III Phone: _____
Address: 588 San Ambrosio
Punta Gorda, FL ZIP 33983

2. Location of Property: Martinsville Highway/Route 58

3. Tax Map Parcel Number: 1358-38-9201

4. Election District: 6 - Tunstall

5. Size of Property: 1.025 acres

Size of Proposed Special Use: 1.025 acres

6. Existing Land Use: Vacant

Existing Zoning: RC-1, Residential Combined Subdivision

7. Proposed Land Use: Electric Transmission Line

8. Check completed items:

Letter of Application Site Development Plan Legal Forms
 11" x 17" Concept Plan Application Fee Plat Map
 List of Adjoining Properties

9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

daniel.fraser@powereng.com (Email)

Through application for this permit, the owner authorizes a right-of-entry to the designated parcel in Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

P. Todd DeLand

Applicant

Sworn to and subscribed before me in my presence this 27th day of June, 2023, in my City and State aforesaid, by Amy Clipperton Notary Public. My commission Expires: 5-14-25

OFFICE USE ONLY: Application No.: S-23-014

Application Deadline: 7/27/23 P. C. Hearing Date: 9/5/23

Received By: RSV Date Received: 6/29/23

B.Z.A. Hearing Date: 10/12/23 Action: _____



AMY CLIPPERTON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-14-25

check # 1010
\$ 5000.00
OS

VIRGINIA

:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 1.025 acre parcel of land,)
generally located on Martinsville)
Highway/Route 58 within the) PETITION
Tunstall

Election District, and recorded as)
parcel #1358-38-9201 in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Genny Lea Hudson and Hubert Bryan Hudson, III
(Appalachian Power Company) respectfully files this petition pursuant to Section 35-713 of the
Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as
amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as RC-1, Residential Combined Subdivision District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Electric Transmission Line.

WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

P. Todd Whitland
Petitioner

Sworn to and subscribed before me in my presence this 27th day of June, 2023, in my City and State
aforesaid, by Amy Clipperton Notary Public. My commission Expires: 5-14-25



AMY CLIPPERTON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-14-25

We, Genny Lea Hudson and Hubert Bryan Hudson, III (Appalachian Power Company), as Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Genny Lea Hudson and Hubert Bryan Hudson, III Phone: _____
Address: 588 San Ambrosio
Punta Gorda, FL ZIP 33983

2. Location of Property: Martinsville Highway/Route 58

3. Tax Map Parcel Number: 1358-38-7252

4. Election District: 6 - Tunstall

5. Size of Property: 2.09 acres

Size of Proposed Special Use: 0.01 acres

6. Existing Land Use: Vacant

Existing Zoning: RMF, Residential Multi-Family Subdivision

7. Proposed Land Use: Electric Transmission Line

8. Check completed items:

Letter of Application Site Development Plan Legal Forms
 11" x 17" Concept Plan Application Fee Plat Map
 List of Adjoining Properties

9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

daniel.fraser@powereng.com (Email)

Through application for this permit, the owner authorizes a right-of-entry to the designated Personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

P. Todd Island

Applicant

Sworn to and subscribed before me in my presence this 2th day of June, 2023, in my City and State
aforesaid, by Amy Clipperton Notary Public. My commission Expires: 5-14-25

OFFICE USE ONLY: Application No.: S-23-01

Application Deadline: 7/27/23 P. C. Hearing Date: 9/5/23

Received By: RSV Date Received: 6/29/23

B.Z.A. Hearing Date: 10/18/23 Action: _____



AMY CLIPPERTON,
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-14-25

check # 1010
\$5000.00
08

VIRGINIA

:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 2.09 acre parcel of land,)
generally located on Martinsville)
Highway/Route 58 within the) PETITION
Tunstall
Election District, and recorded as)
parcel #1358-38-7252 in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Genny Lea Hudson and Hubert Bryan Hudson, III
(Appalachian Power Company) respectfully files this petition pursuant to Section 35-713 of the
Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as
amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as RMF, Residential Multi-Family Subdivision District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Electric Transmission Line.

WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

P. Todd Ireland

Petitioner

Sworn to and subscribed before me in my presence this 27th day of June, 2023, in my City and State
aforesaid, by Amy Clipperton Notary Public. My commission Expires: 5-14-25



AMY CLIPPERTON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-14-25

We, Corey Daniel Phillips and Chastity Dawn Philips (Appalachian Power Company), as Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Corey Daniel Philips and Chastity Dawn Philips Phone: _____
Address: 613 Black Bird Place
Cascade, VA ZIP 24069

2. Location of Property: Black Bird Place/Route 952

3. Tax Map Parcel Number: 1359.30.7294

4. Election District: 6 - Tunstall

5. Size of Property: 76.80 acres

Size of Proposed Special Use: 6.56 acres

6. Existing Land Use: Vacant

Existing Zoning: Agriculture (A-1)

7. Proposed Land Use: Electric Transmission Line

8. Check completed items:

Letter of Application Site Development Plan Legal Forms
 11" x 17" Concept Plan Application Fee Plat Map
 List of Adjoining Properties

9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

daniel.fraser@powereng.com (Email)

Through application for this permit, the owner authorizes a right-of-entry to the designated ~~land~~ land of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

P. Todd Ireland

Applicant

Sworn to and subscribed before me in my presence this 27th day of June, 2023, in my City and State aforesaid, by Corey Daniel Philips Notary Public. My commission Expires: 5-17-25

OFFICE USE ONLY: Application No.: S-23-014

Application Deadline: 7/27/23 P. C. Hearing Date: 9/5/23

Received By: TRV Date Received: 6/20/23

B.Z.A. Hearing Date: 10/12/23 Action: _____



AMY CLIPPERTON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-14-25

check # 1010
\$ 5000.00
OPG

VIRGINIA

:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 76.80 acre parcel of land,)
generally located on Black Bird)
Place/Route 952 within the) PETITION
Tunstall
Election District, and recorded as)
parcel #1359-30-7294 in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Corey Daniel Philips and Chastity Dawn Philips (Appalachian Power Company) respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A-1, Agriculture District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Electric Transmission Line.

WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

P. Todd Island
Petitioner

Sworn to and subscribed before me in my presence this 27th day of June, 2023, in my City and State
aforesaid, by Amy Clipperton Notary Public. My commission Expires: 5-14-25



AMY CLIPPERTON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-14-25

We, City of Danville (Appalachian Power Company), as Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: City of Danville Phone: _____
Address: PO Box 3300
Danville, VA ZIP 24543

2. Location of Property: 551 Long Circle, Cascade, VA 24069

3. Tax Map Parcel Number: 1358-36-9839

4. Election District: 6 - Tunstall

5. Size of Property: 1.41 acres

Size of Proposed Special Use: A portion of 1.41 acres

6. Existing Land Use: Electric Substation

Existing Zoning: A-1, Agriculture

7. Proposed Land Use: Electric Transmission Line and Substation

8. Check completed items:

Letter of Application Site Development Plan Legal Forms
 11" x 17" Concept Plan Application Fee Plat Map
 List of Adjoining Properties

9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

daniel.fraser@powereng.com (Email)

Through application for this permit, the owner authorizes a right-of-entry to the designated 551 Long Circle, Cascade, VA for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

P. Todd Ireland

Applicant

Sworn to and subscribed before me in my presence this 27th day of June, 2023, in my City and State aforesaid, by Amy Clipperton Notary Public. My commission Expires: 5-14-25

OFFICE USE ONLY: Application No.: S-23-04

Application Deadline: 7/27/23 P. C. Hearing Date: 9/5/23

Received By: BEV Date Received: 6/20/23

B.Z.A. Hearing Date: 10/12/23 Action: _____



AMY CLIPPERTON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-14-25

check #1010
\$5000.00
OG

VIRGINIA

:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 1.41 acre parcel of land,)
generally located on 551 Long)
Circle within the Tunstall) PETITION

Election District, and recorded as)
parcel #1358-36-9839 in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner City of Danville (Appalachian Power Company) respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A-1, Agricultural District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Electric Transmission Line and Substation.

WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

P. Todd Ireland
Petitioner

Sworn to and subscribed before me in my presence this 27th day of June 2023 in my City and State aforesaid, by Amy Clipperton Notary Public. My commission Expires: 5-14-25



AMY CLIPPERTON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-14-25

We, City of Danville (Appalachian Power Company), as Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: City of Danville Phone: _____
Address: PO Box 3300
Danville, VA ZIP 24543

2. Location of Property: 603 Long Circle, Cascade, VA 24069

3. Tax Map Parcel Number: 1358-35-8704

4. Election District: 6 - Tunstall

5. Size of Property: 35.59 acres

Size of Proposed Special Use: A portion of 35.59 acres

6. Existing Land Use: Vacant

Existing Zoning: A-1, Agriculture

7. Proposed Land Use: Electric Transmission Line and Substation

8. Check completed items:

Letter of Application Site Development Plan Legal Forms
 11" x 17" Concept Plan Application Fee Plat Map
 List of Adjoining Properties

9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

daniel.fraser@powereng.com (Email)



AMY CLIPPERTON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-14-25

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

P-Todd Island

Applicant

Sworn to and subscribed before me in my presence this 27th day of June, 2023, in my City and State aforesaid, by Amy Clipperton Notary Public. My commission Expires: 5-14-23

OFFICE USE ONLY: Application No.: S-23-04

Application Deadline: 7/27/23 P. C. Hearing Date: 9/5/23

Received By: BSV Date Received: 6/29/23

B.Z.A. Hearing Date: 10/12/23 Action: _____

check #1010
\$5000.00
06

VIRGINIA

:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 35.59 acre parcel of land,)
generally located on 603 Long)
Circle within the Tunstall) PETITION

Election District, and recorded as)
parcel #1358-35-8704 in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner City of Danville (Appalachian Power Company) respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A-1, Agriculture District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Electric Transmission Line and Substation.

WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

P. Todd Ireland
Petitioner

Sworn to and subscribed before me in my presence this 27th day of June, 2003, in my City and State aforesaid, by Amy Clipperton Notary Public. My commission Expires: 5-14-25



AMY CLIPPERTON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-14-25

We, City of Danville (Appalachian Power Company), as Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: City of Danville Phone: _____
Address: PO Box 3300
Danville, VA ZIP 24543

2. Location of Property: 547 Long Circle, Cascade, VA 24069

3. Tax Map Parcel Number: 1358-46-2848

4. Election District: 6 - Tunstall

5. Size of Property: 3.23 acres

Size of Proposed Special Use: A portion of 3.23 acres

6. Existing Land Use: Residential

Existing Zoning: A-1, Agriculture

7. Proposed Land Use: Electric Substation

8. Check completed items:

Letter of Application Site Development Plan Legal Forms
 11" x 17" Concept Plan Application Fee Plat Map
 List of Adjoining Properties

9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

daniel.fraser@powereng.com (Email)

Through application for this permit, the owner authorizes a right-of-entry to the designated ~~territorial jurisdiction of Pittsylvania County~~ for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

P. Todd Inland

Applicant

Sworn to and subscribed before me in my presence this 27th day of June, 2023, in my City and State aforesaid, by [Signature] Notary Public. My commission Expires: 5-14-25



AMY CLIPPERTON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-14-25

OFFICE USE ONLY: Application No.: S-23-014

Application Deadline: 7/27/23 P. C. Hearing Date: 9/5/23
Received By: RSV Date Received: 6/29/23
B.Z.A. Hearing Date: 10/12/23 Action: _____

Check # 1010
\$5000.00
[Signature]

VIRGINIA

:
BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 3.23 acre parcel of land,)
generally located on Long Circle)
within the Tunstall) PETITION
Election District, and recorded as)
parcel #1358-46-2848 in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner City of Danville (Appalachian Power Company) respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A-1, Agriculture District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Electric Substation.

WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

P. Todd Ireland
Petitioner

Sworn to and subscribed before me, in my presence this 27th day of June 2023, in my City and State aforesaid, by Amy Clipperton Notary Public. My commission Expires: 5-14-25



AMY CLIPPERTON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-14-25

We, Katherine S. Dunnivant et als (Appalachian Power Company), as Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Katherine S. Dunnivant et als (Appalachian Power Company)
Phone: _____ Address: 307 Barthel Drive
Cary, NC ZIP 27513

2. Location of Property: Martinsville Highway/Route 58

3. Tax Map Parcel Number: 1358-48-7722

4. Election District: 6 – Tunstall

5. Size of Property: 9.6 acres

Size of Proposed Special Use: A portion of 9.6 acres

6. Existing Land Use: Vacant

Existing Zoning: R-1, Residential Suburban Subdivision

7. Proposed Land Use: Electric Transmission Line

8. Check completed items:

Letter of Application Site Development Plan Legal Forms
 11" x 17" Concept Plan Application Fee Plat Map
 List of Adjoining Properties

9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.

daniel.fraser@powereng.com (Email)
Notarial act performed by audio-visual communication

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania

P. Todd Ireland
Applicant



Sworn to and subscribed before me in my presence this 15th day of August, in City of Columbus, State of Ohio, by Amy Clipperton Notary Public. My commission Expires: 5/14/25.

OFFICE USE ONLY: Application No.: S-23-014

Application Deadline: 7/27/23 P. C. Hearing Date: 9/5/23
Received By: RBV Date Received: 6/29/23
B.Z.A. Hearing Date: 10/12/23 Action: _____

check # 1010
\$5000.00
OF



1358-48-7722_SUP Application Form_08152023.pdf

DocVerify ID: 212F88F1-5800-448D-8DA7-ABE8842941CD
Created: August 15, 2023 13:42:37 -5:00
Pages: 2
Remote Notary: Yes / State: OH

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E-Signature Summary

E-Signature 1: P. Todd Ireland (PTI)
August 15, 2023 15:43:27 -5:00 [60F67F7501FE] [167.248.199.185]
ptireland@aep.com (Principal) (Personally Known)

E-Signature Notary: Amy Clipperton (asc)
August 15, 2023 15:43:27 -5:00 [ACE74AC5D941] [167.239.221.106]
asclipperton@aep.com
I, Amy Clipperton, did witness the participants named above electronically sign this document.



VIRGINIA

:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 9.6 acre parcel of land,)
generally located on Martinsville)
Highway/Route 58 within the) PETITION
Tunstall

Election District, and recorded as)
parcel #1358-48-7722 in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Katherine S. Dunnivant et als (Appalachian Power Company) respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Electric Transmission Line.

WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

P. Todd Ireland
Signed on 2023/08/15 15:43:27 -5:00

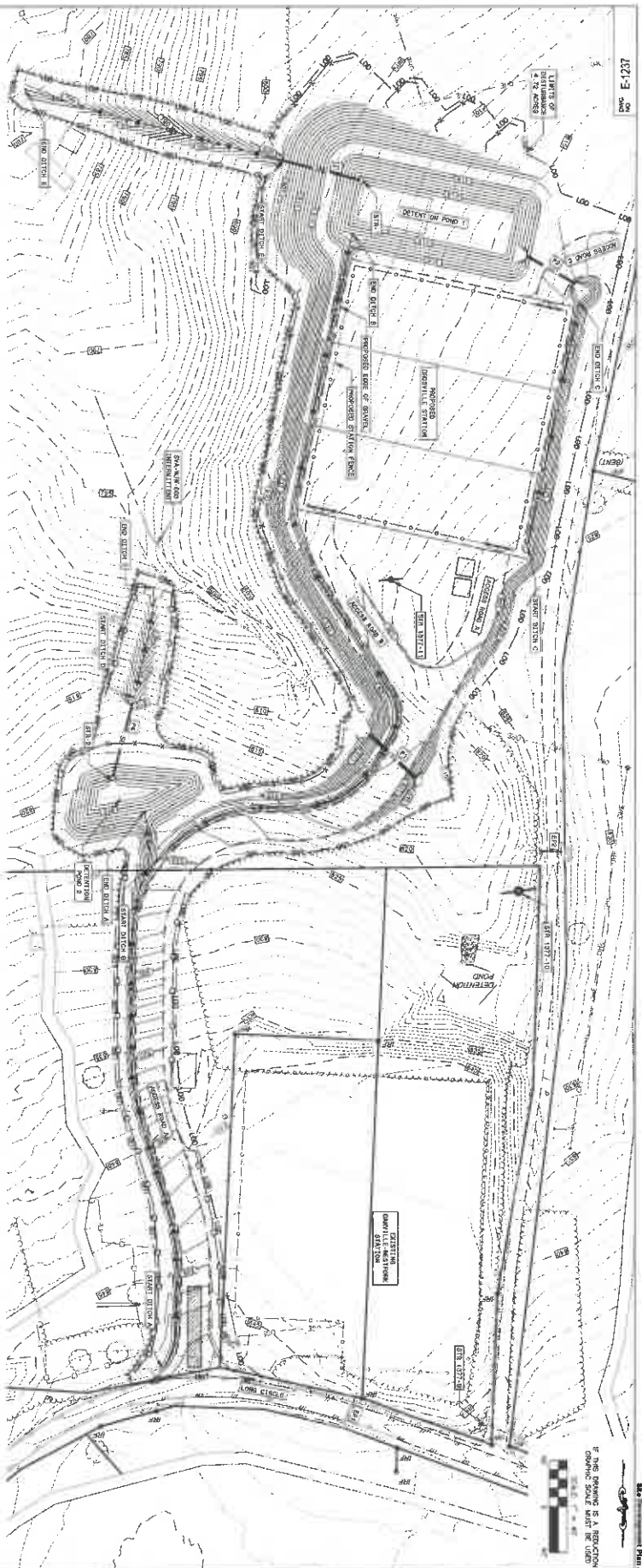
Appalachian Power Company
By: P. Todd Ireland
Manager, Real Estate Asset Management
American Electric Power Service Corporation
Authorized Signer

Sworn to and subscribed before me in my presence this 15th day of August, in the City of Columbus and State of Ohio, by Amy Clipperton Notary Public. My commission Expires: 5/14/25.



Notarial act performed by audio-visual communication





NOTICE: UTILITY COMPANIES BEFORE YOU DIG

THE LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON FOR INFORMATION ONLY. THE INFORMATION IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE INFORMATION IS NOT A GUARANTEE OF THE LOCATION, DEPTH OR CHARACTER OF ANY UTILITIES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY UTILITIES BEFORE ANY EXCAVATION OR CONSTRUCTION WORK IS BEGUN.

FOR INFORMATION, THE FOLLOWING UTILITIES ARE SHOWN ON THIS PLAN:

- E-1201 GENERAL NOTES (MINIMUM STANDARDS)
- E-1222 EROSION AND SEDIMENT CONTROL PLAN (SOIL WAHS & DESCRIPTIONS)
- E-1224 STORM WATER MANAGEMENT PLAN (DESIGN CONDITIONS AND DETAIL PLAN)
- E-1225 GRADING PLAN (GENERAL EROSION AND SEDIMENT CONTROL PLAN)
- E-1226 STORM WATER MANAGEMENT PLAN (DESIGN CONDITIONS AND DETAIL PLAN)
- E-1227 EROSION AND SEDIMENT CONTROL PLAN (LAND COVER PLAN)
- E-1228 GRADING SECTION VIEWS (SECTION VIEWS)
- E-1229 GRADING SECTION VIEWS (SECTION VIEWS)
- E-1230 GRADING SECTION VIEWS (SECTION VIEWS)
- E-1231 STORM WATER MANAGEMENT DETAILS (DETENT DIRT POND)
- E-1232 EROSION AND SEDIMENT CONTROL DETAILS
- E-1233 EROSION AND SEDIMENT CONTROL DETAILS
- E-1234 GRADING PLAN (LANDSCAPE PLAN)

REFERENCE DRAWINGS:

- E-1201 GENERAL NOTES (MINIMUM STANDARDS)
- E-1222 EROSION AND SEDIMENT CONTROL PLAN (SOIL WAHS & DESCRIPTIONS)
- E-1224 STORM WATER MANAGEMENT PLAN (DESIGN CONDITIONS AND DETAIL PLAN)
- E-1225 GRADING PLAN (GENERAL EROSION AND SEDIMENT CONTROL PLAN)
- E-1226 STORM WATER MANAGEMENT PLAN (DESIGN CONDITIONS AND DETAIL PLAN)
- E-1227 EROSION AND SEDIMENT CONTROL PLAN (LAND COVER PLAN)
- E-1228 GRADING SECTION VIEWS (SECTION VIEWS)
- E-1229 GRADING SECTION VIEWS (SECTION VIEWS)
- E-1230 GRADING SECTION VIEWS (SECTION VIEWS)
- E-1231 STORM WATER MANAGEMENT DETAILS (DETENT DIRT POND)
- E-1232 EROSION AND SEDIMENT CONTROL DETAILS
- E-1233 EROSION AND SEDIMENT CONTROL DETAILS
- E-1234 GRADING PLAN (LANDSCAPE PLAN)

OWNER: BROSSVILLE STATION

DATE: 01/20/2023

SCALE: 1" = 40'

PROJECT NO.: 2021000001

DATE: 01/20/23

DESIGNER: [Signature]

CHECKED BY: [Signature]



POWER ENGINEERS, INC.
6641 W. BROAD STREET
SUITE 405
RICHMOND, VA 23230 USA

PHONE 804-877-0103

August 15, 2023

Emily Ragsdale
Director of Community Development
Pittsylvania County
P.O Box 426
Chatham, VA 24531

Subject: Appalachian Power Company's Brosville Transmission Upgrades Project
Special Use Permit Application

Dear Ms. Ragsdale:

With this letter, Appalachian Power Company (Appalachian Power or the "Company") is filing a special use permit application for its proposed Brosville Transmission Upgrades Project in Pittsylvania County, Virginia, which will deliver an additional power source to Danville Utilities (Project). Danville Utilities requested a new 138-kilovolt (kV) source to their existing West Fork Substation to support the local transmission system and increase electric reliability for the community. The portions of Pittsylvania County served by Danville Utilities rely on this local transmission system to support schools, medical facilities, industrial parks, businesses, and residences. The Project will result in a new delivery point to Danville Utilities' existing local transmission system to meet the current and future electric needs of the area.

To support this local transmission system, Appalachian Power proposes the following upgrades as part of the Project:

- Install the proposed Brosville Substation adjacent to Danville Utilities' existing West Fork Substation.
- Install the proposed Brosville 138-kV Extension transmission line between the Company's existing Axton – Danville No. 2 138-kV Line and the proposed Brosville Substation.

A map of the Project is included as Attachment A.

The Company met with Pittsylvania County Zoning Department staff in March 2022 to introduce the Project and gather feedback. Members of the Project team also met with Zoning Department staff in June 2022 and May 2023 to discuss the special use permit application. The Project, typically located in a proposed new 100-foot-wide right-of-way in the Agricultural District (A-1), Residential Suburban Subdivision District (R-1), Residential Combined Subdivision District (RC-1), and Residential Multi-Family District (RMF) zones, is subject to the special use permit application requirements of Sections 35-179, 35-223, 35-268, and 35-281 of the Pittsylvania County Zoning Ordinance, respectively. The Pittsylvania County Zoning Ordinance permits public utilities in those zones only by special use permit. The exemptions in Section 35-50 of the Pittsylvania County Zoning Ordinance do not apply to the Project given the proposed above ground substation and typical 100-foot-wide right-of-way.

August 15, 2023

The Project was announced to the public on April 14, 2022, and an information packet and invitation to a public open house was mailed to landowners within 500 feet of the Project. Appalachian Power hosted a public open house on April 28, 2022, at Brosville Elementary School in Pittsylvania County, Virginia. Members of the Project team answered questions, assisted the public in identifying their property, and captured comments and notes on aerial and topographical maps that depicted the Project. A virtual open house, interactive overview map, and fact sheet were also published to a Project-specific website. Twelve community members attended the public open house in April 2022 and six comment cards, emails, or phone calls were received concerning the Project in total.

Appalachian Power has obtained the easements or is in the process of purchasing the property necessary to construct and operate the Project. Identification of the properties crossed by the Project and the signatures obtained for the easements are provided in Attachment B. Construction of the Project is expected to begin in fall 2023 and be complete by the end of the year.

On behalf of Appalachian Power, POWER Engineers, Inc. (POWER) is pleased to provide the following description of the Project and the attached special use permit application materials.

Proposed Brosville Substation Description

The proposed Brosville Substation is adjacent to Danville Utilities' existing West Fork Substation on Long Circle south of U.S. Route 58 between Brosville and West Fork (see Attachment C). The substation is proposed to be constructed on two parcels owned by the City of Danville: 549 Long Circle (Tax Map ID 1358-46-2848) and 603 Long Circle (Tax Map ID 1358-35-8704). Appalachian Power has obtained the necessary easements from the City of Danville to construct and operate the proposed substation (see Attachment B). The proposed substation is approximately 210 by 190 feet and will accommodate two 138-kV circuit breakers, metering equipment, and a drop in control module. The estimated maximum height of the substation equipment is 60 feet. The proposed substation will be constructed within a fenced, gravel pad. See Figure 1 for a representative photo and refer to Site Development Plan A for additional details.

The proposed substation and stormwater controls are primarily located on the southern parcel (1358-35-8704) and the entrance road to the substation crosses the northern parcel (1358-46-2848) to provide access from Long Circle (see Attachment C and Site Development Plan A). The Company considered various layouts and access roads and determined that installing an access road across the northern parcel would minimize impacts to adjacent landowners to the west and improve sight distance in either direction for Company employees exiting the proposed substation. Once construction is complete, traffic to the proposed substation will be limited to future access and maintenance. No permanent parking is proposed.

August 15, 2023



FIGURE 1 REPRESENTATIVE PROPOSED SUBSTATION

The parcels to be encumbered by the proposed substation are “Agricultural”-zoned and are bounded by 10 other “Agricultural”-zoned properties and six “Residential Suburban Subdivision”-zoned properties. The existing tree line around the proposed entrance, between the proposed access road and the parcels to the east, and along Long Circle will be retained to the extent practicable to minimize visual impacts on the community. An existing intermittent stream crosses the proposed substation property and, to the extent practicable, Appalachian Power will minimize tree clearing along the stream east of the substation fence. The access road to the substation crosses the stream and a 36-inch reinforced concrete pipe is proposed to be installed at the crossing.

Proposed Brosville 138-kV Extension Description

The proposed Brosville 138-kV Extension begins at the Company’s existing Axton – Danville No. 2 138-kV Line near Black Bird Place and travels southeast for approximately 1.0 mile to the proposed Brosville Substation. The Project will primarily be built using double-circuit, single pole structures (see Figure 2 for a representative photo); however, final structure types will be dependent on engineering design and terrain. The average height of the proposed structures is approximately 105 feet and will vary along the route depending on the topography and constraints. Twelve structures are proposed to be installed along the transmission line route as shown in Site Development Plan B.

To meet long-term maintenance and safety criteria, the Project will typically be constructed in a 100-foot-wide right-of-way; however, this varies along the route depending on Project needs, topography, and specific parcel uses and configurations. The right-of-way of the proposed transmission line crosses 8 parcels zoned “Agricultural,” “Residential Suburban Subdivision,” “Residential Combined Subdivision,” or “Residential Multi Family.” Appalachian Power has obtained the easements or is in the process of purchasing the property necessary to construct, operate, and maintain the transmission line (see Attachment B).

August 15, 2023



FIGURE 2 REPRESENTATIVE PROPOSED DOUBLE-CIRCUIT, SINGLE POLE STRUCTURE

To determine the proposed route for the proposed transmission line, Appalachian Power contracted POWER to conduct a route selection study which included community feedback. The Project team initiated the routing process for the Project in January 2022, with initial study segments being reviewed throughout early Spring 2022. Study segments were presented to the public through a Project announcement and website in early April 2022, and an in-person open house was held in late April 2022. A proposed transmission line route was selected in June 2022 and announced to the public in July 2022. Since then, the Company has worked with affected landowners to incorporate reasonable adjustments to the line route and secure the easements and property needed for the Project.

The Project team identified the proposed route by considering community and landowner input and comparing alternative route options. The proposed route was selected because it minimizes the length of the line, impacts the fewest landowners, crosses the least number of parcels, has no residences or outbuildings located within the right-of-way, and has minimal impacts to the natural and human environments of the alternative routes evaluated.

Effects of the Project

The Project will minimize impacts to the natural environment by constructing the proposed Brosville Substation adjacent to an existing electric substation and minimizing tree clearing and new impacts to hydrological features such as streams and wetlands, to the extent practicable. Similarly, the Project will minimize impacts to the human environment by reasonably avoiding existing residential and commercial development, future land use conflicts, and historic resources. No parks or recreation areas are crossed, and no schools or hospitals are within 1,000 feet of the Project. No National Register of Historic Places-listed or eligible architectural resources, National Historic Landmarks, or Historic Districts are within the Project area.

August 15, 2023

Appalachian Power and POWER reviewed demographic data from the United States Environmental Protection Agency and American Community Survey from the United States Census Bureau to identify potential Environmental Justice (EJ) communities within the Study Area. Two EJ communities, as defined in Section 2.2-234 of the Virginia Environmental Justice Act (§ 2.2-200 *et seq.* of the Code of Virginia), are within the Project area. No reasonable alternatives to avoid the EJ communities were identified and the Project is not anticipated to result in disproportionate impacts to these communities.

The Project is consistent with the purpose and intent of the Pittsylvania County Zoning Ordinance to promote the health, safety, and general welfare of the public by providing reliable public utilities to the county. Additionally, the Project is consistent with and promotes the Pittsylvania County Comprehensive Plan (2010). Specifically, Chapter IV of the comprehensive plan includes a goal to provide the public utilities necessary to support the growth objectives of Pittsylvania County in a cost effective and environmentally sound manner.

Overall, constructing the proposed Brosville Substation and Brosville 138-kV Extension will provide an additional transmission-voltage electric source to the Danville Utilities while minimizing impacts to the natural and human environments. The Project will support the local transmission system and increase electric reliability for the communities served by Danville Utilities in Pittsylvania County. Appalachian Power has secured the easements or is in the process of purchasing the property necessary to construct, operate, and maintain the Project and submits that the Project is consistent with the comprehensive plan and zoning ordinance of Pittsylvania County.

Attached to this letter, please find the special use permit application and petition, map figures and site development plans, affected parcels, and list of adjacent landowners. Thank you for your support of this important project.

Sincerely,

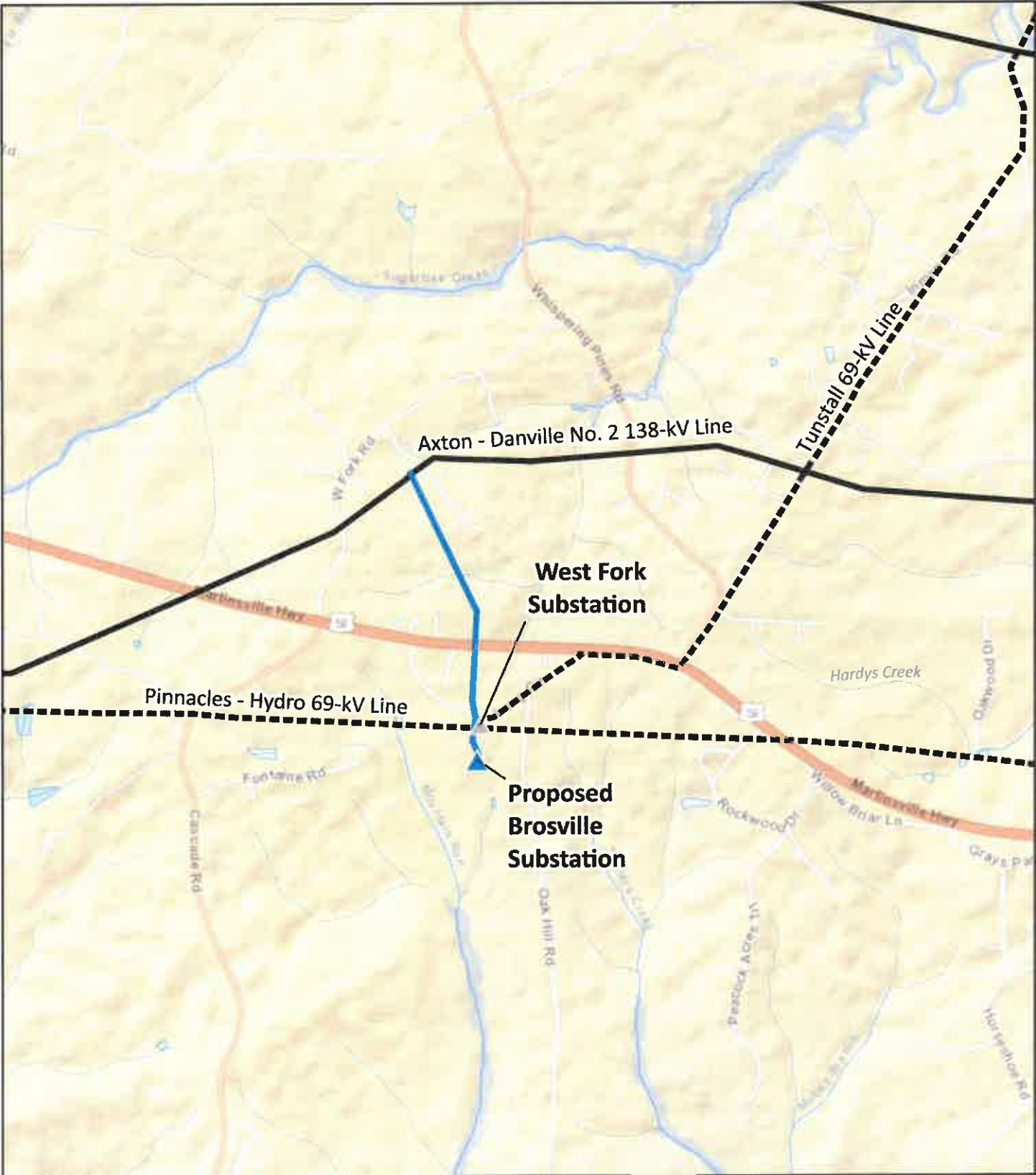


Daniel Fraser, P.E.
POWER Engineers, Inc.

Enclosures:

Attachment A – Project Overview
Attachment B – Affected Parcels
Attachment C – Substation Overview
Special Use Permit Applications and Petitions
Site Development Plan A
Site Development Plan B
List of Adjacent Landowners
Sign Posting Affidavit

c: Jonathan Wood (AEP)
Craig Pritt (AEP)
Samuel Baxter (POWER)



Existing City of Danville Substation	Existing City of Danville Transmission Line
Proposed Substation	Stream (NHD)
Proposed Route	Waterbody (NHD)
Existing APCo Transmission Line	Floodplain 100-year

**Pittsylvania County,
Virginia**

Author: jh
Project: 175668

NAD 1983 State Plane Virginia South
FIPS 4502 Feet
Lambert Conformal Conic
North American 1983

June 13, 2023



**Attachment A:
Project Overview**

**Brosville Transmission
Upgrades Project**

0 0.25 0.5 0.75
Miles

Line Name: Axton-Danville no. 2 Line Name: Brosville Extension
Line No.: TLN150:01377 Easement No.: 4

EASEMENT AND RIGHT OF WAY

On this 19TH day of JANUARY, 2023, in consideration of Ten and NO/100 Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the covenants hereinafter set forth, Richard D. Hutcherson, Married whose address is 580 Long Circle, Cascade, Virginia 24069, ("Grantor"), whether one or more persons, hereby grants, sells, conveys, and warrants to Appalachian Power Company, a(n) Virginia corporation, a unit of American Electric Power, whose principal business address is 1 Riverside Plaza, Columbus, Ohio 43215, ("AEP") and its successors, assigns, lessees and tenants a permanent easement and right of way ("Easement"), for electric transmission, distribution, and communication lines and appurtenant equipment and fixtures, being, in, on, over, under, through and across the following described lands of the Grantor, situated in Westover Magisterial, State of Virginia, Pittsylvania County, Westover Magisterial.

Grantor claims title by Last Will and Testament, Document No. 080000528, recorded on 6/27/2008; in the Pittsylvania County Recorder's Office.

Auditor/Key/Tax Number: 1358-47-1743

The Easement Area is more fully described and depicted on Exhibit "A", a copy of which is attached hereto and made a part hereof ("Easement Area").

GRANTOR FURTHER GRANTS AEP THE FOLLOWING RIGHTS:

The right, now or in the future, to construct, reconstruct, operate, maintain, alter, improve, extend, inspect and patrol (by ground or air), protect, repair, remove, replace, upgrade and relocate within the Easement Area, poles, towers, and structures, made of wood, metal, concrete or other materials, and crossarms, guys, anchors, grounding systems, and all other appurtenant equipment and fixtures, and to string conductors, wires and cables; together with the right to add to said facilities from time to time, and the right to do anything necessary, useful or convenient for the enjoyment of the Easement herein granted. AEP shall also have the right outside the Easement Area to install guy wires and anchors, control trees and vegetation interfering with such guys and anchors, and to construct, use, maintain, and remove new or upgraded access roads inside and outside the Easement Area as may be necessary for access to and from the Easement Area for the purposes referenced in this easement document.

The right, in AEP's discretion, now or in the future, to cut down, trim, remove, and otherwise control, using herbicides or tree growth regulators or other means, any and all trees, overhanging branches, vegetation or brush situated within the Easement Area. AEP shall also have the right to cut down, trim or remove trees situated on lands of Grantor which adjoin the Easement Area when in the opinion of AEP those trees may endanger the safety of, or interfere with the construction, operation or maintenance of AEP's facilities or ingress or egress to, from or along the Easement Area.

The right of unobstructed ingress and egress, at any and all times, over, across and along and upon the Easement Area, and across the adjoining lands of Grantor as may be necessary for access to and from the Easement Area for the above referenced purposes.

THIS GRANT IS SUBJECT TO THE FOLLOWING CONDITIONS:

The Grantor reserves the right to cultivate annual crops, pasture, construct fences (provided gates are installed that adequately provide AEP the access rights conveyed herein) and roads or otherwise use the lands encumbered by this Easement in any way not inconsistent with the rights herein granted. In no event, however, shall Grantor, its heirs, successors, and assigns plant or cultivate any trees or place, construct, install, erect or permit any temporary or permanent building, structure, improvement or obstruction including but not limited to, storage tanks, billboards, signs, sheds, dumpsters, light poles, water impoundments, above ground irrigation systems, swimming pools or wells, or permit any alteration of the ground elevation, over, or within the Easement Area. AEP may, at Grantor's cost, remove any structure or obstruction if placed within the Easement Area, and may re-grade any alterations of the ground elevation within the Easement Area.

AEP agrees to repair or pay the Grantor for actual damages sustained by Grantor to crops, fences, gates, irrigation and drainage systems, drives, or lawns that are permitted herein, when such damages arise out of AEP's exercise of the rights herein granted.

The failure of AEP to exercise any of the rights granted herein, or the removal of any facilities from the Easement, shall not be deemed to constitute an abandonment or waiver of the rights granted herein.

This instrument contains the complete agreement, expressed or implied between the parties herein and shall inure to the benefit of and be binding on their respective successors, assigns, heirs, executors, administrators, lessees, tenants, and licensees.

NOTICE TO LANDOWNER: You are conveying rights to a public service corporation. A public service corporation may have the right to obtain some or all of these rights through exercise of eminent domain. To the extent that any of the rights conveyed are not subject to eminent domain, you have the right to choose not to convey those rights and you could not be compelled to do so. You have the right to negotiate compensation for any rights you are voluntarily conveying.

This Easement may be executed in counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.

Any remaining space on this page left intentionally blank. See next page for signatures.

IN WITNESS WHEREOF, the Grantor has executed this Easement effective the day, month and year first above written.

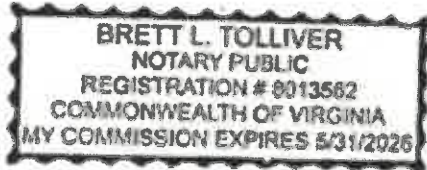
GRANTOR

Richard D. Hutcherson
Richard D. Hutcherson, married

State of Virginia §

County of Pittsylvania §
§

The foregoing instrument was acknowledged before me this 19th day of January, 2023, by Richard D. Hutcherson, Married, and of legal age.



[Signature]
Notary Public
Print Name: Brett L. Tolliver
My Commission Expires: 5/31/2026

This instrument prepared by Thomas G. St. Pierre, Associate General Counsel – Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, OH 43215 – for and on behalf of Appalachian Power Company, a unit of American Electric Power.

When recorded return to: American Electric Power - Transmission Right of Way, P. O. Box 2021, Roanoke, VA 24022-2121.

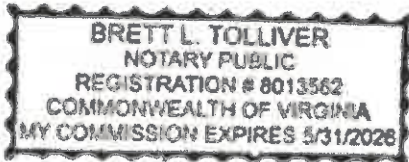
IN WITNESS WHEREOF, the Grantor has executed this Easement effective the day, month and year first above written.

GRANTOR

Lois D. Hutcherson
Signature
Lois D. Hutcherson, Married
Print Name

State of Virginia §
County of Pittsylvania §
§

The foregoing instrument was acknowledged before me this 19th day of January, 2023, by Lois D. Hutcherson, Married, and of legal age.



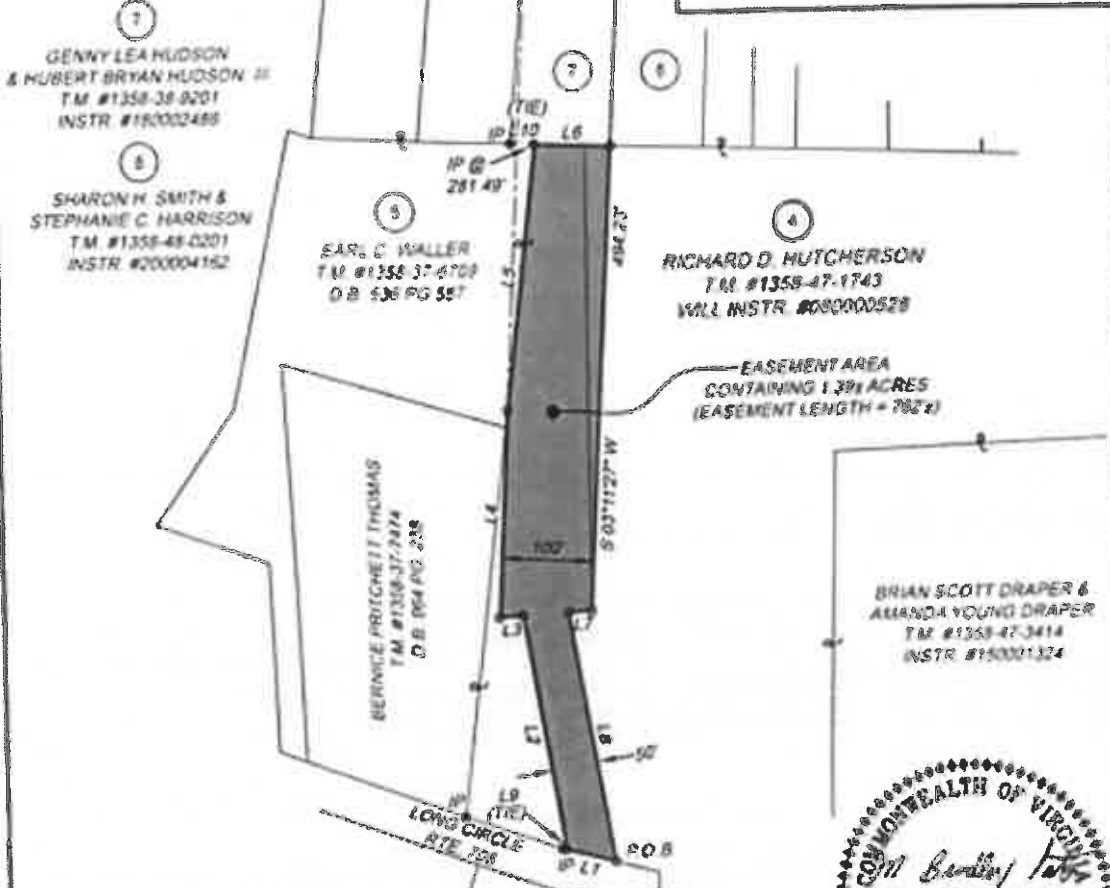
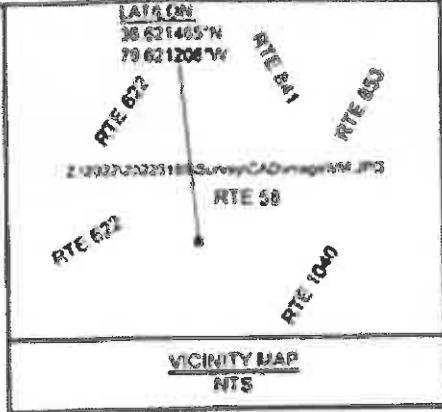
Brett L. Tolliver
Notary Public
Print Name: Brett L. Tolliver
My Commission Expires: 5/31/2026

EXHIBIT "A"

LINE	BEARING	DISTANCE
1.1	N 75° 50' 36" W	247.72
1.2	N 02° 46' 56" E	254.87
1.3	S 86° 41' 15" W	75.16
1.4	N 03° 11' 27" E	212.39
1.5	N 03° 53' 51" E	281.77
1.6	S 87° 39' 04" E	81.79
1.7	S 89° 41' 15" W	75.16
1.8	S 09° 48' 54" E	271.21
1.9	N 75° 50' 36" W	4.97
1.10	N 87° 39' 04" W	75.16

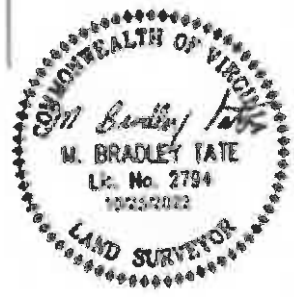


NORTH
VA STATE PLANE
SOUTH ZONE
NAD 83



- NOTES:**
- THIS DRAWING WAS PREPARED FOR THE LIMITED USE OF APPALACHIAN POWER COMPANY FOR EASEMENT PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A COMPLETE SURVEY OF THE PROPERTY.
 - LAND OWNERSHIP INFORMATION IS PROVIDED BY CONTRACT LAND STAFF, LLC. NO ADDITIONAL VERIFICATION HAS BEEN PERFORMED BY HURT & PROFFITT, INC.
 - BEARINGS SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83).

- LEGEND**
- EASEMENT CORNER
 - PROPERTY CORNER
 - IP IRON PIN
 - P.O.B. POINT OF BEGINNING
 - PROPERTY LINE (APPROXIMATE)
 - - - RIGHT-OF-WAY LINE
 - ▭ EASEMENT AREA



M. Bradley Tate
M. BRADLEY TATE, L.S.
PROFESSIONAL SURVEYOR NO. 2794
10/25/2022
DATE

HURT & PROFFITT
INCORPORATED | RESIDENTIAL | TRUSTED
2524 LANGHORNE ROAD
LYNCHBURG VA 24501
434.267.7786 | HANDP.COM
ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL
METEOROLOGICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

SLICE PROJ # 20220189
LINE NAME: PITTSVILLE 138V EXTENSION
LINE NUMBER: PLM 152.01277
EASEMENT NUMBER: 4

REVISED			
APPALACHIAN POWER COMPANY			
EASEMENT ACROSS THE LANDS OF RICHARD D. HUTCHERSON CONTAINING 1.39 ACRES			
SITUATED IN THE STATE OF VIRGINIA		PITTSBURGH COUNTY	
SCALE: 1"=100'	DATE: 09/06/2022	P.L.S. GREEN VOL.	SHEET 1 OF 1

**Appalachian Power Company
Easement 5**

Line Name: Axton-Danville no. 2

Line No.: TLN150:01377 Easement No.: 5

EASEMENT AND RIGHT OF WAY

On this ^{16th} day of DECEMBER, 2022, in consideration of Ten and NO/100 Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the covenants hereinafter set forth, Earl Cleo Waller, Married, whose address is 181 Shepard Deering Lane, Cascade, Virginia 24069 ("Grantor"), whether one or more persons, hereby grants, sells, conveys, and warrants to **Appalachian Power Company**, a(n) Virginia corporation, a unit of American Electric Power, whose principal business address is 1 Riverside Plaza, Columbus, Ohio 43215, ("AEP") and its successors, assigns, lessees and tenants a permanent easement and right of way ("Easement"), for electric transmission, distribution, and communication lines and appurtenant equipment and fixtures, being, in, on, over, under, through and across the following described lands of the Grantor, situated in Westover Magisterial District, State of Virginia, Pittsylvania County.

Grantor claims title by General Warranty Deed, Book 536, Page 587, recorded on 04/09/1971; in the Pittsylvania County Recorder's Office.

Auditor/Key/Tax Number: 1358-37-6709

The Easement Area is more fully described and depicted on Exhibit "A", a copy of which is attached hereto and made a part hereof ("Easement Area").

GRANTOR FURTHER GRANTS AEP THE FOLLOWING RIGHTS:

The right, now or in the future, to construct, reconstruct, operate, maintain, alter, improve, extend, inspect and patrol (by ground or air), protect, repair, remove, replace, upgrade and relocate within the Easement Area, poles, towers, and structures, made of wood, metal, concrete or other materials, and crossarms, guys, anchors, grounding systems, and all other appurtenant equipment and fixtures, and to string conductors, wires and cables; together with the right to add to said facilities from time to time, and the right to do anything necessary, useful or convenient for the enjoyment of the Easement herein granted. AEP shall also have the right outside the Easement Area to install guy wires and anchors, control trees and vegetation interfering with such guys and anchors, and to construct, use, maintain, and remove new or upgraded access roads inside and outside the Easement Area as may be necessary for access to and from the Easement Area for the purposes referenced in this easement document.

The right, in AEP's discretion, now or in the future, to cut down, trim, remove, and otherwise control, using herbicides or tree growth regulators or other means, any and all trees, overhanging branches, vegetation or brush situated within the Easement Area. AEP shall also have the right to cut down, trim or remove trees situated on lands of Grantor which adjoin the Easement Area when in the opinion of AEP those trees may endanger the safety of, or interfere with the construction, operation or maintenance of AEP's facilities or ingress or egress to, from or along the Easement Area.

The right of unobstructed ingress and egress, at any and all times, over, across and along and upon the Easement Area, and across the adjoining lands of Grantor as may be necessary for access to and from the Easement Area for the above referenced purposes.

THIS GRANT IS SUBJECT TO THE FOLLOWING CONDITIONS:

The Grantor reserves the right to cultivate annual crops, pasture, construct fences (provided gates are installed that adequately provide AEP the access rights conveyed herein) and roads or otherwise use the lands encumbered by this Easement in any way not inconsistent with the rights herein granted. In no event, however, shall Grantor, its heirs, successors, and assigns plant or cultivate any trees or place, construct, install, erect or permit any temporary or permanent building, structure, improvement or obstruction including but not limited to, storage tanks, billboards, signs, sheds, dumpsters, light poles, water impoundments, above ground irrigation systems, swimming pools or wells, or permit any alteration of the ground elevation, over, or within the Easement Area. AEP may, at Grantor's cost, remove any structure or obstruction if placed within the Easement Area, and may re-grade any alterations of the ground elevation within the Easement Area.

AEP agrees to repair or pay the Grantor for actual damages sustained by Grantor to crops, fences, gates, irrigation and drainage systems, drives, or lawns that are permitted herein, when such damages arise out of AEP's exercise of the rights herein granted.

The failure of AEP to exercise any of the rights granted herein, or the removal of any facilities from the Easement, shall not be deemed to constitute an abandonment or waiver of the rights granted herein.

This instrument contains the complete agreement, expressed or implied between the parties herein and shall inure to the benefit of and be binding on their respective successors, assigns, heirs, executors, administrators, lessees, tenants, and licensees.

NOTICE TO LANDOWNER: You are conveying rights to a public service corporation. A public service corporation may have the right to obtain some or all of these rights through exercise of eminent domain. To the extent that any of the rights conveyed are not subject to eminent domain you have the right to choose not to convey those rights and you could not be compelled to do so. You have the right to negotiate compensation for any rights you are voluntarily conveying.

This Easement may be executed in counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.

Any remaining space on this page left intentionally blank. See next page for signatures.

IN WITNESS WHEREOF, the Grantor has executed this Easement effective the day, month and year first above written.

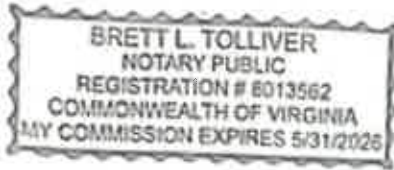
GRANTOR

Earl C. Waller
Earl Cleo Waller, Married

State of Virginia §

County of Pittsylvania §

The foregoing instrument was acknowledged before me this 16th day of December, 2022, by Earl C. Waller, Married, and of legal age.



Brett L. Tolliver
Notary Public
Print Name: Brett L. Tolliver
My Commission Expires: 5/31/2026

This instrument prepared by Thomas G. St. Pierre, Associate General Counsel - Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, OH 43215 - for and on behalf of Appalachian Power Company, a unit of American Electric Power.

When recorded return to: American Electric Power - Transmission Right of Way, P.O. Box 2021, Roanoke, VA 24022-2121.

IN WITNESS WHEREOF, the Grantor has executed this Easement effective the day, month and year first above written.

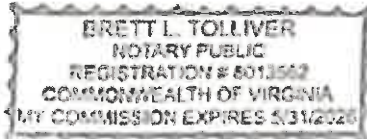
GRANTOR

Dolice N. Walker
Signature
DOLICE N. WALKER
Print Name

State of Virginia §

County of Pittsylvania §

The foregoing instrument was acknowledged before me this 16th day of December, 2022, by DOLICE N. WALKER, and of legal age.



Brett L. Tolliver
Notary Public
Print Name: Brett L. Tolliver
My Commission Expires: 5/31/2026

LINE	BEARING	DISTANCE
E1	S 87° 29' 04" E	78.77
L2	N 87° 25' 04" W	4.03



- NOTES:**
1. THIS SURVEY WAS PREPARED FOR THE LIMITED USE OF APPALACHIAN POWER COMPANY FOR EASEMENT PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A COMPLETE SURVEY OF THE PROPERTY.
 2. LAND OWNERSHIP INFORMATION IS PROVIDED BY CONTRACT LAND SURVEY, LLC. NO ADDITIONAL VERIFICATION HAS BEEN PERFORMED BY HURT & PROFFITT, INC.
 3. BEARINGS SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 83).

- LEGEND**
- EASEMENT CORNER
 - PROPERTY CORNER
 - SP IRON PIN
 - P.O.B. POINT OF BEGINNING
 - PROPERTY LINE (APPROXIMATE)
 - - - RIGHT-OF-WAY LINE
 - ▭ EASEMENT AREA

HURT & PROFFITT

3524 LANGHORNE ROAD
 LYNCHBURG VA 24501
 434.847.7756 | HANDP.COM



M. Bradley Tate
 M. BRADLEY TATE
 PROFESSIONAL LAND SURVEYOR

DATE: 11-2-2022
 TIME: 10:00 AM
 LOCATION: 3524 LANGHORNE ROAD, LYNCHBURG, VA
 CLIENT: APPALACHIAN POWER COMPANY

APPALACHIAN POWER COMPANY			
EASEMENT ACROSS THE LANDS OF EARL C WALLER CONTAINING 0.05+ ACRES			
PROJECT: 4116-0116-0000-0000-0000-0000-0000-0000			
DATE: 11-2-2022	BY: GREEN/PD	SCALE: 1"=100'	

**Appalachian Power Company
Easements 6 and 7**

Line Name: Axton-Danville no. 2
Line No.: TLN150:01377 Easement No.: 6 and 7

EASEMENT AND RIGHT OF WAY

On this 20th day of January, 2023, in consideration of Ten and NO/100 Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the covenants hereinafter set forth, **Genny Lea Hudson and Hubert Bryan Hudson, III, wife and husband**, as Tenants by the Entireties with the right of survivorship, whose address is 588 San Ambrosio Street, Punta Gorda, Florida 33983, ("Grantor"), whether one or more persons, hereby grants, sells, conveys, and warrants to **Appalachian Power Company**, a(n) Virginia corporation, a unit of American Electric Power, whose principal business address is 1 Riverside Plaza, Columbus, Ohio 43215, ("AEP") and its successors, assigns, lessees and tenants a permanent easement and right of way ("Easement"), for electric transmission, distribution, and communication lines and appurtenant equipment and fixtures, being, in, on, over, under, through and across the following described lands of the Grantor, situated in Lot(s) 7, John David Moss Subdivision, Westover Magisterial District, State of Virginia, Pittsylvania County.

Grantor claims title by General Warranty Deed, Document No. 180002486, recorded on 05/30/2018; in the Pittsylvania County Recorder's Office.

Auditor/Key/Tax Number: 1358-38-9201, 1358-38-7252

The Easement Area is more fully described and depicted on Exhibit "A", a copy of which is attached hereto and made a part hereof ("Easement Area").

GRANTOR FURTHER GRANTS AEP THE FOLLOWING RIGHTS:

The right, now or in the future, to construct, reconstruct, operate, maintain, alter, improve, extend, inspect and patrol (by ground or air), protect, repair, remove, replace, upgrade and relocate within the Easement Area, poles, towers, and structures, made of wood, metal, concrete or other materials, and crossarms, guys, anchors, grounding systems, and all other appurtenant equipment and fixtures, and to string conductors, wires and cables; together with the right to add to said facilities from time to time, and the right to do anything necessary, useful or convenient for the enjoyment of the Easement herein granted. AEP shall also have the right outside the Easement Area to install guy wires and anchors, control trees and vegetation interfering with such guys and anchors, and to construct, use, maintain, and remove new or upgraded access roads inside and outside the Easement Area as may be necessary for access to and from the Easement Area for the purposes referenced in this easement document.

The right, in AEP's discretion, now or in the future, to cut down, trim, remove, and otherwise control, using herbicides or tree growth regulators or other means, any and all trees, overhanging branches, vegetation or brush situated within the Easement Area. AEP shall also have the right to cut down, trim or remove trees situated on lands of Grantor which adjoin the Easement Area when in the opinion of AEP those trees may endanger the safety of, or interfere with the construction,

operation or maintenance of AEP's facilities or ingress or egress to, from or along the Easement Area.

The right of unobstructed ingress and egress, at any and all times, over, across and along and upon the Easement Area, and across the adjoining lands of Grantor as may be necessary for access to and from the Easement Area for the above referenced purposes.

THIS GRANT IS SUBJECT TO THE FOLLOWING CONDITIONS:

The Grantor reserves the right to cultivate annual crops, pasture, construct fences (provided gates are installed that adequately provide AEP the access rights conveyed herein) and roads or otherwise use the lands encumbered by this Easement in any way not inconsistent with the rights herein granted. In no event, however, shall Grantor, its heirs, successors, and assigns plant or cultivate any trees or place, construct, install, erect or permit any temporary or permanent building, structure, improvement or obstruction including but not limited to, storage tanks, billboards, signs, sheds, dumpsters, light poles, water impoundments, above ground irrigation systems, swimming pools or wells, or permit any alteration of the ground elevation, over, or within the Easement Area. AEP may, at Grantor's cost, remove any structure or obstruction if placed within the Easement Area, and may re-grade any alterations of the ground elevation within the Easement Area.

AEP agrees to repair or pay the Grantor for actual damages sustained by Grantor to crops, fences, gates, irrigation and drainage systems, drives, or lawns that are permitted herein, when such damages arise out of AEP's exercise of the rights herein granted.

The failure of AEP to exercise any of the rights granted herein, or the removal of any facilities from the Easement, shall not be deemed to constitute an abandonment or waiver of the rights granted herein.

This instrument contains the complete agreement, expressed or implied between the parties herein and shall inure to the benefit of and be binding on their respective successors, assigns, heirs, executors, administrators, lessees, tenants, and licensees.

NOTICE TO LANDOWNER: You are conveying rights to a public service corporation. A public service corporation may have the right to obtain some or all of these rights through exercise of eminent domain. To the extent that any of the rights conveyed are not subject to eminent domain, you have the right to choose not to convey those rights and you could not be compelled to do so. You have the right to negotiate compensation for any rights you are voluntarily conveying.

This Easement may be executed in counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.

Any remaining space on this page left intentionally blank. See next page for signatures.

IN WITNESS WHEREOF, the Grantor has executed this Easement effective the day, month and year first above written.

GRANTOR

Hubert Bryan Hudson, III
Hubert Bryan Hudson, III, husband

State of Florida §

County of Charlotte §

The foregoing instrument was acknowledged before me this 19th day of January, 2023, by Hubert Bryan Hudson, III, husband, and of legal age.



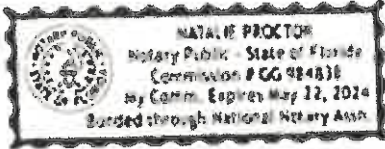
Skylar Monteiro
Notary Public
Print Name: Skylar Monteiro
My Commission Expires: 10/31/2026

IN WITNESS WHEREOF, the Grantor has executed this Easement effective the day, month and year first above written.

GRANTOR
Genny Lea Hudson
Genny Lea Hudson, wife

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 13th day of January, 2023, by Genny Lea Hudson, wife, and of legal age.



Natalie Proctor
Notary Public
Print Name: Natalie Proctor
My Commission Expires: May 22, 2024

This instrument prepared by Thomas G. St. Pierre, Associate General Counsel – Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, OH 43215 – for and on behalf of Appalachian Power Company, a unit of American Electric Power.

When recorded return to: American Electric Power - Transmission Right of Way, P. O. Box 2021, Roanoke, VA 24022-2121.

EXHIBIT 'A'

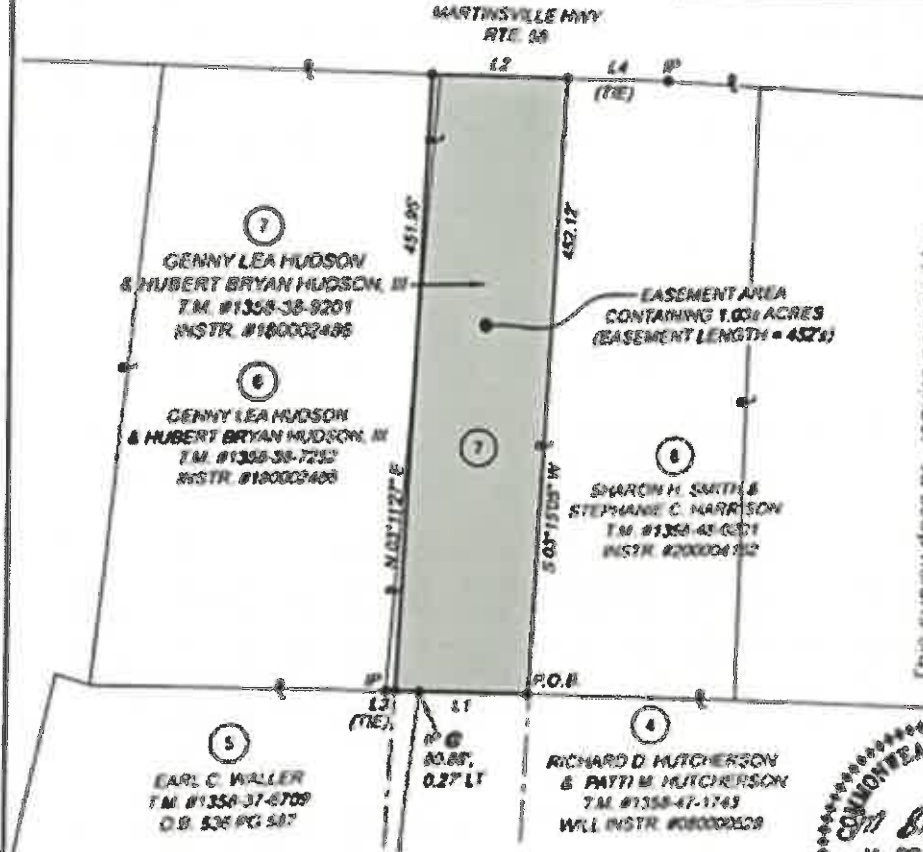
LINE	BEARING	DISTANCE
L1	N 87° 50' 14" W	89.06'
L2	S 87° 47' 31" E	89.34'
L3	N 87° 50' 14" W	8.63'
L4	S 87° 47' 31" E	71.49'



NORTH
VA STATE PLANE
SOUTH ZONE
NAD83



VICINITY MAP
NTS



This survey does not require approval by the Pittsylvania County Subdivision Agent
Karen D. Hayes 2.3.23
Pittsylvania County Subdivision Agent

- NOTE:**
1. THIS DRAWING WAS PREPARED FOR THE LIMITED USE OF APPALACHIAN POWER COMPANY FOR EASEMENT PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A COMPLETE SURVEY OF THE PROPERTY.
 2. LAND OWNERSHIP INFORMATION IS PROVIDED BY CONTRACT LAND STAFF, LLC. NO ADDITIONAL VERIFICATION HAS BEEN PERFORMED BY HURT & PROFFITT, INC.
 3. BEARINGS SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83).

- LEGEND**
- EASEMENT CORNER
 - PROPERTY CORNER
 - IP IRON PIN
 - P.O.B. POINT OF BEGINNING
 - PROPERTY LINE (APPROXIMATE)
 - - - RIGHT-OF-WAY LINE
 - ▨ EASEMENT AREA



M. Bradley Tate
M. BRADLEY TATE, LS
PROFESSIONAL SURVEYOR NO. 2794
11/18/2022
DATE

HURT & PROFFITT
INSPIRED. RESPONSIVE. TRUSTED.
3334 LANGHORNE ROAD
LYNCHBURG VA 24591
434.847.7786 | HANDP.COM

BOUNDARIES • SURVEYS • LAND DEVELOPMENT • MUNICIPALITY
METROLOGICAL • GEOTECHNICAL • EROSION CONTROL • LAND ACQUISITION

SURV PROJ: 20220168
LINE NAME: MARTINSVILLE CREEK EXTENSION
LINE NUMBER: TLN15001277
EASEMENT NUMBER: 6 & 7

REVISED: 11/18/2022	
APPALACHIAN POWER COMPANY	
EASEMENT ACROSS THE LANDS OF GENNY LEA HUDSON & HUBERT BRYAN HUDSON, III CONTAINING 1.034 ACRES	
ESTABLISHED IN THE STATE OF VIRGINIA	PITTSYLVANIA COUNTY
SCALE: 1" = 50'	DATE: 9/29/2022
TITLE: GREENHOLM	SHEET: 1 OF 1

**Appalachian Power Company
Easement 11**

Line Name: Brosville Extension
Line No.: TLN150:01377 Easement No.: 11

EASEMENT AND RIGHT OF WAY

On this 31 day of March, 2023, in consideration of Ten and NO/100 Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the covenants hereinafter set forth, **Corey Daniel Phillips, husband and Chastity Dawn Phillips, a/k/a Chastity Dawn Duffer, wife, as joint tenants with right of survivorship**, whose address is 613 Black Bird Place, Cascade, Virginia 24069. ("Grantor"), whether one or more persons, hereby grants, sells, conveys, and warrants to **Appalachian Power Company, a(n)** Virginia corporation, a unit of American Electric Power, whose principal business address is 1 Riverside Plaza, Columbus, Ohio 43215, ("AEP") and its successors, assigns, lessees and tenants a permanent easement and right of way ("Easement"), for electric transmission, distribution, and communication lines and appurtenant equipment and fixtures, being, in, on, over, under, through and across the following described lands of the Grantor, situated in State of Virginia, Pittsylvania County.

Grantor claims title by Special Warranty Deed, Document No. 200003431, recorded on 7/23/2020, in the Pittsylvania County Recorder's Office.

Auditor/Key/Tax Number: 1359-30-7294

The Easement Area is more fully described and depicted on Exhibit "A", a copy of which is attached hereto and made a part hereof ("Easement Area").

GRANTOR FURTHER GRANTS AEP THE FOLLOWING RIGHTS:

The right, now or in the future, to construct, reconstruct, operate, maintain, alter, improve, extend, inspect and patrol (by ground or air), protect, repair, remove, replace, upgrade and relocate within the Easement Area, poles, towers, and structures, made of wood, metal, concrete or other materials, and crossarms, guys, anchors, grounding systems, and all other appurtenant equipment and fixtures, and to string conductors, wires and cables; together with the right to add to said facilities from time to time, and the right to do anything necessary, useful or convenient for the enjoyment of the Easement herein granted. AEP shall also have the right outside the Easement Area to install guy wires and anchors, control trees and vegetation interfering with such guys and anchors, and to construct, use, maintain, and remove new or upgraded access roads inside and outside the Easement Area as may be necessary for access to and from the Easement Area for the purposes referenced in this easement document.

The right, in AEP's discretion, now or in the future, to cut down, trim, remove, and otherwise control, using herbicides or tree growth regulators or other means, any and all trees, overhanging branches, vegetation or brush situated within the Easement Area. AEP shall also have the right to cut down, trim or remove trees situated on lands of Grantor which adjoin the Easement Area when in the opinion of AEP those trees may endanger the safety of, or interfere with the construction,

operation or maintenance of AEP's facilities or ingress or egress to, from or along the Easement Area.

The right of unobstructed ingress and egress, at any and all times, over, across and along and upon the Easement Area, and across the adjoining lands of Grantor as may be necessary for access to and from the Easement Area for the above referenced purposes.

THIS GRANT IS SUBJECT TO THE FOLLOWING CONDITIONS:

The Grantor reserves the right to cultivate annual crops, pasture, construct fences (provided gates are installed that adequately provide AEP the access rights conveyed herein) and roads or otherwise use the lands encumbered by this Easement in any way not inconsistent with the rights herein granted. In no event, however, shall Grantor, its heirs, successors, and assigns plant or cultivate any trees or place, construct, install, erect or permit any temporary or permanent building, structure, improvement or obstruction including but not limited to, storage tanks, billboards, signs, sheds, dumpsters, light poles, water impoundments, above ground irrigation systems, swimming pools or wells, or permit any alteration of the ground elevation, over, or within the Easement Area. AEP may, at Grantor's cost, remove any structure or obstruction if placed within the Easement Area, and may re-grade any alterations of the ground elevation within the Easement Area.

AEP agrees to repair or pay the Grantor for actual damages sustained by Grantor to crops, fences, gates, irrigation and drainage systems, drives, or lawns that are permitted herein, when such damages arise out of AEP's exercise of the rights herein granted.

The failure of AEP to exercise any of the rights granted herein, or the removal of any facilities from the Easement, shall not be deemed to constitute an abandonment or waiver of the rights granted herein.

This instrument contains the complete agreement, expressed or implied between the parties herein and shall inure to the benefit of and be binding on their respective successors, assigns, heirs, executors, administrators, lessees, tenants, and licensees.

NOTICE TO LANDOWNER: You are conveying rights to a public service corporation. A public service corporation may have the right to obtain some or all of these rights through exercise of eminent domain. To the extent that any of the rights conveyed are not subject to eminent domain, you have the right to choose not to convey those rights and you could not be compelled to do so. You have the right to negotiate compensation for any rights you are voluntarily conveying.

This Easement may be executed in counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.

Any remaining space on this page left intentionally blank. See next page for signatures.

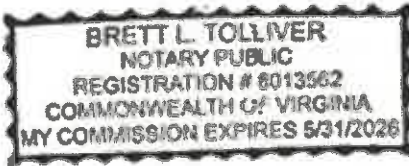
IN WITNESS WHEREOF, the Grantor has executed this Easement effective the day, month and year first above written.

GRANTOR

Corey Daniel Phillips
Corey Daniel Phillips, husband

State of Virginia §
County of Patrick §
§

The foregoing instrument was acknowledged before me this 31st day of March, 2023, by Corey Daniel Phillips, husband, and of legal age.



Brett L. Tolliver
Notary Public
Print Name: Brett L. Tolliver
My Commission Expires: 5/31/2026

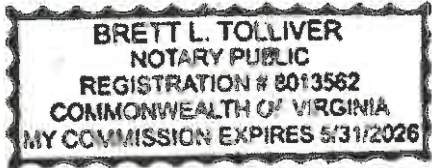
IN WITNESS WHEREOF, the Grantor has executed this Easement effective the day, month and year first above written.

GRANTOR

Chastity Dawn Phillips
Chastity Dawn Phillips, a/k/a Chastity Dawn Duffer,
wife

State of Virginia §
County of Pittsylvania §
 §

The foregoing instrument was acknowledged before me this 31st day of March, 2023, by Chastity Dawn Phillips, a/k/a Chastity Dawn Duffer, wife, and of legal age.



Brett L. Tolliver
Notary Public
Print Name: Brett L. Tolliver
My Commission Expires: 5/31/2026

This instrument prepared by Thomas G. St. Pierre, Associate General Counsel – Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, OH 43215 – for and on behalf of Appalachian Power Company, a unit of American Electric Power.

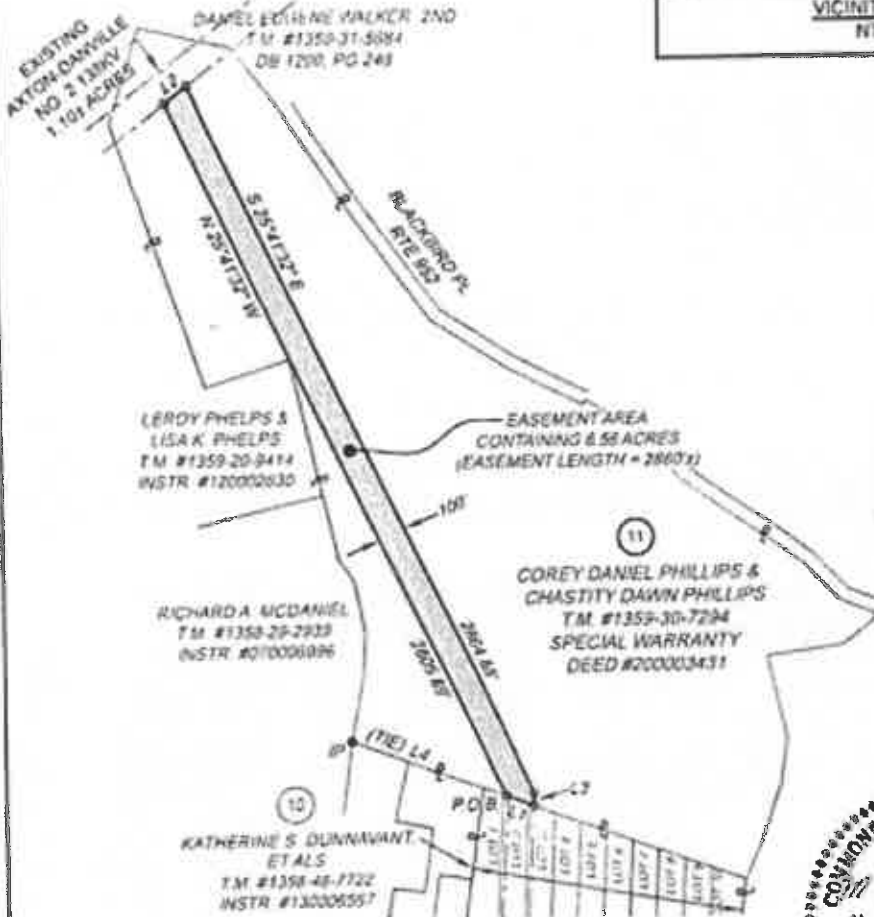
When recorded return to: American Electric Power - Transmission Right of Way, P. O. Box 2021, Roanoke, VA 24022-2121.

EXHIBIT "A"

LINE	BEARING	DISTANCE
1-1	N 72° 15' 33" W	177.95
1-2	N 63° 56' 54" E	101.68
1-3	S 63° 13' 27" W	44.82
1-4	N 69° 45' 18" W	207.05



NORTH
 VA STATE PLANE
 SOUTH ZONE
 NAD83



NOTES:

- THIS DRAWING WAS PREPARED FOR THE LIMITED USE OF APPALACHIAN POWER COMPANY FOR EASEMENT PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A COMPLETE SURVEY OF THE PROPERTY.
- LAND OWNERSHIP INFORMATION IS PROVIDED BY CONTRACT LAND STAFF, LLC. NO ADDITIONAL VERIFICATION HAS BEEN PERFORMED BY HURT & PROFFITT, INC.
- BEARINGS SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83).

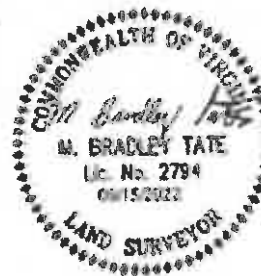
- LEGEND**
- EASEMENT CORNER
 - PROPERTY CORNER
 - SP IRON PIN
 - POB POINT OF BEGINNING
 - P— PROPERTY LINE (APPROXIMATE)
 - - - RIGHT-OF-WAY LINE
 - ▨ NEW EASEMENT AREA
 - ▩ EXISTING EASEMENT AREA

HURT & PROFFITT



2624 LANGHORNE ROAD
LYNCHBURG VA 24501
434.847.7796 | HANDP.COM

ENGINEERING - SURVEYING - LAND DEVELOPMENT - ENVIRONMENTAL
SOILS - GEOTECHNICAL - CONSTRUCTION TESTING & INSPECTION - CULTURAL RESOURCES



M. Bradley Tate
M. BRADLEY TATE, L.S.
PROFESSIONAL SURVEYOR NO. 2794
09/15/2022
DATE

SURV PROJ #: 20220189
 LINE NAME: ROOSEVELT STREET EXTENSION
 LINE NUMBER: TLN 100-01477
 EASEMENT NUMBER: 11

REVISED: 09/15/2022

APPALACHIAN POWER COMPANY

EASEMENT ACROSS THE LANDS OF
COREY DANIEL PHILLIPS & CHASTITY DAWN PHILLIPS
CONTAINING 6.56 ACRES

SITUATED IN THE STATE OF VIRGINIA - PITTSBURG COUNTY

SCALE: 1" = 500' DATE: 09/05/2022 FILE: GREEN VOL SHEET 1 OF 1

**Appalachian Power Company
Easements from the City of Danville**

PRESENTED: June 6, 2023

ADOPTED: June 6, 2023

RESOLUTION NO. 2023 – 06 .02

A RESOLUTION AUTHORIZING AND APPROVING THE CITY OF DANVILLE, VIRGINIA TO ENTER INTO AN EASEMENT AGREEMENT WITH APPALACHIAN POWER COMPANY FOR LAND ASSOCIATED WITH THE CITY'S FOURTH ELECTRIC DELIVERY POINT.

WHEREAS, the City purchased property adjacent to West Fork Substation in 2022 to allow for the transmission interconnection with Appalachian Power to increase reliability; and

WHEREAS, the land purchased will accommodate the City's expanded West Fork substation and the new Appalachian Power Brosville substation with newly constructed access driveways and stormwater management; and

WHEREAS, Danville Utilities is completing a series of substation upgrades to increase reliability, add redundancy, and increase electric capacity in specific areas of the Danville Utilities service territory.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Danville, Virginia, that it does hereby authorize and approve the City of Danville, Virginia to enter into an easement agreement with Appalachian Power Company that will allow for the construction of the fourth interconnection point in Pittsylvania County with Appalachian Power within the Danville Utilities service territory; and

BE IT FURTHER RESOLVED, by the Council of the City of Danville, Virginia, that the City Manager, be, and is hereby, authorized and directed to execute or sign the easement agreement, and any and all other documents necessary to complete the above referenced transaction.

Approved:



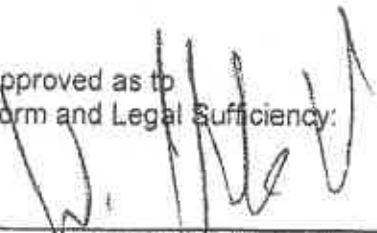
Mayor

Attest:



City Clerk

Approved as to
Form and Legal Sufficiency:



City Attorney

EXHIBIT A

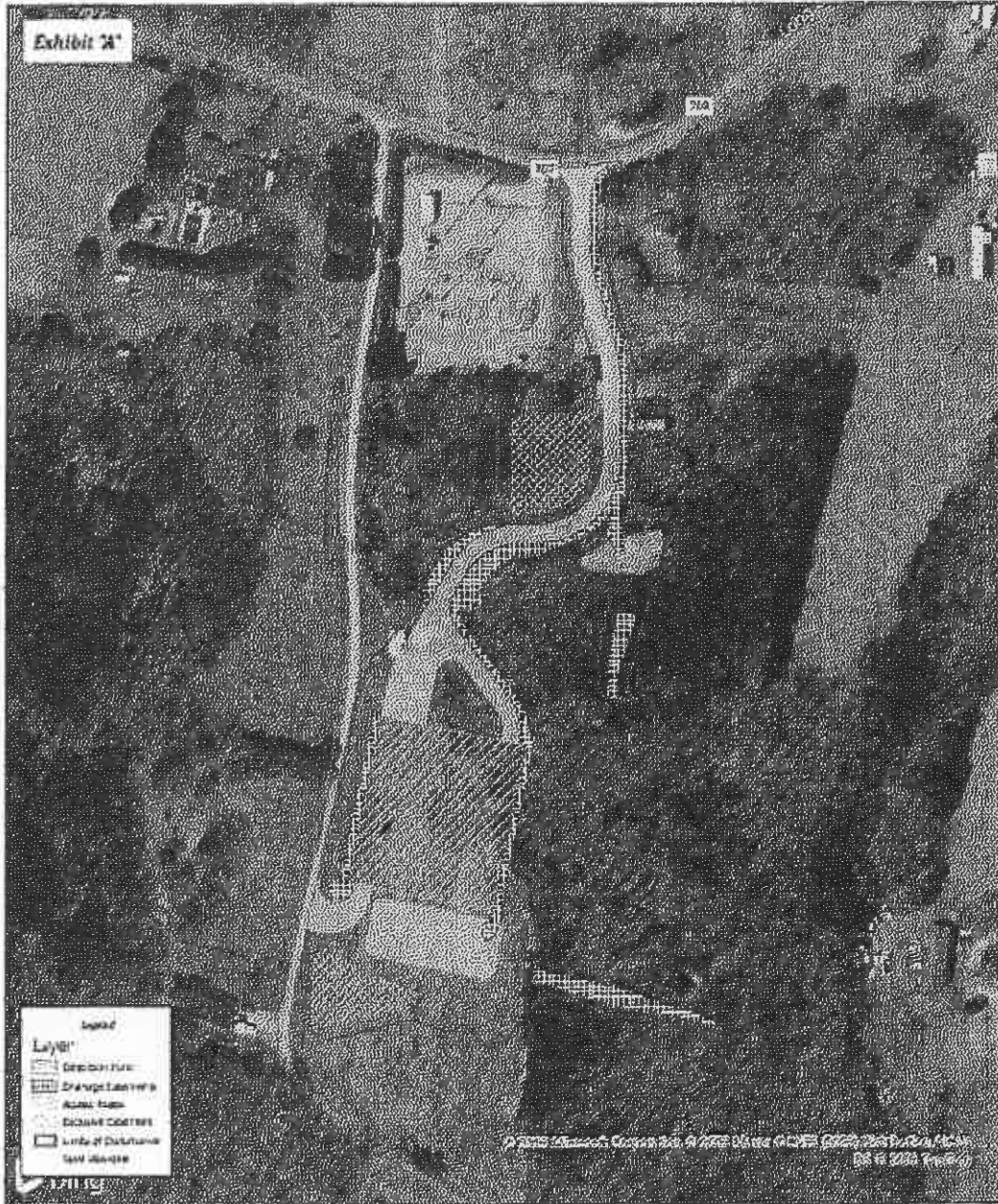


EXHIBIT B

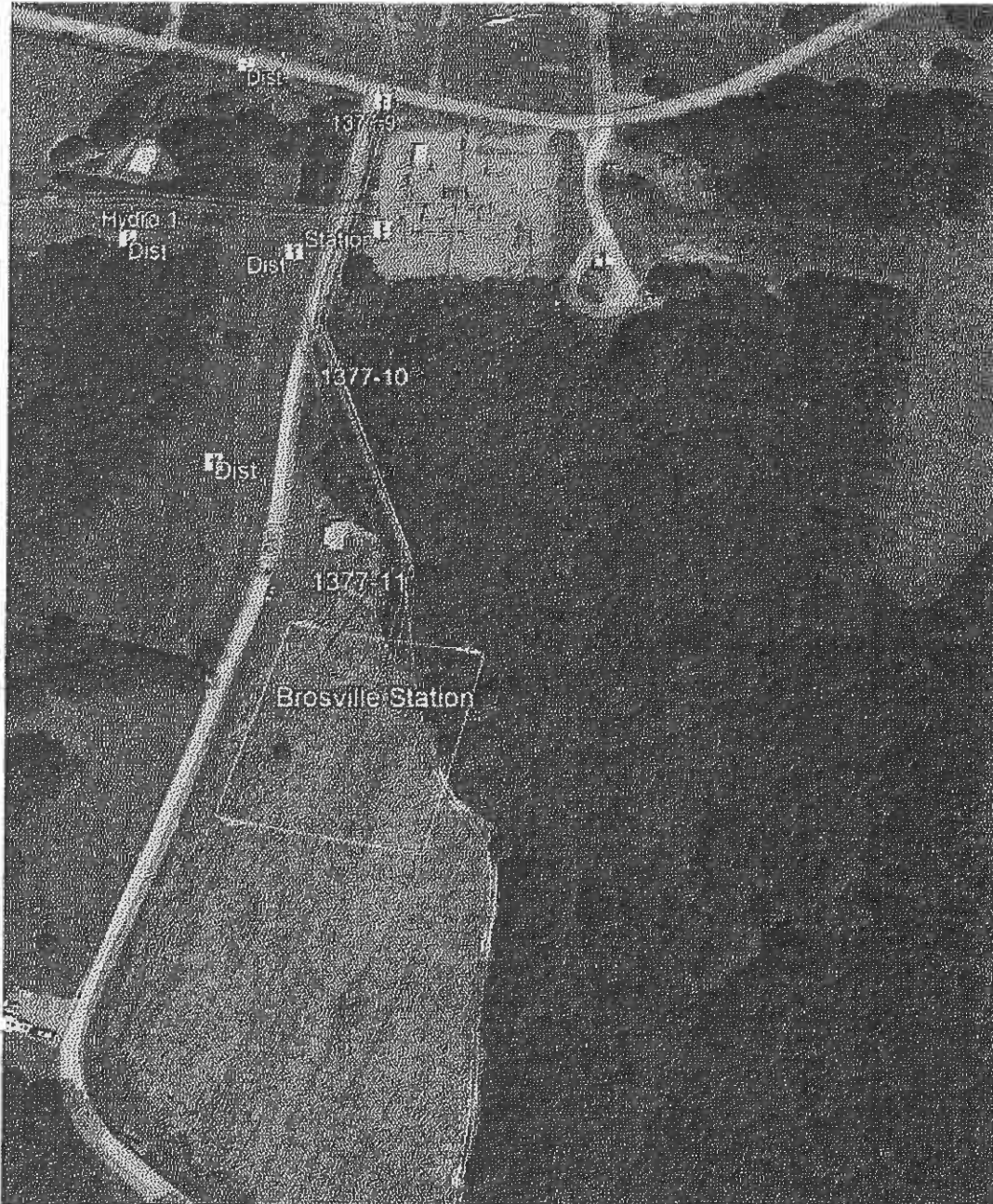


EXHIBIT C

EASEMENT

EASEMENT (this "Easement Agreement") is made and entered into this ____ day of ____, 2023, by and between **CITY OF DANVILLE, VA** whose address 427 Patton Street, Danville, Virginia 24541, ("Grantor"), and **APPALACHIAN POWER COMPANY**, a Virginia corporation, whose address is 1 Riverside Plaza, Columbus, Ohio 43215 - 2373 ("Grantee").

RECITALS:

WHEREAS, Grantor owns an interest in that certain tracts of real property, Portions of Tax Map numbers 1358-46-2848, 1358-36-9839, and 1358-358704, situated near Brosville, in the County of Pittsylvania, Commonwealth of Virginia, as more particularly described on Exhibit A attached hereto (the "Property"); and

WHEREAS, there is a public need for a new substation so facilitate a larger transmission upgrade for the area, and to offer more reliable electrical service to Grantor, Grantor desires to grant to Grantee, and Grantee desires to accept, certain exclusive easement rights for the new electrical substation; and

NOW, THEREFORE, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants and conveys to Grantee this Easement as follows:

1. Grantor hereby grants and conveys to Grantee the following **exclusive** rights:
 - (a) a permanent and exclusive right of way and easement for electric substation purposes on, over, along, across and under that certain property located in _____, as more particularly described and/or depicted on Exhibit A attached hereto and incorporated herein by this reference (the "Substation Parcel"); and
 - (b) a permanent and exclusive right of way and easement for electric substation purposes on, over, along, across and under that certain property located in _____, as more

particularly described and/or depicted on Exhibit A attached hereto and incorporated herein by this reference (the "New Substation Parcel", the "Exclusive Easement Area").

2. Grantor hereby grants and conveys to Grantee the following **non-exclusive** rights:

(a) a permanent and non-exclusive right of way to Grantee for ingress and egress to and from the Substation Parcel, as more particularly described and/or depicted on Exhibit B attached hereto and incorporated herein by this reference (the "Access Easement"); and

(b) a permanent and non-exclusive right of way to Grantee for electric transmission, distribution, and communication lines and appurtenant equipment and fixtures to connect the Substation, and the surrounding electrical grid system, and facilitate the transmission area improvement (the "Line Easement"); and

(c) a permanent and non-exclusive right of way to Grantee for drainage facilities for the Substation Parcel, as more particularly described and/or depicted on Exhibit B, attached hereto and incorporated herein by this reference (the "Drainage Easement"), together with the Line Easement and Access Easement, the "Non-Exclusive Easement Area").

The Exclusive Easement Area and Non-Exclusive Easement Area shall be referred to collectively as the "Easement Area."

3. The Parties hereby agree as follows:

(a) The location, width, and boundaries of the easement area with respect to the Easement, depicted on Exhibit A attached hereto and made a part hereof. The Exclusive Easement Area and Non-Exclusive Easement Area with respect to the Easement shall hereinafter be described collectively as the "Easement Area".

(b) With respect to the Exclusive Easement Area as depicted on Exhibit A attached hereto (the "Exclusive Easement Area"), Grantor conveys all necessary and convenient rights for the use and enjoyment of the Exclusive Easement Area, including the rights to construct, operate, maintain, inspect, protect, repair, remove, replace, upgrade, add to the number of and relocate within the Easement Area, electric distribution substation facilities, electric line and communication facilities, including but not limited to cables, supporting structures, conductors, transformers, circuit breakers, bus bars, grounding systems, foundations, and associated equipment as Grantee may deem appropriate for the above-stated purposes. Grantee may also perform any grading or filling within the Exclusive Easement Area as is reasonably necessary for the operation of the electrical facilities. Grantee reserves the right to fence the Exclusive Easement Area and restrict all access thereto. Grantor shall not access the Exclusive Easement Area or otherwise conduct any activities within the Exclusive Easement Area without the consent of Grantee. Grantor shall not interfere with lateral support of the Exclusive Easement Area or permit any construction or other activities outside of the Exclusive Easement Area that would be inconsistent with Grantee's operation of its electrical facilities.

(c) With respect to the Non-Exclusive Easement Area, Grantee, its successors, and assigns, are granted the following rights:

(i) the right of ingress and egress over, under, across and upon said Non-Exclusive Easement Area and Grantor's adjacent land to the Exclusive Easement Areas. Grantee shall have the right, but not the obligation to grade, improve and maintain the Easement Area with rock, gravel, or pavement at its sole discretion.

(ii) the right to construct, reconstruct, operate, maintain, alter, inspect and patrol (by ground or air), protect, repair, replace, renew, upgrade, relocate within the Non-Exclusive Easement Area, add to the number of, remove and replace electric distribution and transmission facilities, which may consist of poles, towers, and structures, made of wood, metal, concrete or other materials, including crossarms, guys, anchors, anchoring systems, grounding systems, communications facilities, and all other appurtenant equipment and fixtures, and to string conductors, wires and cables. The electric transmission facilities may consist of a variable number of towers, poles, wires, guys, anchors and associated fixtures, including the right to enlarge, and may transmit electricity of any voltage or amperage, together with the right to add to said facilities from time to time, and the right to do anything reasonably necessary, useful or convenient for the enjoyment of the Non-Exclusive Easement Area herein granted, together with the privilege of removing at any time any or all of said facilities erected on the Non-Exclusive Easement Area.

(iii) the right to construct, operate, and reconstruct drainage facilities (including necessary ditching and backfilling) in locations approved by Grantor, which approval shall not be unreasonably withheld, conditioned or delayed; enlarging, inspecting, patrolling, repairing, maintaining, upgrading and removing said facilities and appurtenances; the right to relocate along the same general direction of said facilities. In further use of the Non-Exclusive Easement Area, Grantee shall have a perpetual easement and right of way for drainage, including, but not limited to, the right to maintain an open channel of adequate size to provide all drainage required for the property described on Exhibit B. Grantor waives any rights it may have in the natural course of drainage over, under and between the properties of Grantor and Grantee in so far as Grantee's use of this easement is concerned.

3. Grantee and its successors and assigns, shall have the right, in Grantee's reasonable discretion, to cut down, trim, and otherwise control, using herbicides or tree growth regulators, or other means, and at Grantee's option, to remove from the Easement Area any and all trees, overhanging branches, vegetation, brush, or other obstructions. Grantee shall also have the right to cut down, trim, remove, and otherwise control trees situated on lands of the Grantor which adjoin the Easement Area, when in the reasonable opinion of Grantee those trees may endanger the safety of, or interfere with the construction, operation or maintenance of Grantee's facilities or ingress or egress to, from or along the Easement Area.

4. Grantee and its successors and assigns are granted the right of unobstructed ingress and egress, at any and all times, on, over, across, along and upon the Easement Area, and across the adjoining lands of Grantor as may be reasonably necessary to access the Easement Area for the above referenced purposes.

5. In no event shall Grantor, its heirs, successors and assigns plant or cultivate any trees or place, construct, install, erect or permit any temporary or permanent building, structure, improvement or obstruction including but not limited to, storage tanks, billboards, signs, sheds, dumpsters, light poles, water impoundments, above-ground irrigation systems, swimming pools or wells, or permit any alteration of the ground elevation, over or within the Easement Area. Grantee may, at Grantor's cost, remove any structure or obstruction placed by Grantor within the Easement Area, and may, at Grantee's cost, re-grade any alterations of the ground elevation within the Easement Area. Grantee shall repair or pay Grantor for actual damages to growing crops, fences, gates, field tile, drainage ways, drives, or lawns caused by Grantee in the exercise of the rights herein granted.

6. The failure of Grantee to exercise any of the rights granted herein, including, but not limited to, the removal of any obstructions placed by Grantor from the Easement Area, shall not be deemed to constitute a waiver of the rights granted herein, and the removal of any facilities from the Easement Area shall not be deemed to constitute a permanent abandonment or release of the rights granted herein.

7. The terms and conditions as supplemented by this instrument are the complete agreement, expressed or implied, between the parties hereto and shall inure to the benefit of and be binding on their respective successors, assigns, heirs, executors, administrators, lessees, tenants, licensees, and legal representatives.

8. This instrument may be executed simultaneously in two or more counterparts, each of which will be deemed an original, but all of which taken together will constitute one and the same instrument. The signature pages from each counterpart may be removed and attached to one document for purposes of recording this Easement and Right of Way in the real property records of Pittsylvania county, Virginia.

Any remaining space on this page intentionally left blank. See next page(s) for signature(s).

This Easement is executed effective as of this _____ day of _____, 2023

GRANTOR:

CITY OF DANVILLE, VA

By: Ken Larkine
Name: KEN LARKINE
Its: CITY MANAGER

State of _____
County of _____

This instrument was acknowledged before me on this 12 day of June, 2023
by Ken Larkine, the City Manager of City of Danville, VA.



Amanda G. Allen
Notary Public
Print Name: Amanda G. Allen
Commission Expires: 8/31/2025

This instrument prepared by Thomas G. St. Pierre, Assistant General Counsel - Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, OH 43215 - for and on behalf of Appalachian Power Company.

EXHIBIT D

Auditor/Key/Tax Number: 2328-93-2214

DRAINAGE EASEMENT AND RIGHT OF WAY

This Drainage Easement (this "Agreement") is made and entered into by and between **CITY OF DANVILLE, VA** whose address is 427 Patton Street, Danville, Virginia 24541 ("Grantor"), and **APPALACHIAN POWER COMPANY**, a Virginia corporation whose address is 1 Riverside Plaza, Columbus, Ohio 43215 ("Grantee").

WHEREAS, Grantor has agreed to convey to Grantee an easement for drainage purposes across Grantor's adjacent property as acquired by deed dated _____, of record at Deed Book _____, Page _____ in the Pittsylvania County Clerk's Office, for the benefit of both parties,

NOW, THEREFORE, in consideration of the sum of ten dollars, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed; Grantor does, GRANT, SELL, and CONVEY unto Grantee, its successors and assigns, a non-exclusive, perpetual easement and right of way for drainage, including, but not limited to, the right to maintain an open channel of adequate size to provide all drainage required for the property described on Exhibit B attached hereto and incorporated herein by reference, over, under, across, and upon the land located in Pittsylvania County, Virginia and described in Exhibit A, attached hereto and incorporated herein by reference (the "Easement Area"). The easement shall be 60 feet wide and provide drainage from the Grantee's adjacent property to the Grantor's retention pond.

Together with the non-exclusive right of ingress and egress over, under, across and upon said land and Grantor's adjacent land for the purpose of constructing, operating, reconstructing drainage facilities (including necessary ditching and backfilling) in locations approved by Grantor, which approval shall not be unreasonably withheld, conditioned or delayed; enlarging, inspecting, patrolling, repairing, maintaining, upgrading and removing said facilities and appurtenances; the right to relocate along the same general direction of said facilities and the right to remove from said land all structures, obstructions including trees and parts thereof, which may, in the reasonable judgment of Grantee, endanger or interfere with the safe and efficient operation and maintenance of said facilities or appurtenances. Grantor waives any rights it may have in the natural course of drainage over, under and between the properties of Grantor and Grantee in so far as Grantee's use of this easement is concerned.

Grantor reserves the right to use the land subject to said easement and right of way in any way that will not interfere with Grantee's exercise of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and rights unto the Grantee, its successors and assigns forever.

EXECUTED this _____ day of _____, 2023.

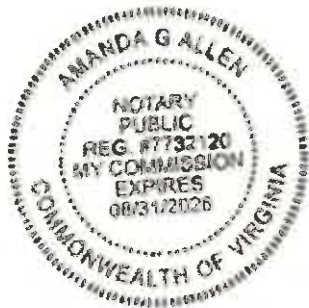
GRANTOR:

CITY OF DANVILLE, VA

By: Ken Larkin
Name: KEN LARKIN
Its: CITY MANAGER

State of _____
County of _____

This instrument was acknowledged before me on this 12 day of June, 2023
by Ken Larkin, the City Manager of City of Danville, VA.



Amanda G. Allen
Notary Public
Print Name: Amanda G. Allen
Commission Expires: 8/31/2026

This instrument prepared by Thomas G. St. Pierre, Assistant General Counsel - Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, OH 43215 - for and on behalf of Appalachian Power Company.

This indenture shall be binding upon and inure to the benefit of the parties hereto, their respective successors and assigns.

EXECUTED this _____ day of _____, 2023.

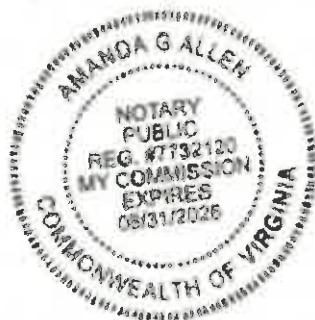
GRANTOR:

CITY OF DANVILLE, VA

By: Ken Larking
Name: KEN LARKING
Its: CITY MANAGER

State of §
County of §

This instrument was acknowledged before me on this 12 day of June, 2021
by Ken Larking, the City Manager City of Danville, VA.



Amanda G Allen
Notary Public
Print Name: Amanda G Allen
Commission Expires: 8/31/2026

This instrument prepared by Thomas G. St. Pierre, Assistant General Counsel - Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, OH 43215 - for and on behalf of Appalachian Power Company.

Line Name:

Line No.: TLN150:00000 Easement No:

EXHIBIT F

EASEMENT AND RIGHT OF WAY

On this _____ day of _____, 2021, in consideration of Ten and NO/100 Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the covenants hereinafter set forth, **CITY OF DANVILLE, VA**, whose address is 427 Patton Street, Danville, Virginia 24541 ("Grantor"), hereby grants, sells, conveys, and warrants to **APPALACHIAN POWER COMPANY**, a Virginia corporation, whose principal business address is 1 Riverside Plaza, Columbus, Ohio 43215, ("Grantee") and its successors, assigns, a permanent easement and right of way ("Easement") for electric transmission, distribution, and communication lines and appurtenant equipment and fixtures, being, in, on, over, under, through and across the following described lands of the Grantor, situated in Danville, County of Pittsylvania, State of Virginia.

Auditor/Key/TaxNumber: Portions of Tax Map numbers 1358-46-2848, 1358-36-9839, and 1358-358704

Said lines and facilities shall be constructed within the limits of the Easement Area (hereinafter defined), the centerline of which being said lines and the facilities as constructed. The approximate location is depicted on Exhibit A, attached hereto and incorporated herein (the "Easement Area").

GRANTOR FURTHER GRANTS GRANTEE THE FOLLOWING RIGHTS:

The right, now or in the future, to construct, reconstruct, operate, maintain, alter, improve, extend, inspect, patrol, protect, repair, remove, replace, upgrade and relocate within the Easement Area, poles, towers, and structures, made of wood, metal, concrete or other materials, and crossarms, guys, anchors, grounding systems, and all other appurtenant equipment and fixtures, and to string conductors, wires and cables; together with the right to add to said facilities from time to time, and the right to do anything reasonably necessary, useful or convenient for the enjoyment of the Easement herein granted. Grantee shall also have the right to install guy wires and anchors outside the Easement Area, and control trees and vegetation interfering with such guys and anchors.

The right, in Grantee's reasonable judgment, to cut down, trim, remove, and otherwise control, using herbicides or tree growth regulators or other means any and all trees, overhanging branches, vegetation or brush situated within the Easement Area. Grantee shall also have the right to cut down, trim or remove trees situated on lands of Grantor which adjoin the Easement Area when in the opinion of Grantee those trees may endanger the safety of, or interfere with the construction, operation or maintenance of AEP's facilities or ingress or egress to, from or along the Easement Area.

The unexclusive right of unobstructed ingress and egress, at any and all times, over, across and along and upon the Easement Area, and across the adjoining lands of Grantor as may be reasonably necessary for access to and from the Easement Area for the above referenced purposes.

THIS GRANT IS SUBJECT TO THE FOLLOWING CONDITIONS:

The Grantor reserves the right to cultivate annual crops, pasture, construct fences (provided gates are installed that adequately provide Grantee the access rights conveyed herein) and roads or otherwise use the lands encumbered by this Easement in any way not inconsistent with the rights herein granted. In no event, however, shall Grantor, its heirs, successors, and assigns plant or cultivate any trees or place, construct, install, erect or permit any temporary or permanent building, structure, improvement or obstruction including but not limited to, storage tanks, billboards, signs, sheds, dumpsters, light poles, water impoundments, swimming pools or wells, or permit any alteration of the ground elevation, over, or within the Easement Area. Grantee may, at Grantor's cost, remove any structure or obstruction placed by Grantor within the Easement Area, and may, at Grantee's sole cost and expense, re-grade any alterations of the ground elevation within the Easement Area.

Grantee agrees to repair or pay the Grantor for actual damages sustained by Grantor to trees, crops, fences, gates, irrigation and drainage systems, drives, or lawns that are permitted herein, when such damages arise out of Grantee's exercise of the rights herein granted.

The failure of Grantee to exercise any of the rights granted herein, or the removal of any facilities from the Easement, shall not be deemed to constitute an abandonment or waiver of the rights granted herein.

This instrument contains the complete agreement, expressed or implied between the parties herein and shall inure to the benefit of and be binding on their respective successors, assigns, heirs, executors, administrators, lessees, tenants, and licensees.

This Easement may be executed in counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.

Any remaining space on this page left intentionally blank. See next page for signatures.

EXECUTED this _____ day of _____, 2023.

GRANTOR:

CITY OF DANVILLE, VA

By: Ken Larkin
Name: KEN LARKIN
Its: CITY MANAGER

State of _____ §
County of _____ §

This instrument was acknowledged before me on this 12 day of June, 2021
by Ken Larkin, the City Manager of City of Danville, VA.



Amanda G. Allen
Notary Public
Print Name: Amanda G. Allen
Commission Expires: 8/31/2026

This instrument prepared by Thomas G. St. Pierre, Assistant General Counsel - Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, OH 43215 - for and on behalf of Appalachian Power Company.

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
1358-47-0419	LYNCH, KENNY LEE	285 LONG CIR	DANVILLE, VA 24541
1358-36-4557	WARD, ANTHONY P	657 LONG CIRCLE	CASCADE, VA 24069
1358-46-2848	CITY OF DANVILLE	427 PATTON ST	DANVILLE, VA 24541
1358-36-9839	CITY OF DANVILLE	P O BOX 3300	DANVILLE, VA 24543
1358-37-6709	WALLER, EARL C	181 SHEPARD-DEERING LN	CASCADE, VA 24069
1358-37-7474	THOMAS, BERNICE PRITCHETT	6512 COLUMBIA PARK RD	LANDOVER, MD 20785
1358-47-5235	HUTCHERSON, RICHARD D	580 LONG CIRCLE	CASCADE, VA 24069
1358-48-4280	MORAN, STEVEN O	13015 MARTINSVILLE HWY	CASCADE, VA 24069
1358-48-3290	HAWKER, OTIS S	13029 MARTINSVILLE HWY	CASCADE, VA 24069
1358-48-2290	HUDSON, GENNY LEA	588 SAN AMBROSIO STREET	PUNTA GORDA, FL 33983
1358-48-1290	LEFTWICH, PERRY LEE	13073 MARTINSVILLE HWY	CASCADE, VA 24069
1358-48-0201	SMITH, SHARON H	2505 OAK HILL RD	DANVILLE, VA 24541
1358-38-0178	WALL, DAVE C	724 INMAN RD	DANVILLE, VA 24541
1358-37-0756	LACKEY, KEMMY GAUIS	868 LONG CIRCLE	CASCADE, VA 24069
1358-37-4762	CLARK, OLLIE N	236 SHEPHERD DEERING LANE	CASCADE, VA 24069
1358-37-4882	WALTON, CARLTON WAYNE	217 SHEPHERD DEERING LN	CASCADE, VA 24069
1358-38-3037	MORTON, YOLANDA	156 SHEPHERD DEERING LN	CASCADE, VA 24069
1358-38-7706	SHELTON, WILLIAM B	13184 MARTINSVILLE HWY	CASCADE, VA 24069
1358-38-6324	DOGWOOD ENTERPRISES LLC	139 WALDEN CT	DANVILLE, VA 24541
1358-38-8827	DUNNAVANT, KATHERINE S ET ALS	307 BARTHEL DRIVE	CARY, NC 27513-1737
1358-29-2939	MCDANIEL, RICKY L LIFE TENANT	1467 WEST FORK RD	CASCADE, VA 24069
1359-31-5684	WALKER, DANIEL EUGENE 2ND	419 BLACKBIRD PLACE	CASCADE, VA 24069
1359-20-9414	PHELPS, LEROY	676 BLACK BIRD PL	CASCADE, VA 24069
1359-11-9040	WILSON, DANIEL D	1409 WEST FORK RD	CASCADE, VA 24069
1359-21-2962	MCDANIEL, MICHAEL W	1093 WEST FORK RD	CASCADE, VA 24069
1359-22-4029	ROGERS, JAMES R	248 BLACKBIRD PLACE	CASCADE, VA 24069
1358-29-8102	CASCADE MHC LLC	PO BOX 3152	MECHANICSVILLE, VA 23116
1359-11-6744	TERRELL, DAVID SAGER JR	1183 WEST FORK RD LOT 2	CASCADE, VA 24069
1359-22-6252	CARTER, JAMES A	601 ROBERTSON LN	DANVILLE, VA 24540
1359-30-7294	PHILLIPS, COREY DANIEL	613 BLACK BIRD PL	CASCADE, VA 24069
1359-32-4487	SALMONS, ARCHIE WHITFIELD JR	405 BLACKBIRD PLACE	CASCADE, VA 24069
1359-31-8450	WILSON, BETHEL L ET ALS	746 MOUNT VIEW DRIVE	DANVILLE, VA 24541
1358-39-4222	SHELTON, SHEPPARD PARIS	613 LAKEWOOD TRAIL	MARTINSVILLE, VA 24112

1358-59-3187	LYNSKEY, VICTORIA G	12880 MARTINSVILLE HWY	CASCADE, VA 24069
1358-47-3414	DRAPER, BRIAN SCOTT	500 LONG CIR	CASCADE VA 24069
1358-46-5228	LONG, CARRIE MICHELLE ET ALS	285 LONG CIRCLE	DANVILLE, VA 24541
1358-21-9000	ESTES FAMILY FARM LLC	502 WHITBY DR	WILMINGTON, DE 19803
1358-26-5193	JONES, HAROLD WAYNE JR	737 LONG CIRCLE	CASCADE, VA 24069
1358-43-2956	ADAMS, CLENARD LEE	856 OAK HILL RD	DANVILLE, VA 24541

S-23-014 APPALACHIAN

**Appalachian Power Company
Property Purchase Agreement**

Facility Name: Brosville Extension TLine ROW

CONTRACT FOR THE SALE AND PURCHASE OF REAL ESTATE

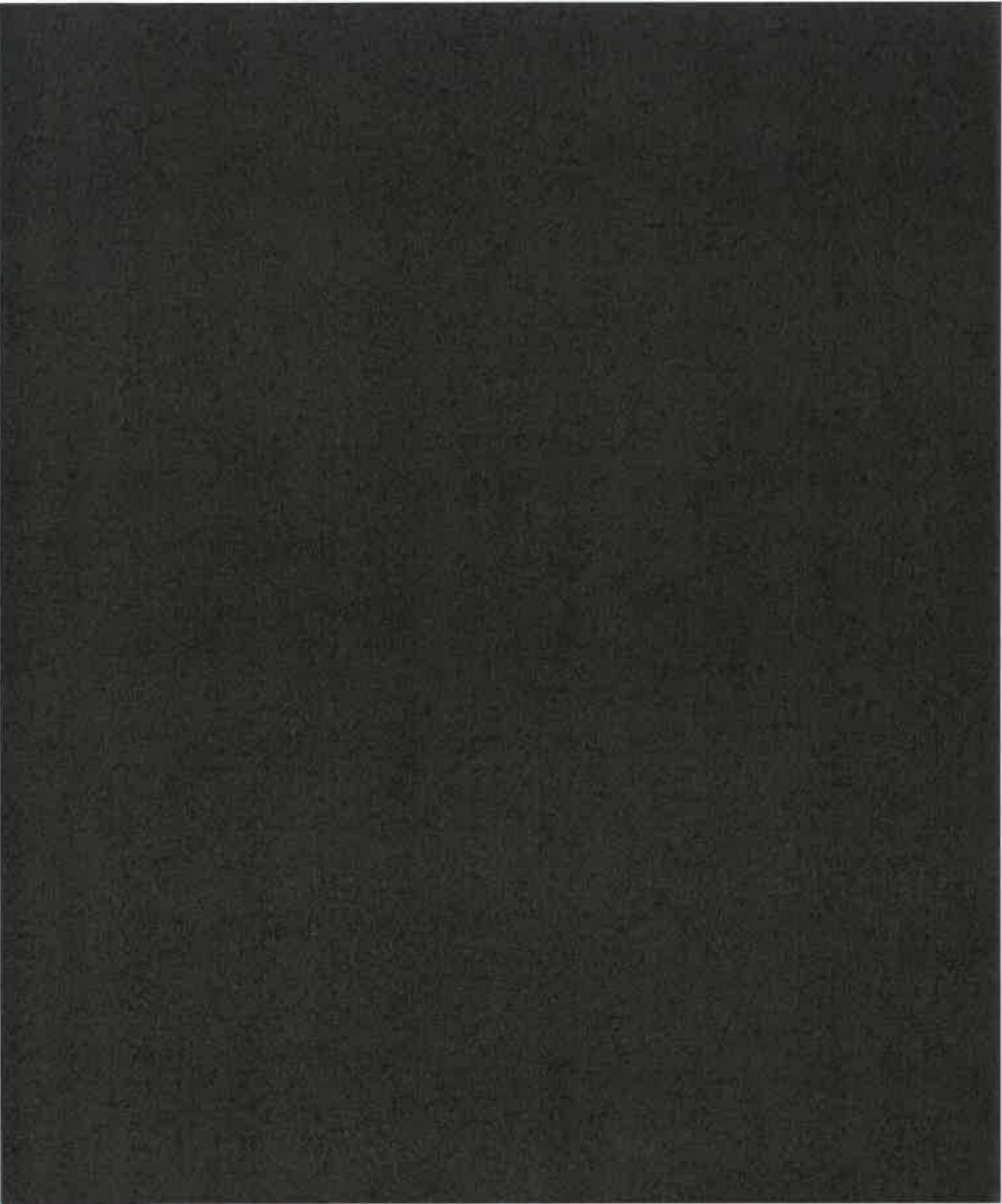
DUNNAVANT, KATHERINE S ET ALS - LEWIS JEAN S REVOCABLE TRUST DTD 10/23/13 ET ALS - LEWIS, JEAN S TRUSTEE ET ALS, whose address is 307 Barthel Drive, Cary, North Carolina 27513-1737 (“Seller”), and APPALACHIAN POWER COMPANY, a Virginia corporation, a unit of American Electric Power, whose address is 1 Riverside Plaza, Columbus, Ohio 43215 - 2373 (“Buyer”), hereby agree as follows:

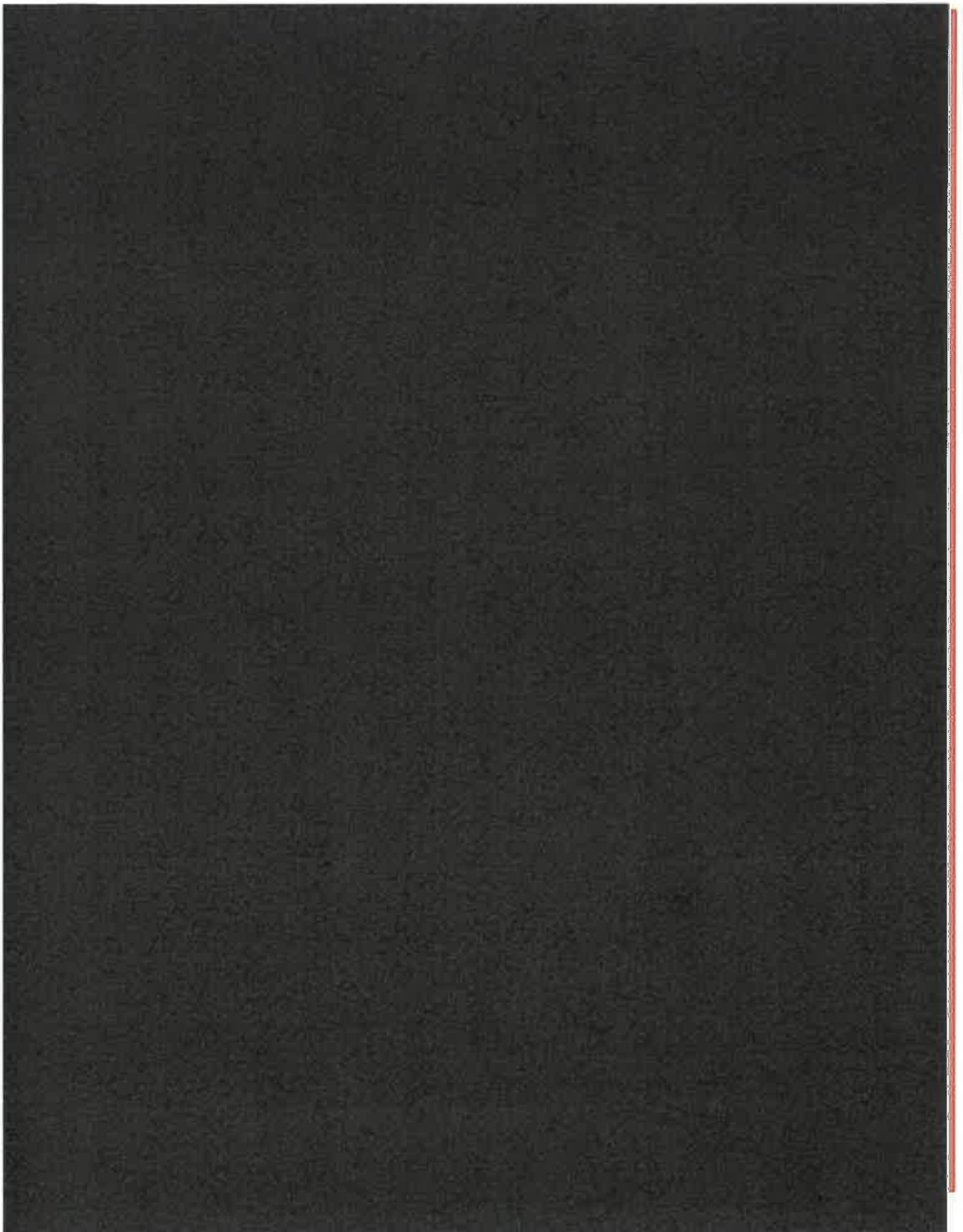
Note: The approximately 9.6 acre property described in this contract and depicted in Exhibit A is Pittsylvania County Tax Map ID # 1358-48-7722.

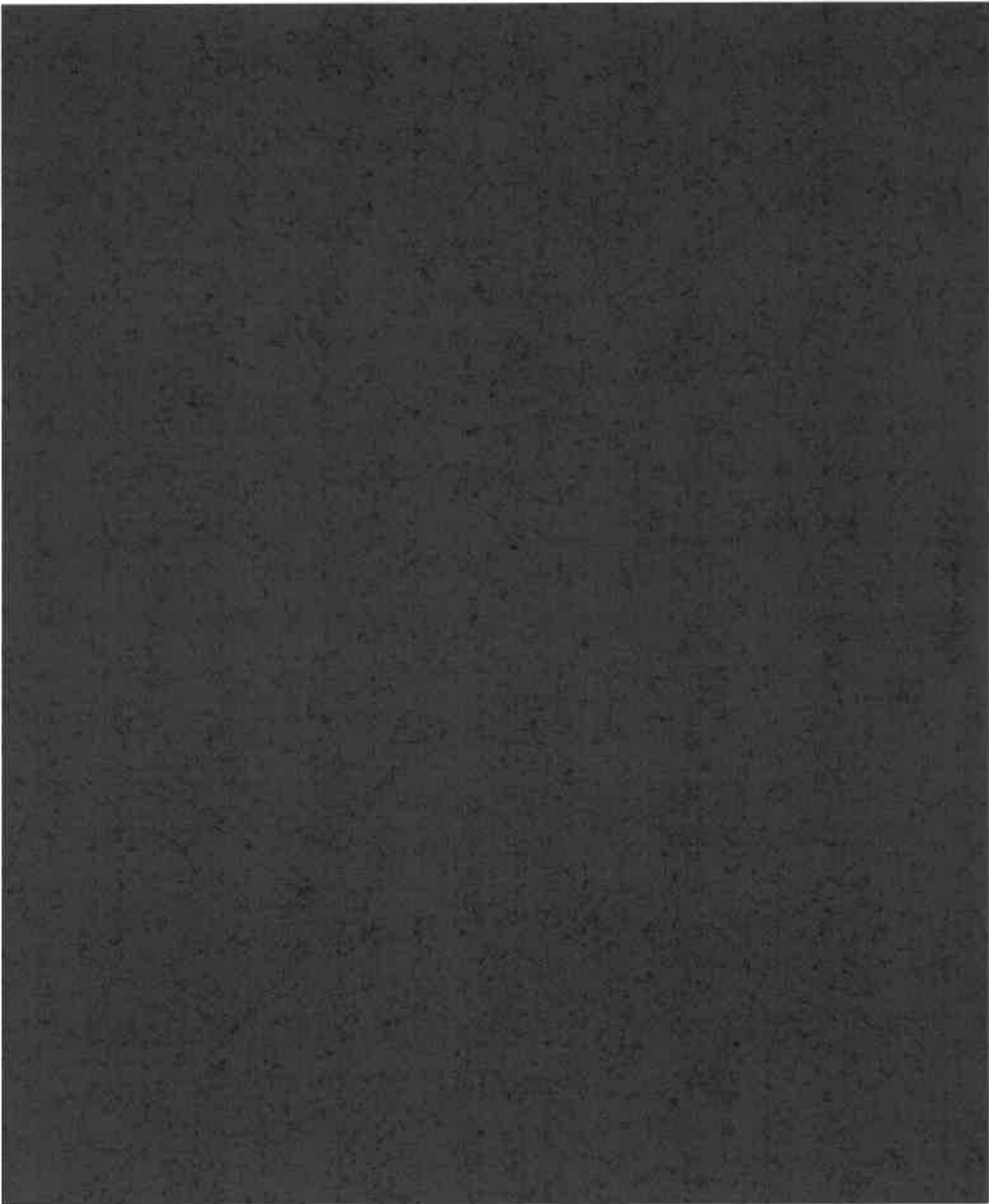
1) Premises:

(a) Fee. Seller agrees to Sell and Buyer agrees to purchase approximately 9.6 acres of land, Tax Map ID # 1358-48-722 Pittsylvania County, Virginia. The approximate location of the 9.6 acre tract is shown on Exhibit “A”, attached hereto and made a part hereof. The real property is hereinafter referred to as the “Premises”.

2) Purchase Price.







8/2/2023 | 7:17 PM EDT | 8/2/2023 | 10:14 AM EDT

Dated by Seller this ____ day of _____, 20__.

The Jean S. Lewis Revocable Trust

DocuSigned by:
By: Jean S. Lewis
80F7E7E50C10700...

Its: Excutor _____ (If Applicable)___

Katherine S. Dunnavant

DocuSigned by:
By: Katherine S. Dunnavant
D83DF668B0E84E5...

Its: _____ (If Applicable)___

Dated by Buyer this ____ day of 8/7/2023 | 3:00 AM PDT, 2023.

APPALACHIAN POWER COMPANY

DocuSigned by:
By: P. Todd Ireland DS
CDB DS
MW
P. Todd Ireland, Manager
Real Estate Asset Management
American Electric Power Service Corporation
Authorized Signer

PITTSYLVANIA

COUNTY, VIRGINIA

OFFICE OF COMMUNITY DEVELOPMENT

P.O. Drawer D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818, POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 25-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant with fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case _____ Applicant P. Todd Ireland Date 6-27-23

Sworn to and subscribed before me in my presence this 27th day of June, 2023, in my City and State aforesaid, by
[Signature] Notary Public, My commission Expires: 5-14-25



AMY CLIPPERTON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-14-25

Exhibit "A"



Legend

 Proposed Purchase Area

Approximate Acreage: 9.6



Disclaimer: This drawing is not an actual survey, and is for general information purposes only.



July 25, 2023



- Proposed Structure
- Existing City of Danville Substation
- Proposed Route
- Control House
- Substation Equipment
- Ditch
- Storm Drain
- Proposed Substation Fence Boundary
- Existing City of Danville Transmission Line
- Intermittent Stream
- Retention Pond
- Substation Access Road
- Limits of Disturbance
- Project Easement Parcel

Pittsylvania County,
Virginia

Author: jh
Project: 175668

NAD 1983 State Plane Virginia South
FPS 4502 Feet
Lambert Conformal Conic
North American 1983

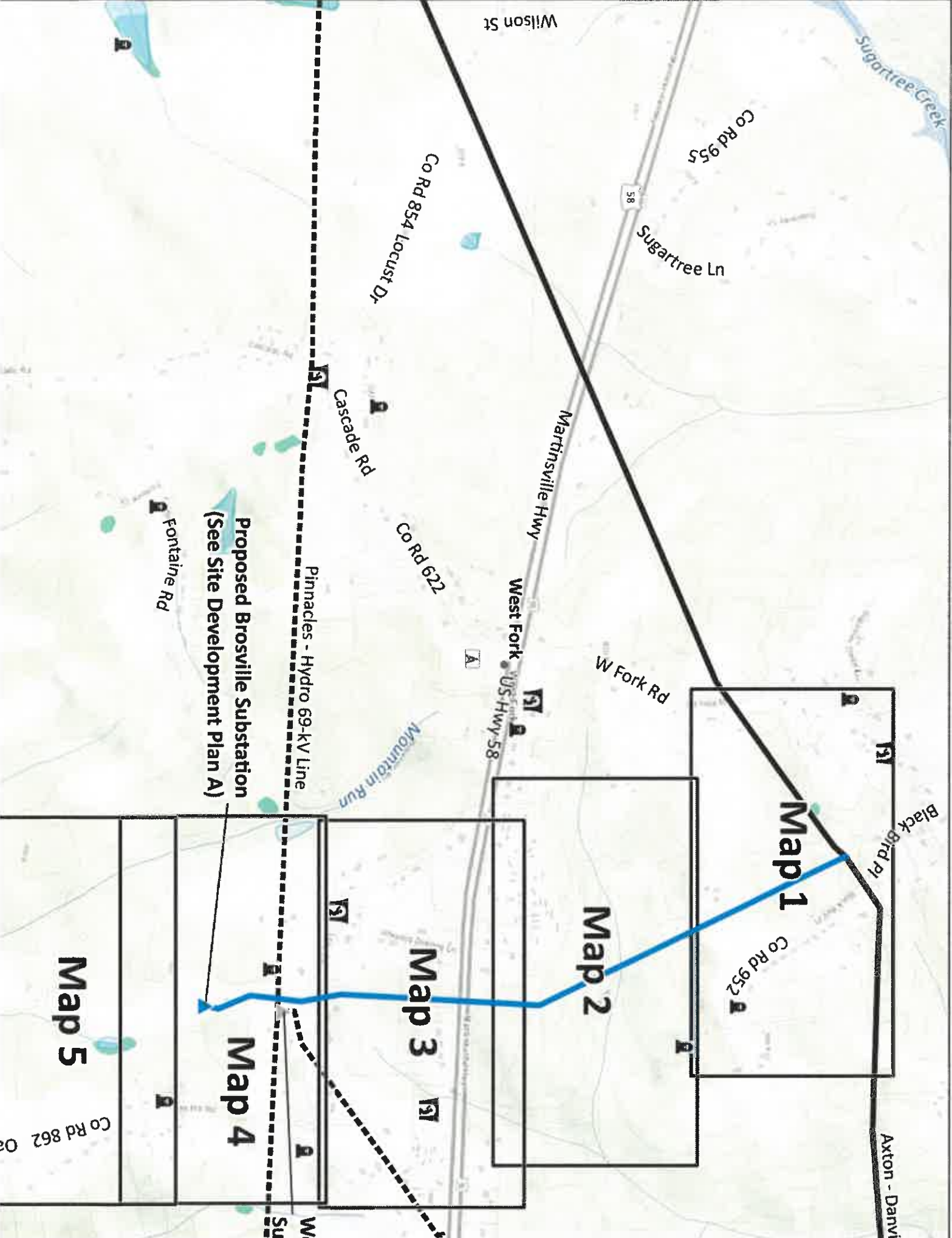
June 13, 2023



Attachment C
Substation Overview

Brosville Transmission Upgrades Project

0 150 300
Feet



Proposed Brosville Substation
 (See Site Development Plan A)

Pinnacles - Hydro 69-kV Line

Map 1

Map 2

Map 3

Map 4

Map 5

Wilson St

Co Rd 955

Sugartree Ln

Martinsville Hwy

West Fork

W Fork Rd

Black Bird Pt

Axton - Danvi

Co Rd 854 Locust Dr.

Cascade Rd

Co Rd 622

Fontaine Rd

Co Rd 862

Sugartree Creek

Mountain Run

58

US Hwy 58

Co Rd 952

W Fork Rd



25-36

1359-31-5684
RC-1

1359-31-7709
R-1
1359-31-2
R-1
1359

1359-30-7294
A-1

Proj
Proj

1359-20-9414

Co Rd 952

1359-31-5624
RC-1

Prop. Str.: 25-35A
Prop. Height: 90 ft

100 ft

Prop. Str.: 1377-1
Prop. Height: 120 ft

1359-22-4029
RC-1

1359-21-2962
RC-1

Axon - Danville No. 2 138-kV line

25-35

25-34

1359-11-9040
A-1

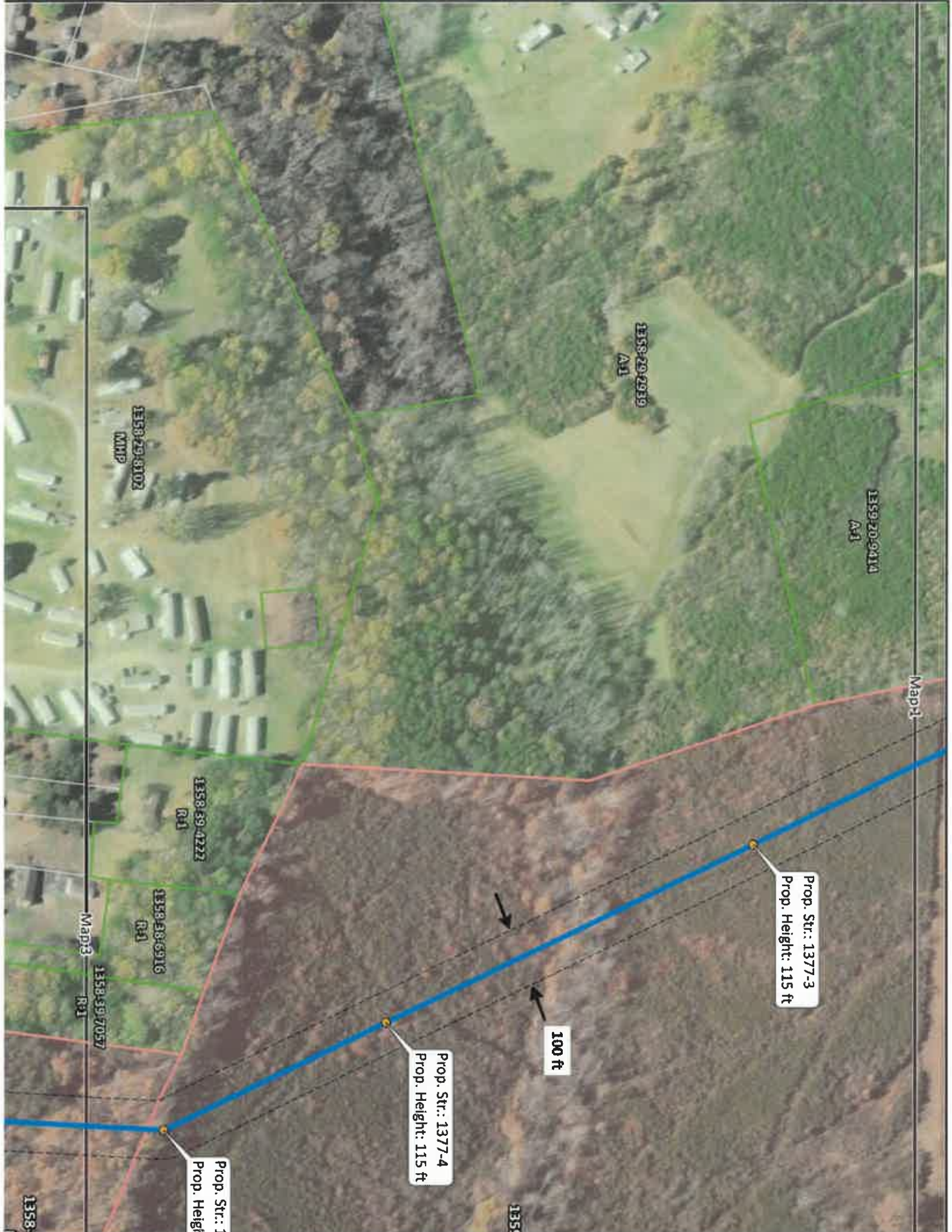
Co Rd 622

1359-11-6700
D-2

Creeksview Ln

W Fork Rd

25-33



Map 2

Prop. Str.: 1377-3
Prop. Height: 115 ft

100 ft

Prop. Str.: 1377-4
Prop. Height: 115 ft

Prop. Str.: 1
Prop. Height: 115 ft

Map 3

1358-



1358-29-8102
MHP

1358-38-6916
R-1

1358-38-7706
R-1

1358-39-7057
R-1

1358-48-7722
R-1

Map 2

Prop. Str.: 1377-6
Prop. Height: 120 ft

US Hwy 58

58

100 ft

1358-38-6324
R-1

1358-38-7252
RMF

1358-38-5155
R-1

1358-38-5081
R-1

1358-37-5902
R-1

1358-37-4882
R-1

1358-37-4762
R-1

1358-37-3657
R-1

1358-37-4432
R-1

1358-37-5400
R-1

1358-37-6551
R-1

1358-37-7474
R-1

Shepard Deering Ln

1358-38-9201
RC-1

1358-48-0201
RMF

1358-48-1290
R-1

1358-48-3290
R-1

1358-48-2290
R-1

1358-48
R-1

Prop. Str.: 1377-7
Prop. Height: 110 ft

1358-47-1703
R-1

Prop. Str.: 1377-8
Prop. Height: 85 ft

1358-47-3414
R-1

1358-47-1300
R-1





1358-26-5193
A-1

1358-21-9000
A-1

Mountain Run

1358-35-1294
A-1

1358-36-4557
R-1

1358-36-6044
R-1

1358-35-8704
A-1

1358-34-8888
A-1

1358-35-9076
A-1

1358-43-2956
A-1

Long Cir

Maple

1358-46-52
A-1



Prop. Str.: 1377-9
Prop. Height: 120 ft

Prop. Str.: 1377-10
Prop. Height: 130 ft

Prop. Str.: 1377-11
Prop. Height: 80 ft

50 ft

West Fork
Substation

Proposed Brosville Substation
(See Site Development Plan)

Pinnacles Hydro 69-kV Line

Timberley-Troy Long Ln

Long Cir

Mountain Run

1358-37-6551 R-1

1358-47-1743 R-1

1358-47-1500 R-1-Map 3

1358-47-5110 R-1

1358-36-9839 A-1

1358-46-0966 A-1

1358-46-2848 A-1

1358-36-7758 R-1

F

1358-36-4557 R-1

1358-26-5193 A-1

1358-35-8704 A-1

1358-36-6004 R-1

Map 5