

**Amelia County
Planning Commission
Meeting**

**Monday, November 22, 2021
7:30 P.M.**



AMELIA COUNTY PLANNING COMMISSION

Regular Meeting

County Administration Conference Room

16360 Dunn Street,
Amelia, Virginia 23002

Monday, November 22, 2021

7:30 P.M.

AGENDA

Action Needed

- | | | |
|----|--|---------------|
| 1. | Call to Order and Welcome of Guests: Larkin Moyer, Chairman | Call to Order |
| 2. | Determination of Quorum | Quorum |
| 3. | Approval of Minutes:
Planning Commission Meeting – August 23, 2021
No Meeting – September 27, 2021
No Meeting – October 25, 2021 | Motion |
| 5. | Old Business | |
| 6. | New Business

Torch Clean Solar – Proposed Amelia project

Rezoning – Calvin J. Walker – RR-3 to R-10 | Motion |
| 7. | Chairman Comments | |
| 8. | Informational | |
| 9. | Adjournment | Motion |

SPEAKER RULES OF PROCEDURE

Please respect all speakers and allow all opinions to be expressed in a tolerant atmosphere.

- a) Speakers may speak only once during a specific comment time and all comments should be directed to the Planning Commission.
- b) Speakers should approach the podium so they may be visible and audible to the Commission.
- c) Each speaker should clearly state his/her name and address.
- d) All questions should be directed to the Chairman. Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
- e) Speakers should be brief and avoid repetition of previously presented comments.

VIRGINIA: AT A JOINT PUBLIC HEARING OF THE COUNTY OF AMELIA BOARD OF SUPERVISORS AND THE AMELIA COUNTY PLANNING COMMISSION HELD IN THE CONFERENCE ROOM OF THE COUNTY ADMINISTRATION OFFICE ON MONDAY, AUGUST 23, 2021 AT 7:30 P.M.

PRESENT: H. JOSEPH EASTER, IV- CHAIRMAN
SHAUM WEYANT- VICE CHAIRMAN
DAVID FELTS
ROGER SCOTT
FRANKLIN HARRIS

Amelia County Board of Supervisors

PRESENT: LARKIN MOYER- CHAIRMAN
JOHN AARON
DENNIS RAMSEY
ROY EASTER
JUAN WHITTINGTON
RENEE WINFREE
TRAVIS BARNARD
HOWARD WORSHAM
DAVID FELTS, JR.
JERRY "WHIT" MORRIS
RICHARD CUMBIE, JR.

Amelia County Planning Commission

HOLLY STEELE, Director of Community Development

I. CALL TO ORDER

Chairman Easter opened the joint public meeting of the Amelia County Board of Supervisors and Planning Commission to order at 7:30 P.M. and determined that there was a quorum of Board of Supervisors present. Chairman Larkin Moyer determined that there was a quorum of the Planning Commission present.

Chairman Easter turned the meeting over to Chairman Moyer to conduct the public hearing.

RE: Article XXII Floodplain Overlay District – Repeal and Place

Community Development Director, Holly Steele, introduced the subject of the public hearing. In accordance with the Virginia Department of Conservation and Recreation's (DCR) requirements, every locality is required to update their Floodplain Ordinances to reflect new floodplain management requirements and to reflect the newest iteration of the floodplain maps.

Holly Steele noted that this ordinance was last amended in February of 2009. Since that time, two properties, Lot 14 in Redfield and a property on Selma Road, petitioned their structures being located in a floodplain. When the new maps go into effect on October 7, 2021, these two properties will be relocated to Zone X, which is out of the floodplain.

District 3 Planning Commissioner, Travis Barnard, asked if the blue areas on the flood maps indicated floodplain and if the floodplain referred to the 100-year floodplain.

Michael Barber, Floodplain Planner with DCR, stated the necessity of getting the new flood maps overlaid with the current maps so that property owners can be notified if their properties have been remapped into the floodplain. Patty Averett, Amelia County Environmental Manager, stated that the Floodplain Manager position with the county was currently vacant, but once hired, this would be addressed.

Chairman Moyer asked if there were existing structures in the county located in the floodplain. Holly Steele confirmed that there were.

Chairman Moyer opened the public hearing at 7:36 and asked if there was anyone present who would like to speak for or against this request.

Patty Averett informed the Planning Commission that our GIS provider would be able to help with the map updates on our GIS system.

Chairman Moyer closed the public hearing at 7:38p.m.

Being no further business, Chairman Easter closed the joint public meeting at 7:38p.m.

Larkin Moyer, Chairman
Amelia County Planning Commission

ATTEST:

Holly Steele
Director of Community Development

H. Joseph Easter, IV, Chairman
Amelia County Board of Supervisors

ATTEST:

A. Taylor Harvie, III, Clerk to the Board

VIRGINIA: AT A REGULAR MEETING OF THE AMELIA COUNTY PLANNING COMMISSION HELD IN THE CONFERENCE ROOM OF THE COUNTY ADMINISTRATION BUILDING ON MONDAY, AUGUST 23, 2021, AT 7:30 P.M.

PRESENT: LARKIN MOYER- Chairman
JOHN AARON
DENNIS RAMSEY
JERRY "WHIT" MORRIS
ROY EASTER
JUAN WHITTINGTON
RENEE WINFREE
TRAVIS BARNARD – WebEx
HOWARD WORSHAM
DAVID FELTS, JR.
RICHARD CUMBIE, JR.

Amelia County Planning Commission

HOLLY STEELE, Director of Community Development

I. CALL TO ORDER

Chairman Larkin Moyer called the meeting of the Amelia County Planning Commission to order and declared there was a quorum with all members present.

II. APPROVAL OF MINUTES

Commissioner Roy Easter made a motion, seconded by Commissioner Richard Cumbie, Jr., that the Planning Commission approve the minutes of the Regular Meeting held on July 25, 2021.

The motion carried 11 -0 recorded as follows: Larkin Moyer-AYE, John Aaron- AYE, Dennis Ramsey- AYE, Roy Easter-AYE, Howard Worsham- AYE, Juan Whittington-AYE, Renee Winfree-AYE, Travis Barnard- AYE, David Felts- AYE, Whit Morris- AYE, Richard Cumbie, Jr.- AYE.

III. OLD AND NEW BUSINESS

Ordinance Text Amendment – Repeal and Replace Article XXII Floodplain Overlay District

Community Development Director, Holly Steele, gave an introduction and overview of the project during the Joint Public Meeting. Chairman Larkin Moyer opened the floor for questions from Commissioners. Commissioner John Aaron asked which elevation data was used to create the new maps. Michael Barber, Floodplain Planner with the Virginia Department of Conservation and Recreation, stated that it used the 1988 vertical data and 1983 horizontal data.

Commissioner Roy Easter made a motion, seconded by Commissioner John Aaron, that the Planning Commission recommend approval of the Conditional Rezoning.

The motion carried 11-0 recorded as follows: Larkin Moyer-AYE, John Aaron- AYE, Dennis Ramsey-AYE, Roy Easter-AYE, Howard Worsham- AYE, Juan Whittington-AYE, Renee Winfree-AYE, Travis Barnard- AYE, David Felts- AYE, Whit Morris- AYE, Richard Cumbie, Jr.- AYE.

Michael Barber then stated the process for challenging floodplain determinations.

Conflict of Interest Training

Amelia County Attorney, Jeff Gore, presented the second part of the Virginia Freedom of Information Act training. This section address Conflicts of Interest. Mr. Gore provided information on generally prohibited conduct, gifts, personal interest in contracts, personal interest in transactions, and the required annual disclosure.

IV. INFORMATIONAL

V. ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Moyer adjourned the meeting at 8:14p.m.

Larkin Moyer, Chairman
Amelia County Planning Commission

ATTEST:

Holly Steele
Director of Community Development

BOARD OF SUPERVISORS

H. JOSEPH EASTER, IV
CHAIRMAN

Election District 4

SHAUN WEYANT

VICE-CHAIRMAN

Election District 3

DAVID M. FELTS, JR.

Election District 1

ROGER A. SCOTT

Election District 2

FRANKLIN D. HARRIS

Election District 5



A. TAYLOR HARVIE, III
COUNTY ADMINISTRATOR

16360 Dunn Street, Suite 101
Post Office Box A
Amelia Court House, Virginia 23002

Telephone: (804) 561-3039
Facsimile: (804) 561-6039
Website: www.ameliacova.com

VIRGINIA: THERE WAS NO JOINT PUBLIC HEARING OR REGULAR MEETING
OF THE AMELIA COUNTY PLANNING COMMISSION FOR THE
MONTH OF SEPTEMBER, 2021.

Larkin Moyer, Chairman

ATTEST:

Holly Steele, Director of Community Development

BOARD OF SUPERVISORS

H. JOSEPH EASTER, IV
CHAIRMAN

Election District 4

SHAUN WEYANT

VICE-CHAIRMAN

Election District 3

DAVID M. FELTS, JR.

Election District 1

ROGER A. SCOTT

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VIRGINIA: THERE WAS NO JOINT PUBLIC HEARING OR REGULAR MEETING
OF THE AMELIA COUNTY PLANNING COMMISSION FOR THE
MONTH OF OCTOBER, 2021.

Larkin Moyer, Chairman

ATTEST:

Holly Steele, Director of Community Development



TORCH

CLEAN ENERGY

INNOVATIVE. COLLABORATIVE. COMMUNITY FOCUSED.

Amelia Energy Facility

THE PROJECT WILL BE A RENEWABLE ENERGY INVESTMENT IN AMELIA COUNTY AND MATCH THE POWER DEMAND OF UP TO 21,200 HOMES.

The Amelia Energy Facility will be located approximately 2.5 miles south of the Amelia County Courthouse, between Patrick Henry Highway and Dennisville Road. Approximately 1,100 acres of the total 1,700-acre site will be developed with solar photovoltaic (PV) panels mounted on racking equipment that tracks the sun from morning to evening.

Panels will stand six feet tall in the middle of the day and reach a maximum height of fourteen feet at full tilt in the morning and evening hours.

As the panels absorb the sun's energy, an electrical current is created. Small inverter transformer blocks convert direct current (DC) to alternating current (AC), and the energy is then directed to the project substation and onto the electrical grid.

The Amelia Energy Facility will interconnect to Dominion Energy's 115 kV line within the project boundary. The Project will have a generation capacity of up to 106 MW-- this is enough to match the energy demand of up to 21,200 homes.

The power produced by the Project will be a contracted low-cost energy source for the local utility.

TORCH IS SKILLED IN DEVELOPING UTILITY SCALE SOLAR.

Founded in 2008, Torch specializes in the financing and development of utility scale solar and energy storage facilities across the country. The Torch team is dedicated to contributing valuable assets to the grid and widening access to clean, cost-effective, and reliable energy.



LOCAL LABOR WILL BE UTILIZED.

The project will create approximately 100-150 local construction jobs during construction, as well as 2-3 jobs during the Operations phase. Torch prioritizes the hiring of local and regional firms for construction labor and any ongoing maintenance of the site.



THE PROJECT IS PROPOSED TO MAKE POWER AS EARLY AS 2023.

The Torch team will work through 2021 to satisfy all local, state, and federal permitting requirements. Construction is planned for Fall of 2022 with the expectation of bringing power to the grid as early as the fall of 2023. Once operational, the site will be managed remotely through a data communication system. Regular site visits will be scheduled to fine-tune equipment and manage vegetation.



SOLAR PANELS ARE SAFE.

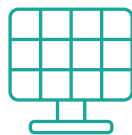
The facility will utilize non-toxic crystalline silicon solar panels. These panels are composed of silicon encased in an aluminum frame, protected by glass and plastic. They contain no liquid and will not leak any substances into the soil nor pose any risks to public health. Solar panels have an anti-reflective coating in order to maximize absorption and minimize glare. Panels will not be a distraction to vehicle or aircraft traffic.

Utility scale solar PV technology is not a strong source of electromagnetic frequencies, or EMFs. EMFs created by inverters, used to convert DC to AC, are much weaker than the frequencies generated by traditional overhead power lines. At a distance of 150 feet, EMFs are not distinguishable from Earth's magnetic field.



SOLAR PANELS DO NOT MAKE NOISE.

Solar panels do not emit any sound. Inverters, which are comparable in noise to home air conditioning units, will be on the interior of the panel area and set far enough back that the sound will be inaudible from neighboring properties. The site will be silent at night as it will not operate at this time.



THE PROJECT WAS DESIGNED WITH YOU AND THE ENVIRONMENT IN MIND.

To protect viewsheds, existing vegetation will shield the project. A 7-foot game fence will be installed between the vegetation and panel area. The site will be seeded with native local grasses and low-growth vegetation post construction and maintained along with other native vegetation. Pollinator-friendly plantings will vegetate the site and help recharge groundwater, reduce erosion, and provide ecosystem services. Setbacks from wetlands, streams, and county drains will provide an adequate buffer to protect water quality. While planning site design, the Torch team will work with the adjacent landowners to screen the Project and protect scenic viewsheds.



MOST PROJECT MATERIALS ARE RECYCLABLE.

Upon decommissioning at the end of the facility's life, project components will be sold and re-tooled for future use. Many project materials, including the steel, copper, and silicon cells can be recycled. Any non-recyclable materials will be responsibly disposed of off-site in accordance with environmental and legal requirements. Before construction begins, Torch will post a bond to cover future decommissioning of the facility. At the end of the project's term, the company will remove all equipment, fencing, and wiring and the site will be restored to its original condition.



PRELIMINARY PLANS

AMELIA SOLAR ENERGY FACILITY

AMELIA COUNTY, VA

No.	REVISIONS	DATE	BY

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DR., SUITE 400
RESTON, VA 20191
PHONE: 703-674-1300
WWW.KIMLEY-HORN.COM



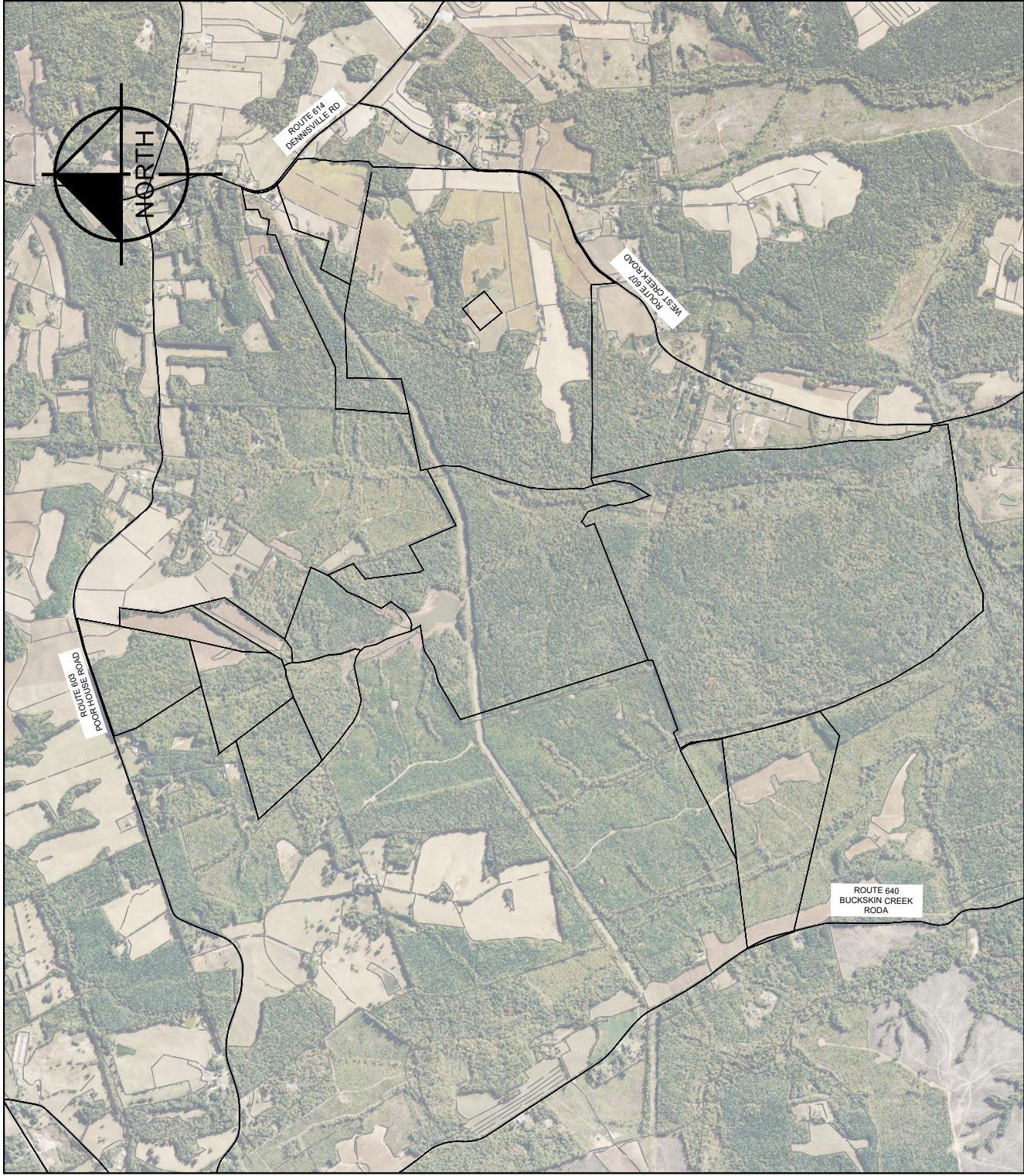
NOT FOR
CONSTRUCTION

KHA PROJECT 110188004	DATE 9/29/2021	SCALE AS SHOWN	DESIGNED BY SAH	DRAWN BY CJC	CHECKED BY SMM
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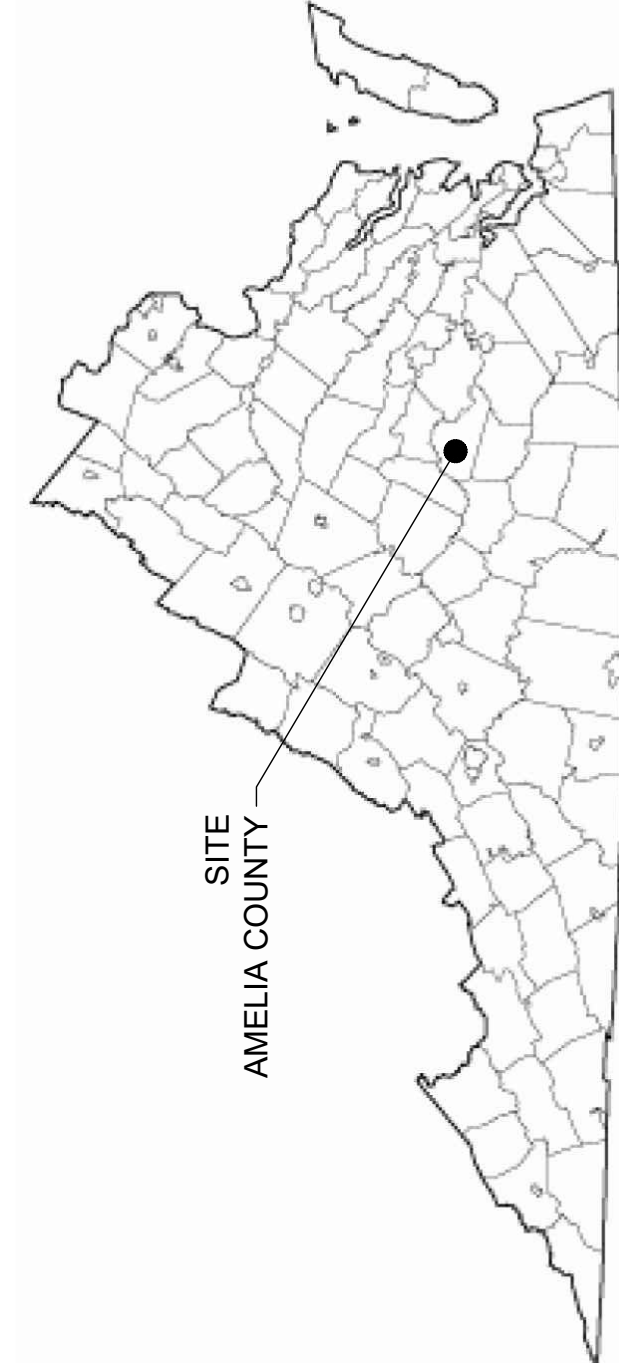
COVER SHEET

AMELIA SOLAR ENERGY
FACILITY
PREPARED FOR
AMELIA ENERGY FACILITY, LLC
AMELIA COUNTY
VIRGINIA

SHEET NUMBER
C-00



VICINITY MAP
1" = 2,500'



AMELIA SOLAR	
OWNER	AMELIA ENERGY FACILITY, LLC
EXISTING ZONING	RR-3, RP-5
PROPOSED USE	UTILITY SCALE SOLAR ENERGY SYSTEM
TOTAL POWER TO BE GENERATED	MAX. 106 MEGAWATTS AC (MW _{ac})
TAX MAP PARCEL NUMBER	AS SHOWN ON SITE PLANS
PROJECT AREAS:	
PARCEL AREA	1,763 ACRES
APPROXIMATE LIMITS OF DISTURBANCE	1,143 ACRES
APPROXIMATE FENCED-IN AREA	990 ACRES

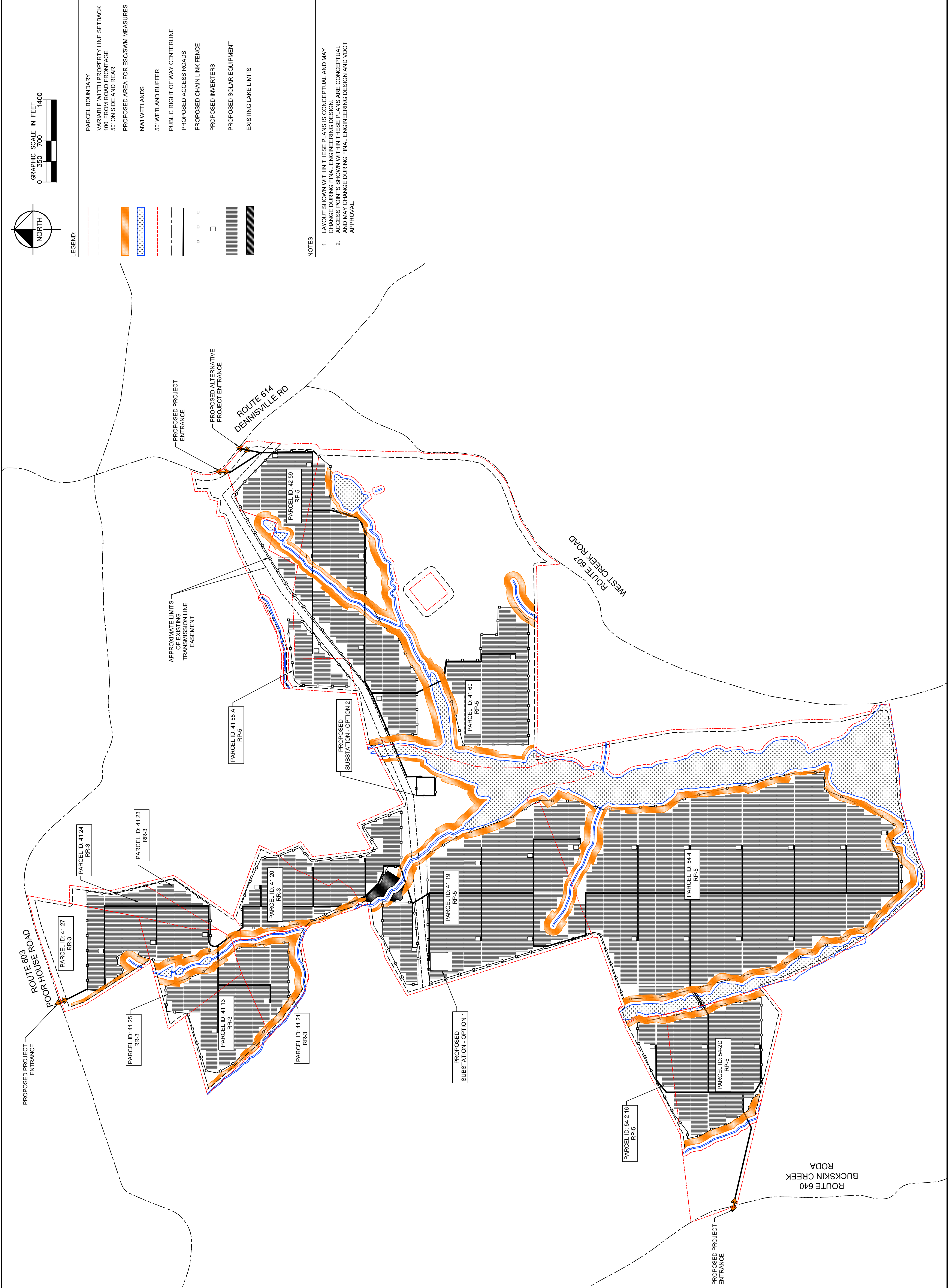
SITE PLAN

110188004	DATE	9/29/2021	SCALE AS SHOWN	DESIGNED BY SAH	DRAWN BY CJC	CHECKED BY SMM
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NOT FOR
CONSTRUCTION

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DR., SUITE 400
RESTON, VA 20191
PHONE: 703-674-1300
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

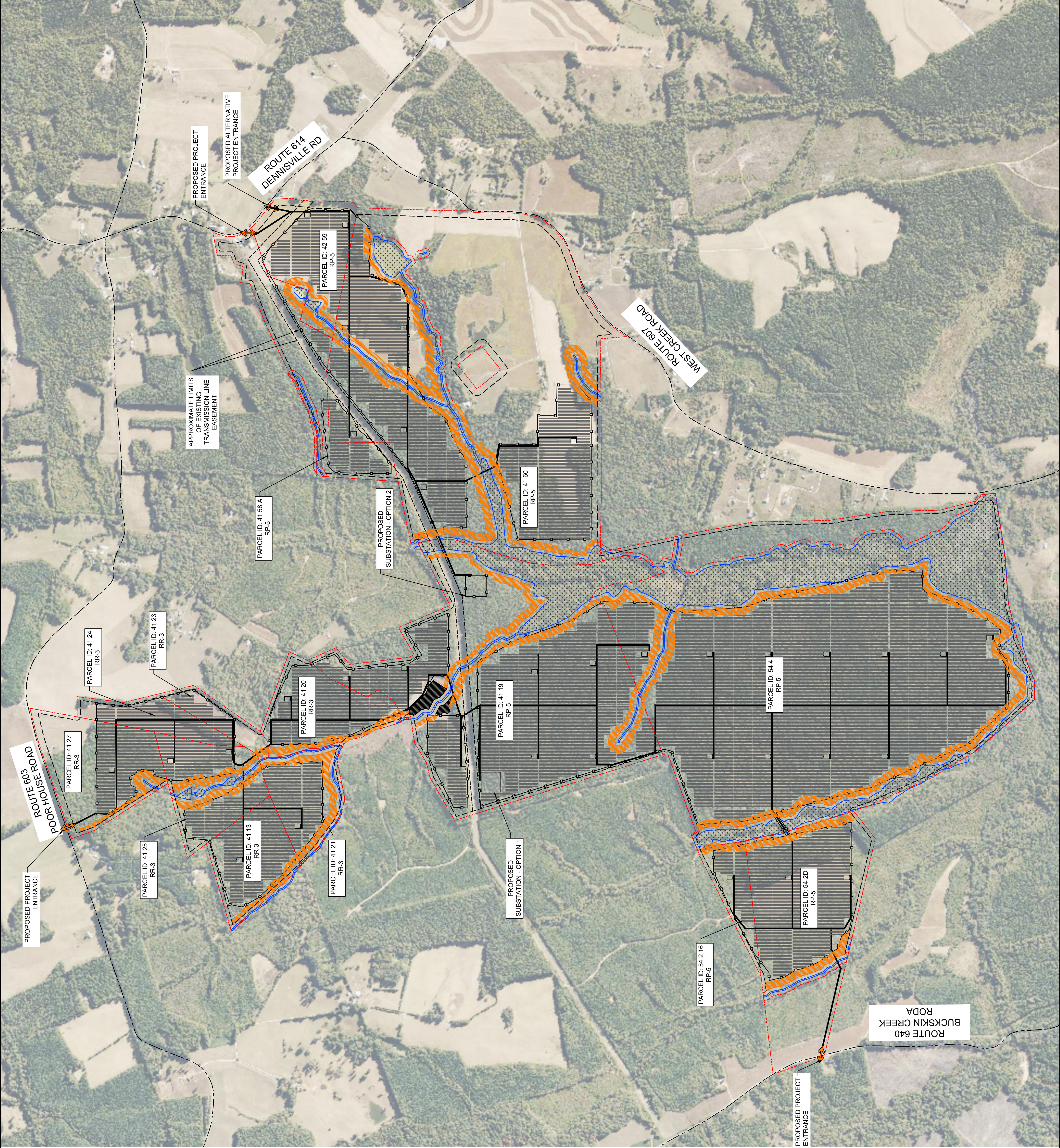


NOTES

1. LAYOUT SHOWN WITHIN THESE PLANS IS CONCEPTUAL AND MAY CHANGE DURING FINAL ENGINEERING DESIGN.
2. ACCESS POINTS SHOWN WITHIN THESE PLANS ARE CONCEPTUAL AND MAY CHANGE DURING FINAL ENGINEERING DESIGN AND VDOT APPROVAL.

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Plotted By: Huang, Sophia
Sheet Set: KHA Layout-C-02 SITE PLAN - AERIAL
September 29, 2021 05:54:06pm
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Kimley»Horn

NOT FOR CONSTRUCTION

KHA PROJECT
110188004
DATE
9/29/2021
SCALE AS SHOWN
DESIGNED BY SAH
DRAWN BY CJC
CHECKED BY SMM

AERIAL SITE PLAN

AMELIA SOLAR ENERGY
FACILITY
PREPARED FOR
AMELIA ENERGY FACILITY, LLC
AMELIA COUNTY
VIRGINIA

SHEET NUMBER
C-02

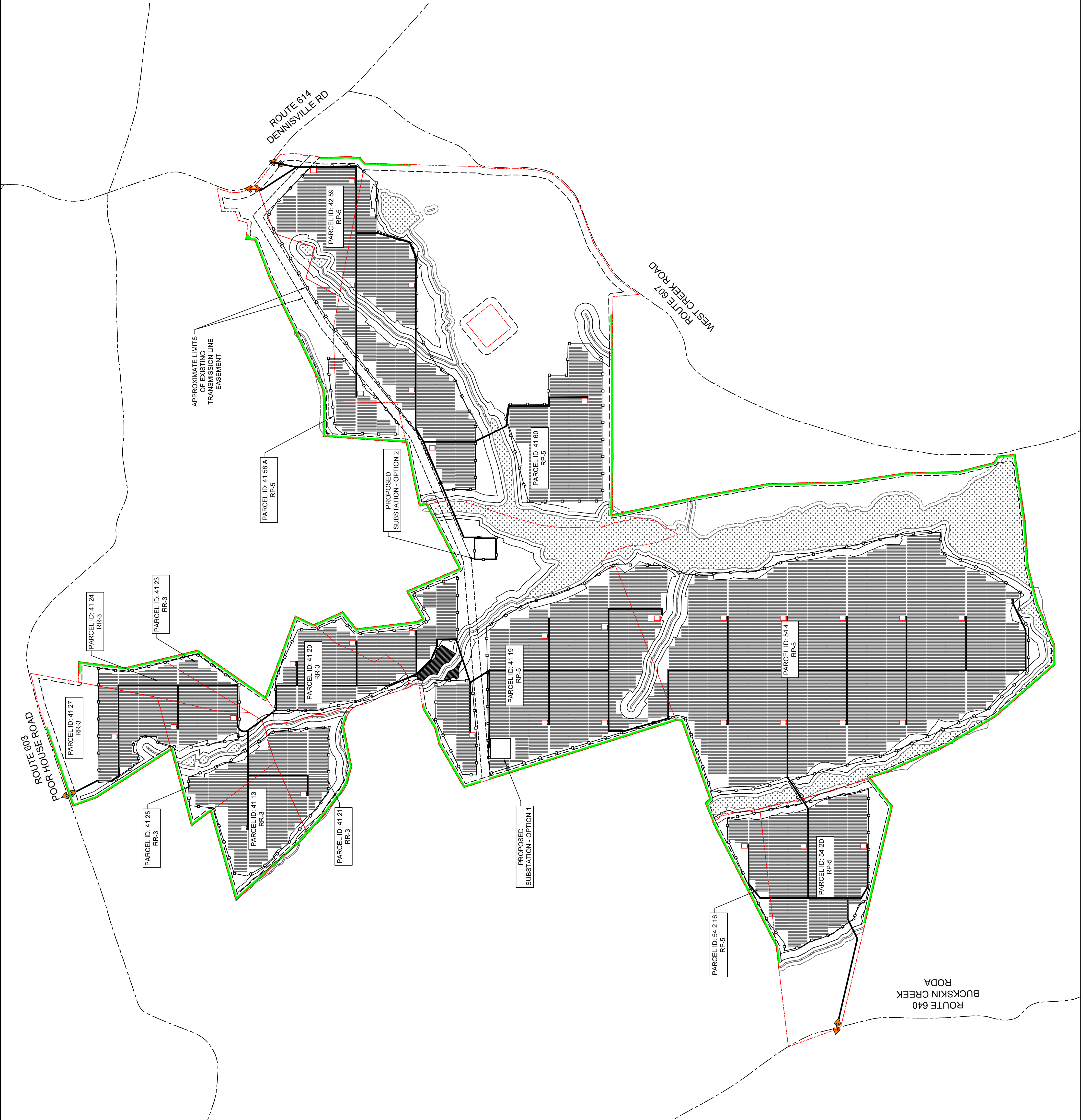
LANDSCAPE BUFFER PLAN

KHA PROJECT	110188004	DATE	9/29/2021	SCALE AS SHOWN	DESIGNED BY SAH	DRAWN BY CJC	CHECKED BY SMM
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NOT FOR
CONSTRUCTION



No.	REVISIONS	DATE	BY

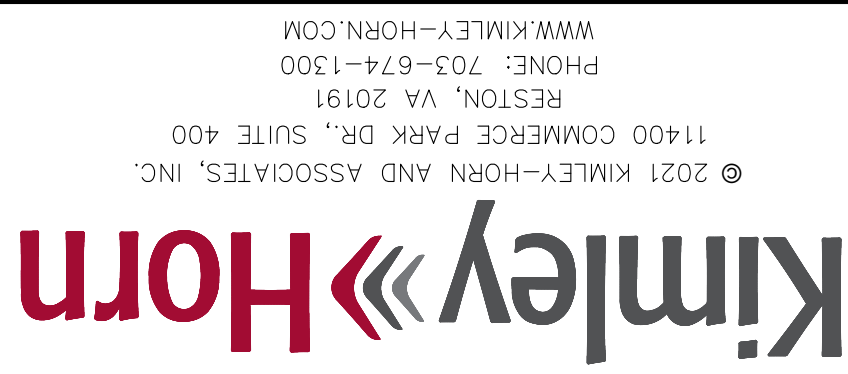
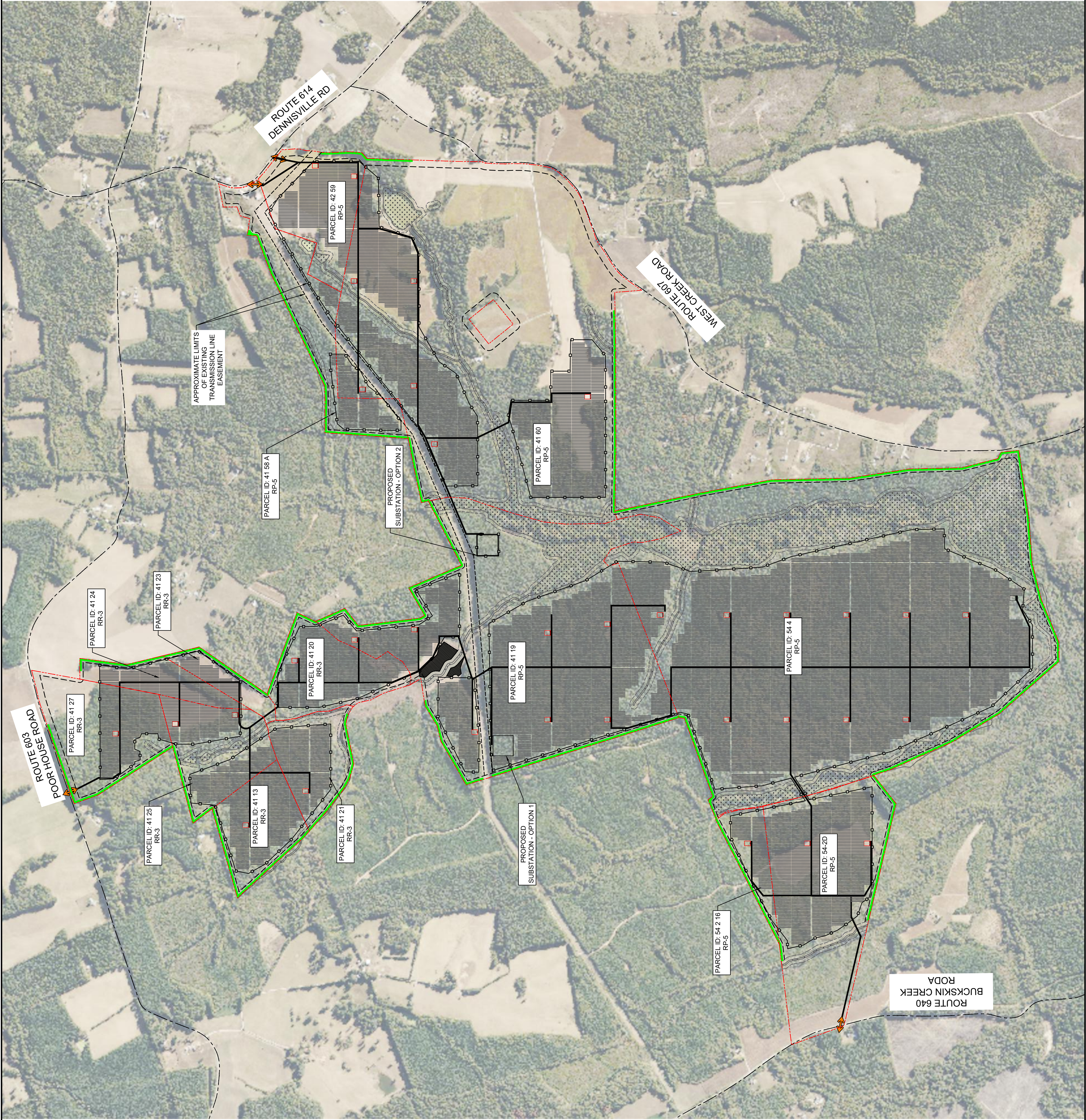


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AERIAL LANDSCAPE BUFFER PLAN

KHA PROJECT	110188004	DATE	9/29/2021	SCALE AS SHOWN	DESIGNED BY SAH	DRAWN BY CJC	CHECKED BY SMM
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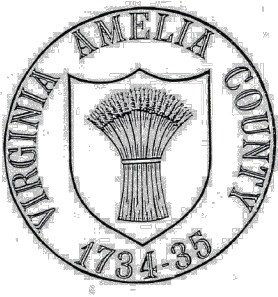
NOT FOR
CONSTRUCTION

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05-644-0298 K:\NA\CVI\10180004 - Jennifer Gold\CAD\Drawings\Sheet Set\Kimmey-Horn.dwg September 29, 2021

Plotted By:jung.hong, Sophie Sheet Set:kimmey-horn_04 - LANSOPAC BUFFER PLAN



AMELIA COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT SUMMARY REPORT

Meeting Date: November 22, 2021

Subject: Calvin J. Walker; Rezoning Request for 102 acres from RR-3, Rural Residential Zoning District to R-10, Residential Zoning District.

Planning Commission Public Hearing

Summary of Information: Calvin J. Walker (the “Applicants”), requests the rezoning of 102 acres of land from the RR-3, Rural Residential zoning classification to R-10, Residential zoning classification. The subject property is located on the west side of State Route 656 (S. Amelia Avenue), one-half mile from Broad Meadow Drive and is identified as Tax Parcel 30-1-1 on the Amelia County Real Property Identification Map. The Applicant proposes to develop a farming neighborhood. The Amelia County Comprehensive Plan shows this property is located in the Rural Residential Development Area.

The applicant, Callie Walker, is proposing a non-traditional subdivision. She is requesting a rezoning from RR-3 to R-10 with the intention of establishing several “mini-farms.” In the R-10 zoning, there is a 10-acre lot minimum. Being that this parcel is 102 acres, the applicant could only create a maximum of ten (10) new parcels.

Traditionally, an applicant would provide a conceptual layout for the ten proposed lots. This project is a little different. Mrs. Walker will only be creating parcels as needed. Her intention is to start with just one new lot and establish a residence and mini-farm on that lot for a young farmer to work and live. If the initial lot is successful, she will then cut another 10-acre lot and the process will continue. It is not the applicant’s intention to create all ten lots at once.

Mrs. Walker is requesting this rezoning because in the RR-3, Rural Residential zoning district major and minor subdivisions are not permitted. The only way a property can be split is through a large lot development, a family cut, or a single cut; if that option is still available for the parcel. The proposed R-10 zoning district allows major and minor subdivisions as long as the lots are at least 10-acres in size.

The Amelia County Zoning Ordinance supports the proposed use. Section 8.1A of the zoning ordinance states that “This district (R-10) is intended to protect and preserve specific rural resources or qualities including farmland, forest uses, wetlands, significant wildlife habitats...” Additionally, Section 8.1A states that “This district is established to conserve these open spaces in order to facilitate: existing and future general farming operations.”

REZONING APPLICATION NUMBER: RZN21-005

The 2017 Comprehensive Plan states that the Rural Residential Community Area is designed to respect the existing agricultural uses and encourage expansion, discourage further residential road frontage development, and establish stronger residential design standards for access, landscape, buffers, etc. The proposed development aligns with the expansion of agriculture, but if fully built out, may not align with the other intentions of the Comprehensive Plan for the area.

Recommendation: Review information and provide an informed recommendation to the Board of Supervisors (BOS).

REZONING APPLICATION NUMBER: RZN21-005

PUBLIC HEARINGS

Planning Commission Public Hearing November 22, 2021

SUMMARY of FACTS

Applicant: Calvin J. Walker

Land Owner: Calvin and Dan Walker

Proposed Use: Farming neighborhood with a maximum of ten “mini farms”

Location: On the west side of State Route 656 (S. Amelia Avenue), one-half mile from Broad Meadow Drive.

Acreage: 102 acres

Existing Zoning: RR-3 Residential

Proposed Zoning: R-10 Residential

Comprehensive Plan: This property is located in the Rural Residential Development Area.

Surrounding Zoning: West = RR-3; North = RR-3; East = RR-3; South = RR-3

Utilities: No

Wetlands Impact: No impact

Zoning History: Continuous in RR-3, Rural Residential

Recommendation:

Review and (PC) provide recommendation to the Board of Supervisors

APPLICATION FOR REZONING
COUNTY OF AMELIA
P.O. BOX A
AMELIA, VA 23002
(804)561-3039

FOR OFFICE USE ONLY
Application No. RZN21-005
Date Application Filed 10/25/21
Date and Time of Hearing 11/22/21
CODE: CACONU

Applicant: Calvin J. Walker
Address: 9200 S. Amelia Ave.
Amelia, VA 23002
Phone No.: 804-291-6993 804-561-3031

PROPERTY DESCRIPTION

Location: 9200 S. Amelia Ave.
Owner/Lessee: Dan and Calvin Walker
Tax Map No: Section 30-1 Lot No. 1 Subdivision _____
Magisterial District [] Leigh [] Jackson [☒] Giles Public Road Access: 9. Amelia Ave.
No. of Parcels: 1 Acreage: 10.2 Deed Book/Page: 169 Plat Book: _____
Date Acquired: 2/4/2015 Zoning District: RR-3
Are there any deed restrictions? [] Yes [☒] No, if yes, attach copy of deed restrictions.
Date restrictions expire: _____

NECESSITY OF REQUEST

The applicant requests a change of zoning classification for the above-described property from RR-3 zone to R-10 zone. Describe the proposed use and the reason for the proposed zoning request.

Attached.

PAID

OCT 28 2021

PROFFERS

List proffer(s), if the rezoning request is a conditional rezoning.

N/A

TREASURER OF AMELIA CO.

STATE OF VIRGINIA
COUNTY OF AMELIA

)
) to wit

I, Calvin J. Walker, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will produce a copy of a contract to purchase the property or right to submit this application. I further declare that I have familiarized myself with respect to preparing and filing the application and that the foregoing statements and answers herein contained and the information on the attached sheets thoroughly and to the best of my ability present the argument on behalf of the applicant herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my knowledge and belief.

Signed *Calvin J. Walker*

Phone Number 804-291-6993

Subscribed and sworn to before me this 25th Day of October 2021



Holly Paige Steele
Notary Public

04/30/2024
My Commission Expires

ADJACENT PROPERTY OWNER'S LIST

<u>Section/Lot</u>	<u>Owner</u>	<u>Address</u>

PERSUANT TO SECTION 15.2-2204 OF THE CODE OF VIRGINIA, 1950, AS AMENDED, I HEREBY CERTIFY THAT A LETTER WAS MAILED TO EACH INDIVIDUAL LISTED ON THE REZONING APPLICATION, WHERE ADDRESSES WERE KNOWN, AND TO THE APPLICANT, CALVIN J. WALKER , NOTIFYING THEM OF THE PUBLIC HEARING TO BE HELD ON MONDAY, NOVEMBER 22, 2021, AT 7:30 P.M. IN THE COUNTY ADMINISTRATION CONFERENCE ROOM TO HEAR THE REZONING REQUESTED FOR PROPERTY DESIGNATED AS LOT 1 OF SECTION 30-1 OF THE AMELIA COUNTY REAL PROPERTY IDENTIFICATION TAX MAPS.

BY: *Holly Steele*
Holly Steele, Director of Community Development

Case Name: RZN21-005

Project: Rezoning from RR-3 to R-10

Tax Map Number: 30-1-1-1

[illegible]

STATEMENT FOR VALIDITY OF INFORMATION

Every applicant shall sign the following document to substantiate the validity of submitted information.

State of Virginia

County of

to wit

I, Calvin J. Walker, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will produce a copy of a contract to purchase the property or I will present written certification contract to purchase the property or I will present written certification from the owner granting me the right to submit this application.

I, declare that I have familiarized myself with the rules and regulation pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

Signed

Calvin J. Walker

Print Name

Calvin J. Walker

Subscribed and sworn to before me this 25th day of October, 2021.

Holly Steele
Notary Public

04/30/2024
My Commission Expires



OWNERSHIP DISCLOSURE

Please list below the names and addresses of all owners or parties in interest of the land subject to this request:

NOTE: If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.

NAME

ADDRESS (Include Zip Code)

Dan and Calvin J. Walker

9200 S. Amelia Ave
Amelia, VA 23002

I, Calvin J. Walker, do hereby swear and affirm that to the best of my knowledge and belief, the above information is true and that I am the applicant for this request for parcel number(s) 1 of tax map number(s) 30-1 requesting Rezoning, Conditional Use Permit, and Variance/Appeal. **(Please circle one)**

If the above information changes at any time while this case is being considered, I will provide the County with an updated list.

Walker

Signature

STATE OF VIRGINIA
COUNTY OF

to wit:

This day Calvin J. Walker personally appeared before me, Holly Paige Steele, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Ownership Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 25 day of October, 20 21.

Holly Paige Steele
Notary Public

My commission expires: 04/30/2024.



APPLICANT'S PERMISSION FOR INSPECTION OF PROPERTY

I, Calvin J. Walker, hereby grant access to the Planning Director, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application for Rezoning (Specify type of request – rezoning, special exception permit, subdivision application, erosion and sediment control permit, variance, etc.).

CJ Walker
Applicant's Signature

10/25/21
Date

Subscribed and sworn to before me this 25th day of October, 2021.

Holly Paige Steele
Notary Public's Signature

04/30/2024
Commission Expiration Date

7888661
Notary Registration Number



Application for Rezoning: Dan and Calvin (Callie) Walker
9200 S. Amelia Ave., Amelia, VA 23002
804-291-6993

Necessity of Request

Some people pass their land to their children. Dan and I don't have children, but we do want to "adopt" beginning farmers. Our current zoning, RR-3, does not support this. RR-3 allows land to be divided for family members, but does not allow folks without children a way to divide the land to godchildren or kindred spirits. After years of meeting with David Whittaker, and about 8 months of meeting with Holly Steele, and studying the zoning descriptions, I conclude that R-10 is the best zoning for us.

We want to use the land to bring young farmers to us. We want to give aspiring farmers an affordable way to try out this life, without risking a lifetime of debt. We have had 2 families give it a serious try. One learned that they do not want this life. The other is learning that they probably need to keep a day job they don't love in order to have the farm life they do love.

The biggest limiting factor is housing. Very few couples or singles can try their farming venture in Amelia without housing. We want rezoning that will help us to use our land to create an incubator for beginning farmers.

R-10 is a good zoning for this because it allows us to ask for a subdivision plan in the future, which we are likely to want. If we find one or more families to become "forever food growers" with us, then we will work with them to determine the lot-size (aka farm acreage) that makes sense for their venture and family.

Dan and I have worked with Agrarian Trust to start a local non-profit group called the Central Virginia Agrarian Commons. Once we get the land into the R-10 zoning, we will donate it to the CVAC, for the purpose of helping new farmers to get access to affordable land. CVAC board members will help new farmers with their business plans, marketing and sales connections, and financial advice. Some farm dreamers will decide this is not the life for them. Some will decide this is not the place for them. And some, will be a great fit.

We will not know what shape and style of subdivision we would like until we learn which young farmers will really stay for the longterm. Our initial plan is to get the rezoning and build a house that allows folks to move here to try their farm ideas. We will leave the 102-acres as one lot until some of the new farmers are established enough to be ready to build their own home. They will then have to join the Central Virginia Agrarian Commons to share the work of developing the 102 acres into an agricultural subdivision.

Proffers

None.

This map is a composite of satellite photos, property plats and USGS topographical maps.



NOTES:

1. NIBBS CREEK IS LOCATED WITHIN A SWAMP. ITS LOCATION, AS SHOWN HEREON, WAS PLOTTED FROM PLAT IN R.C. "A", SLIDE #390 AND FROM U.S.G.S. QUAD. SHEET "JETERSVILLE, VA." (1968). ITS LOCATION IS NOT THE RESULT OF A FIELD SURVEY BY THE UNDERSIGNED

DAVID E. EISENTROUT
T.M. 30-43A
(S-85-99A)

N41°14'01"E
940.52' E
R.S. BACK
O/L @ 110.0' (FLOOD HAZARD AREA NOT LOCATED)

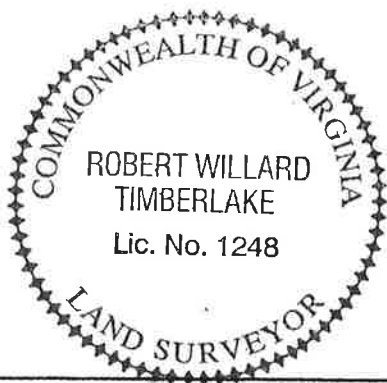
102.0
ACRES ±

N53°06'09"W
2007.83'
WILLIAM JACKSON
T.M. 30-1-1B
(LOT 2 - S-14-29)

2. THIS PLAT COMPILED FROM PREVIOUS SURVEYS BY THE UNDERSIGNED ON 12/09/14, 8/18/21 & 12/18/19. R.S. = ROD SET & R.F. = ROD FOUND ON DATES ABOVE.

Robert Willard

TIMBERLAKE & CO.
8773 PATRICK
HENRY HIGHWAY,
CREWE, VA. 23930
434-645-7628



COMPILED PLAT SHOWING
PROPERTY BELONGING TO
CALVIN J. WALKER, ET. VIR.

PORTION OF T.M. 30-1-1
INST #201500152
LOCATED IN GILES
MAGISTERIAL DISTRICT,
AMELIA COUNTY, VIRGINIA

SCALE: 1"=500' 21 OCT, 2021

PLAN NO L-14-29C

R.F. O/L
@ 345.45'

S54°24'42"E
864.72'
R.S.
533°22'08"W
412.64'

WALTER E.
COPPRIDGE ET. U.
T.M. 30-45
T.M. 30-1-1A
(L-85-99)

R.F. S
534°22'08"W
546°23'20"W 275.53'
R.S.
506°08'28"E 317.56'

S16°57'19"E 100.02'
S52°03'06"E 219.16'
N76°23'52"E 148.92'
R.S.
S63°08'02"E 651.70'

N66°42'35"W
241.89'
R.S.
N08°14'W
220.05'

N70°30'13"W
693.23'
(L-14-29B)
S28°32'17"W
194.32'

R.S. BACK
O/L @ 144.30'
R=800.00'
L=383.16'
C=527.80'
S139°16'55"W
303.33'
R.S. O/L @ 33.14'

RECORD

N

(L-14-29A)

Subdivision Agent's signature
Date: 10/29/21

This plat meets the exemption requirements of the Amelia County Subdivision Ordinance.

PLAN NO L-14-29C



Copy

OFFICIAL RECEIPT
AMELIA CIRCUIT COURT
DEED RECEIPT

DATE: 02/04/15 TIME: 11:20:51 ACCOUNT: 007CLR201500152 RECEIPT: 15000000501
CASHIER: MCR REG: AY10 TYPE: DP-PL PAYMENT: FULL PAYMENT
INSTRUMENT : 201500152 BOOK: PAGE: RECORDED: 02/04/15 AT 11:20
GRANTOR: THE ESTATE OF WC JACKSON EX: N LOC: CO
GRANTEE: WALKER, CALVIN J ← EX: N PCT: 100%

AND ADDRESS : 9200 S AMELIA AVE AMELIA, VA. 23002

RECEIVED OF : SOUTHALL, C

DATE OF DEED: 02/03/15

CHECK: \$24.25 005387

DESCRIPTION 1: PARCEL 1, PARCEL 2 GILES DIST
2:

PAGES: 6 OP: 0
NAMES: 0

CONSIDERATION:

.00 A/VAL:

.00 MAP: 30-1-1

PIN:

301 DEEDS	14.50	145	VSLF	1.50
039 DEEDS AND CONTRACTS	.50	212	TRANSFER FEE	1.75
106 TECHNOLOGY TRST FND	5.00	035	VOF FEE	1.00

TENDERED : 24.25

AMOUNT PAID: 24.25

CHANGE AMT : .00

CLERK OF COURT: MARILYN L. WILSON

PAYOR'S COPY
RECEIPT COPY 1 OF 2

NO. 201500152
RETURN _____
TO C. Southall
DATE 2-4-15

Tax Map Number: Portion of 30-1-1

This deed is exempt from recordation taxes pursuant to §58.1-811D of the Code of Virginia, 1950, as amended

THIS DEED of PARTITION made this 3rd day of February, 2015, by and between **THE ESTATE OF W.C. JACKSON**, also known as William Cecil Jackson, by the Co-Administrators, c.t.a., Grantor, party of the first part, and **CALVIN J. WALKER** and **DAN E. WALKER**, Wife and Husband, Grantees, parties of the second part, and **WILLIAM V. JACKSON**, Grantee, party of the third part;

WITNESSETH:

WHEREAS W. C. Jackson devised his interest in the following real property by Will dated August 29, 2003, and probated in the Circuit Court of Amelia County on August 22, 2014 as Court File Number 4602, with William V. Jackson, Calvin Jackson Walker, sometimes referred to as Calvin Curtis Jackson, and Anne Elizabeth Hollifield, sometimes referred to as Ann Elizabeth J. Hollifield, as Co-Administrators, c.t.a. for the Estate of W.C. Jackson, unto Calvin J. Walker and William V. Jackson;

THAT for and in consideration of the sum of One Dollars (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged by the parties of the first part, said parties of the first part do hereby grant and convey, with **GENERAL WARRANTY AND ENGLISH CONVENATS OF TITLE**, unto the parties of the second part as Tenants by the Entirety with the Right of Survivorship as at common law, and unto the party of the third part, the following described real property, to-wit:

SEE SCHEDULE "A" ATTACHED

TITLE INSURANCE IS UNKNOWN TO THE PREPARER

THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

DOCUMENT PREPARED BY:
The Law Office of J. Chris Southall, PLC
J. Chris Southall [#44946]
Post Office Box 552
Amelia Court House, Virginia 23002

THIS CONVEYANCE IS made subject to easements, conditions, and restrictions contained in duly recorded deeds, plats, and other instruments in the chain of title which affect the subject real property.

WITNESS the following signatures and seals:

William V. Jackson (SEAL)
William V. Jackson, Co-Administrator, c.t.a.,
for the Estate of W.C. Jackson

COMMONWEALTH OF VIRGINIA
COUNTY OF AMELIA

The foregoing Deed was acknowledged to before me by William V. Jackson on
this 3rd day of February, 2015.

Jane C. Barnard
NOTARY PUBLIC

My commission expires: 3/31/2019

Notary Registration Number: 7621890




Grantee Address: [Parcel 1]

9200 S. Amelia Ave.
Amelia, VA 23002

Grantee Address: [Parcel 2]

9200
12600 S. Amelia Ave
Amelia, Virginia VA 23002

 (SEAL)
Calvin Jackson Walker, Co-Administrator,
c.t.a., for the Estate of W.C. Jackson

COMMONWEALTH OF VIRGINIA
COUNTY OF AMELIA

The foregoing Deed was acknowledged to before me by Calvin Jackson Walker
on this 30 day of January, 2015.


NOTARY PUBLIC

My commission expires: 3-31-17
Notary Registration Number: 7559328



Anne E. Hollifield (SEAL)
Anne Elizabeth Hollifield, Co-Administrator,
c.t.a., for the Estate of W.C. Jackson

COMMONWEALTH OF VIRGINIA
COUNTY OF AMELIA

The foregoing Deed was acknowledged to before me by Anne Elizabeth
Hollifield on this 3 day of February, 2015.

Dianna Hill
NOTARY PUBLIC

My commission expires: 3-31-17

Notary Registration Number: 7559328



SCHEDULE "A"

* **PARCEL 1:** The parties of the first part hereby convey to the parties of the second part, CALVIN J. WALKER and DAN E. WALKER, Wife and Husband:

All that certain parcel of land lying and being in the Giles Magisterial District, Amelia County, Virginia, containing 134.62 acres, more or less, with all improvements thereon, as shown as Parcel "1" on plat of survey made by Robert Willard Timberlake, Land Surveyor, Timberlake & Company, entitled "Plat Showing a Boundary Survey of the Division of a Portion of the Property Belonging to W.C. Jackson Estate", dated December 9, 2014, attached hereto and to which plat reference is made for a more particular description of the property herein conveyed.

PARCEL 2: The parties of the first part hereby convey to the party of the third part, WILLIAM V. JACKSON:

All that certain parcel of land lying and being in the Giles Magisterial District, Amelia County, Virginia, containing 134.62 acres, more or less, with all improvements thereon, as shown as Parcel "2" on plat of survey made by Robert Willard Timberlake, Land Surveyor, Timberlake & Company, entitled "Plat Showing a Boundary Survey of the Division of a Portion of the Property Belonging to W.C. Jackson Estate", dated December 9, 2014, attached hereto and to which plat reference is made for a more particular description of the property herein conveyed.

BEING a portion of the same property conveyed to W. C. Jackson by deed from Malcolm H. Van de Riet and June Van de Riet, husband and wife, James L. Van de Riet and Ruth K. Van de Riet, husband and wife, and Margaret Van de Riet and James Miller, wife and husband, dated March 1, 1968 and recorded in the Clerk's Office of the Circuit Court of Amelia County, Virginia on May 20, 1968 in Deed Book 117, page 111. The said W.C. Jackson, widower, departed this life on July 29, 2014, testate.

INSTRUMENT #201500152
RECORDED IN THE CLERK'S OFFICE OF
AMELIA ON

FEBRUARY 4, 2015 AT 11:20AM

M. Russell Rowles, O.C.
MARILYN L. WILSON, CLERK

RECORDED BY: MCR

NOTES:

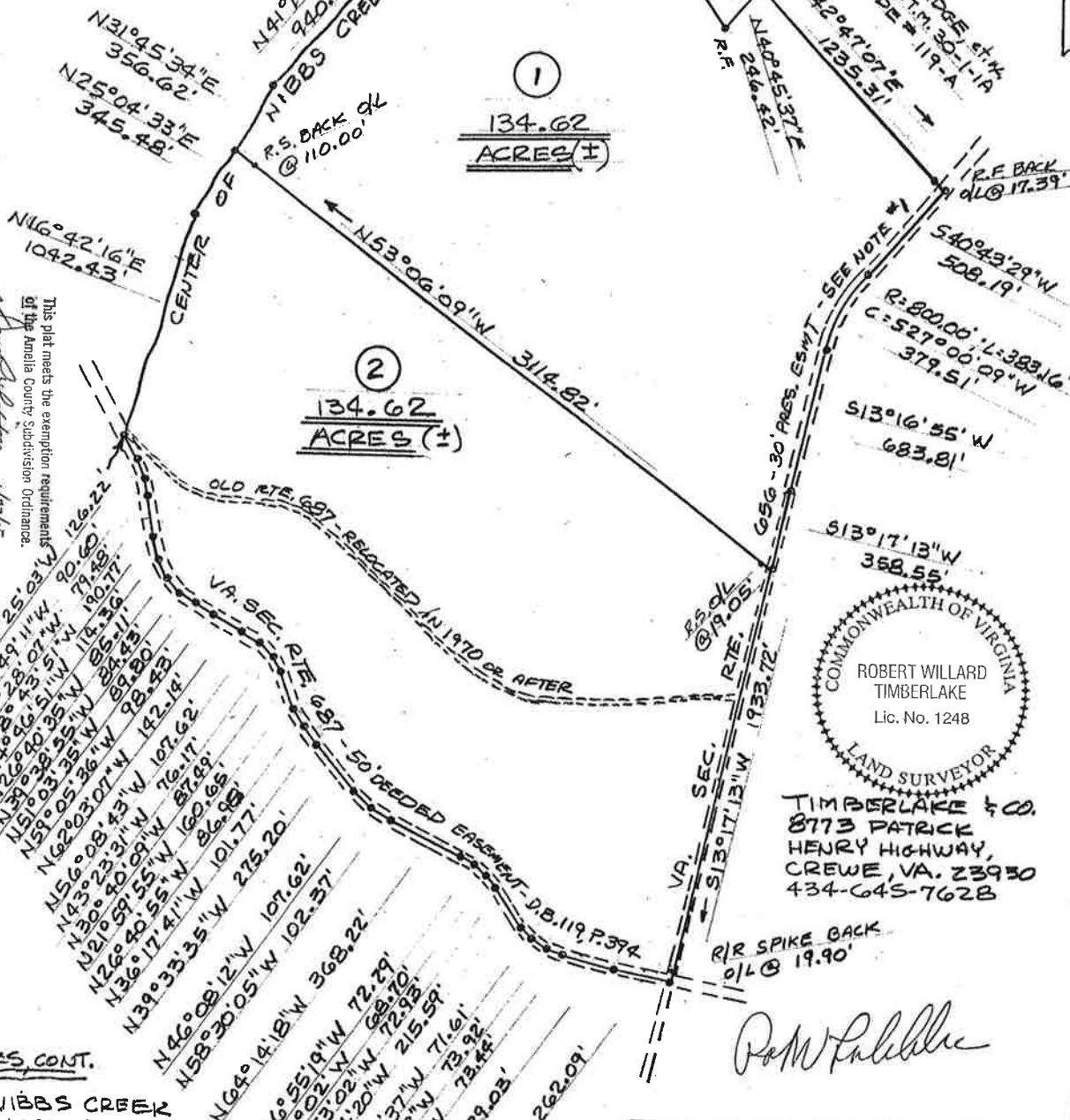
1. VA. SEC. RTE. 656, FORMERLY U.S. RTE. 360, FORMERLY VA. STATE RTE. 20, WAS CONSTRUCTED BY THE VIRGINIA STATE HWY. COMM. ABOUT 1922. THE UNDERSIGNED HAS NOT BEEN ABLE TO FIND ANY RECORDED DOCUMENT CONVEYING R/W OR LAND TO THE COMMONWEALTH OF VA. OR TO AMELIA COUNTY, AND HAS THEREFORE ASSUMED A 30' PERS. ESM'T. ALONG SAID ROADWAY.

DAVID E. EISENTRUT
T.M. 30-43A
(S-85-99A)

R.S. = ROD SET
R.F. = ROD FOUND
O/L = ON LINE
R/R = RAILROAD

RECORD

PLAN No S-14-29



NOTES CONT.

2. NIBBS CREEK IS LOCATED WITHIN A SWAMP. ITS LOCATION, AS SHOWN HEREON, WAS PLOTTED FROM PLAT IN P.C. "A", SLIDE #390 AND FROM U.S.G.S. QUAD. SHEET "JETERSVILLE, VA." (1968), AND IS NOT THE RESULT OF A FIELD SURVEY BY THE UNDERSIGNED.

PLAT SHOWING A BOUNDARY SURVEY OF THE DIVISION OF A PORTION OF THE PROPERTY BELONGING TO W.C. JACKSON, ESTATE

D.B. 117, P. 111 T.M. 30-1-1.
LOCATED IN GILES
MAGISTERIAL DISTRICT,
AMELIA COUNTY, VIRGINIA

SCALE: 1"=500' 09 DEC. 2014