

**D. REZONING APPLICATION
VIRGINIA ELECTRIC AND POWER COMPANY**OPENING STATEMENT

This public hearing is held pursuant to § 15.2-2204, Code of Virginia, 1950, as amended to receive public comment on a request by Virginia Electric and Power Company and Bessie Nora Edwards Heirs, owners, requesting a Conditional Use Permit to permit the construction and operation of a power generating plant on property zoned M-2, General Industrial District, per Sec. 18-313(38) of the Zoning Ordinance. The property is known as Tax Parcel 92-8B and a portion of Tax Parcel 92-8 and is approximately 91.22 acres in size. The property is located at 30134 General Thomas Highway (Rt. 671), on the south side between Delaware Road (Rt. 687) and Shady Brook Trail (Rt. 650). The property is located in the Franklin Voting District and Franklin Magisterial District.

The notice of this public hearing was published in the Tidewater News on April 10 and April 17, 2011 and all adjacent property owners were notified in writing by first class mail as required by law.

After conclusion of this public hearing, the Board of Supervisors will consider the comments offered this morning and may act upon the matter or defer action until such time as it deems appropriate.

MOTION REQUIRED:

If the Board is so inclined, a motion is required to accept the Planning Commission recommendation and approve the Conditional Use Permit.

CUP 2011:01

Virginia Electric and Power Company, applicant, for Virginia Electric and Power Company and Heirs of Bessie N. Edwards, owners

Application Request: Conditional Use Permit amendment

IDENTIFICATION AND LOCATION INFORMATION

Comprehensive
Plan designation: Industrial, Courtland Planning Area

Zoning designation: M-2, General Industrial District, with 24 acres currently being designated Conditional M-2, granted in 1989

Acreage: Approximately 91.22 acres

Current Use: Power generating plant and vacant land

Tax Map No.: TP 92-8B and a portion of 92-8

Location: 30134 General Thomas Highway, Franklin, VA

Magisterial District: Franklin

Voting District: Franklin

Adjacent Zoning: North: M-2, General Industrial District
South: M-2
East: A-1, Agricultural
West: M-2

Adjacent Land Use: North: Industrial uses and agriculture
South: Agriculture
East: Agriculture
West: Hercules plant

PROJECT ANALYSIS

Overview

In March 1989, the Board of Supervisors granted a Conditional Use Permit to Ultra Cogen Systems, Inc., to construct and operate a coal fired cogeneration plant which would produce approximately 60 megawatts of electricity and provide steam to Hercules Incorporated. The site was 24.5 acres, and it is adjacent to the Hercules plant on Rte. 671, General Thomas Highway. The site was to contain two boilers and one turbine generator. All of the equipment was to be housed in one large building that would stand

