



June 20, 2017

Columbia Gas Transmissions, LLC
C/O Jeffrey Winkle, Agent
1700 MacCorkle Ave. SE
Charleston, WV 25314

RE: CUP2017-02; TMP 37-45
Agricultural (A-2)

Dear Mr. Winkle,

At a regular meeting of the Louisa County Board of Supervisors held June 19, 2017, the Board voted to approve the request for the issuance of a conditional use permit for a *utility service, major* for the expansion of an existing Compressor Station in accordance with Section 86-64.3 Permitted use - With conditional use permit in the Agricultural (A-2) zoning district.

Approval was made with the following conditions:

1. Entrance permit must be issued by the Virginia Department of Transportation, if applicable.
2. Administrative review and approval of site plan prior to issuance of the building permit.
3. A gate shall be placed at the main entrance of the facility. The compressor station facility shall be secured by a chain link fence at least six (6) feet in height with barbed wire along the top of the fence.
4. The administrative and safety codes, rules and regulations now and hereafter promulgated by state and federal regulatory agencies and by Louisa County, and by the successors of each, applicable to such facility shall be observed.
5. The applicant shall monitor the facility 24 hours a day by a remote monitoring system to detect changes in pressure and described codes, rules, and regulations. An updated copy of the company's standard operating procedures (SOP) for Emergency Response shall be filed with the Community Development Department at least 90 days prior to placing the new facility in service.
6. The facility sound shall not exceed the following levels outlined in the Louisa County Noise Ordinance: A1, A2 Daytime 65dB, Nighttime 55dB.
7. The applicant shall conduct preparedness training sessions within Louisa County to familiarize local fire and emergency services personnel with the company's ability to respond to a natural gas emergency and the types of natural gas emergencies for which the company would notify local officials. The above shall be coordinated by the

applicant's designated representative with the County of Louisa Emergency Services Coordinator. Training shall be on an annual basis following the issuance of the building permit, unless the Emergency Services Coordinator advises that a less frequent schedule is preferred.

8. Adjacent landowners are to be supplied with an emergency telephone number they can call to report a problem within two weeks of approval of this CUP and should be notified 24 hours in advance of a scheduled full station blowdown.
9. To protect the use and development of abutting property, a vegetated buffer of 5-10 feet in width shall be established between the proposed new fence and the property line, except where landscaping would conflict with proposed underground conduit, the proposed leach field, any easements, or areas of regraded slopes as shown on the final approved Erosion and Sediment Control Plan or the final approved Site Development Plan.
10. No sign intended to be read from off the premises shall be permitted in connection with such uses except for a sign identifying the company's name and otherwise as generally permitted in the Agricultural (A2) district.
11. All driveways and off-street parking areas shall have gravel surface or better and shall be maintained at all times.
12. Water and sewer source and supply shall be approved and permitted by the State Health Department and Water Authority if applicable.
13. The health and environmental codes, rules and regulations now and hereafter promulgated by state and federal regulatory agencies, and by Louisa County, and by the successor or successors of each, applicable to such facility shall be observed.
14. Any new lighting on site shall be of the dark sky variety, such as visors and uplighting shields on outdoor lighting fixtures.
15. Erosion and sediment control plans are required if land disturbance exceeds 10,000 square feet.
16. Violation of any of the above conditions, or existing conditions, shall be grounds for revocation of this Conditional Use Permit.
17. The Board of Supervisors or their designated representative reserves the right to inspect the premises at any time upon reasonable advance notice of two (2) business days to ensure that sufficient safety escorts are available.
18. All construction activity including, clearing, and grading shall be limited to the hours of 6:30 a.m. to 6:30 p.m., Monday through Saturday. The project owner may request permission from the Zoning Administrator to conduct construction activities on Sundays, but such permission will be granted or denied at the sole discretion of the Zoning Administrator.
19. If construction of the proposed improvements to the Compressor Station are not completed within two (2) years of receipt of the FERC Notice to Proceed, this conditional use permit shall be considered void. The applicant/owner may request no more than two

(2), six-month extensions with approval by the Zoning Administrator.

Approval concerned the property located on the south side of Route 637 (Brickhouse Road), approximately 0.09 miles west of Route 613 (Poindexter Road). The property is further identified as tax map parcel 37-45, in the Patrick Henry Voting District.

Should you have further questions or need additional information, please contact our office.

Sincerely,



Allyson Finchum
Director of Community Development

AF/kmc

Cc: Columbia Gas Transmissions, LLC
300 Woodcliff Drive, Suite 102
Canonsburg, PA 15317

TransCanada Corporation
C/O Tyler Hallinan
455 Racetrack Road
Washington, PA 15301

