Notice of Public Hearing
Sussex County Planning Commission

Pursuant to Section 15.2-2204 of the Code of Virginia, notice is hereby given that the Sussex Planning Commission, will hold a public hearing on Monday, February 2, 2026, at 6:00 p.m., or as soon thereafter as may be heard, at the Sussex Central High School, 21394 Sussex Drive, Stony Creek, Virginia 23882 in the Auditorium.

The Planning Commission will consider, and may take action upon, the following:

Rezoning/Conditional Zoning Application Amendment #2026-01: The applicant, Blackwater Solar, LLC, seeks to rezone Tax Parcels 78-A-19, (containing approximately +/- 963 acres) and 60-A-15 (containing approximately +/- 316 acres), totaling +/- 1, 279 acres from Planned Unit Development (PUD) to General Agricultural (A-1) District to construct and operate a substation and switchyard on parcel 60-A-15 in conjunction with an application for Conditional Use Permit (CUP) #2026-01 for a proposed 500-megawatt, photovoltaic, utility-scale solar generation facility. This application is being considered in conjunction with a concurrent application for Conditional Use Permit (CUP) #2026-01 and additional acreage to be subject to the CUP. In addition to the proposed change in zoning classification, an approved CUP is required for the operation of a photovoltaic, utility-scale solar generation. The Property is owned by Drumwright Property, LLC and is located on Brittles Mill Road approximately .75 mile from the Town of Wakefield in the Wakefield Planning Area.

Conditional Use Permit #2026-01: The applicant, Blackwater Solar LLC, seeks a Conditional Use Permit to construct and operate a 500-megawatt, photovoltaic, utility-scale solar generation facility (the "Project") on 8,355 acres on tax map parcels 115-A-12, 115-A-19, 132-A-2, 132-A-6, 60-A-15, 77-A-8, 78-A-11, 78-A-12, 78-A-13, 78-A-17A, 78-A-18, 78-A-19, 94-A-5, 95-A-1, 96-A-12, 132-A-3, 114-A-1, and 13-5. Generating equipment will be located on up to 4,200 acres. The Project would be located on property in the Wakefield Planning Area and the Wakefield Election District, approximately 1.5 mile from the Town of Wakefield at its closest point to town limits on Courtland Road (Rt. 628), and properties located in the area of Brittles Mill Road (Rt. 620), Barrett Church Road (Rt. 605), Turkey Pen Road (Rt. 729), Cedar Sign Post Road (Rt. 622), Walter Lanier Road (Rt. 740), Union Hill Road (Rt. 606), Beaverdam Road (Rt. 606), and Union Camp Drive (private). The Project infrastructure will consist primarily of solar photovoltaic modules mounted on steel racking structures, inverters, transformers, interconnection infrastructure, a sub-station, and security fencing. An existing Dominion Energy transmission line crossing the project areas would allow for interconnection to the electrical transmission network via a proposed substation with a switchyard proposed adjacent to the substation. The applicant proposes setbacks of 150 feet around the project perimeter and 300 feet from adjacent residential properties.

Conditional Use Permit #2026-02: The applicants, Charlie Newman & Shelley Newman, seek a Conditional Use Permit to operate a proposed retreat center on tax map parcels 64-2-6, 64-2-7, 83-A-10, 83-A-13, and 83-A-14, consisting of approximately 44 acres. The proposed center will utilize the use of yurts and designed tent camping areas to accommodate for overnight guests. Typical activities would include fishing and walking along a trail. The proposed retreat center will also be available for occasional special events such as weddings, family reunions, and corporate organizational retreats. The subject property is located in the General Agricultural Zoning District at 13496 Shands Road in the Stony Creek Election District.

Conditional Use Permit #2026-03: The applicants, Evan & Janelle Primeau, seek a Conditional Use Permit for the temporary use of a travel trailer while constructing a permanent single –family residence on tax map parcel 86-A-45. The subject property is located in the General Agricultural Zoning District at 15431 Dillard Road, consisting of approximately 26 acres, in the Stony Creek Election District.

A copy of the applications along with supporting documentation, are available for review in the Department of Planning and Zoning during regular business hours Monday through Friday from 8:30 a.m. to 5:00 p.m., phone number (434) 246-1000.

All persons affected or interested are invited to be present at the public hearing of the Planning Commission to be held at the time and place stated above, where an opportunity will be given for them to be heard. Comments may also be submitted in writing via email to bwalkup@sussexcountyva.gov or via mail to the Planning & Zoning Department, P. O. Box 1397, 20135 Princeton Road, Sussex, VA 23884, no later than noon on Monday, February 2, 2026. Any persons needing assistance or accommodations under the provisions of the American Disabilities Act should contact Michael Poarch at 434-246-1043 at least seven (7) days in advance of the hearing.

Authorized by: Beverly Walkup
Director of Planning
1/14/2026 & 1/21/2026