

WILLIAMS MULLEN

Direct Dial: 434.951.5728
lschweller@williamsmullen.com

August 28, 2025

VIA FEDERAL EXPRESS

Todd Fortune
Director of Planning and Zoning
132 Main Street
Palmyra, VA 22963

Re: **Special Use Permit Application; Zoning Text Amendment Application**

Project:	Expedition Gas Power Plant
Property:	Tax Map Parcels 27-A-1 and 27-A-4; Rock Ln and Branch Rd
Property Owners:	Tenaska Power Generation, LLC, Pardee Virginia Timber 1 LLC
Applicant:	Expedition Generation Holdings, LLC

Dear Mr. Fortune:

Enclosed please find the following original documents in association with a Special Use Permit and Comprehensive Plan Determination application submitted electronically by the Applicant:

1. Application for Special Use Permit signed by Applicant and Pardee Virginia Timber 1 LLC;
2. Special Limited Power of Attorney executed by Pardee Virginia Timber 1 LLC;
3. Sign Deposit Form, executed by the Applicant;
4. Zoning Text Amendment Application, executed by the Applicant, with proposed Ordinance amendment language; and
5. Checks for fees as follows:
 - a. Special Use Permit application (\$800.00);
 - b. Zoning Text Amendment (\$550.00); and
 - c. Public hearing sign deposit (\$100.00).

Please let me know if you have any questions about these materials or need anything additional.

Very truly yours,



Lori H. Schweller

Enclosures
cc: Applicant



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Owner of Record: Tenaska Power Generation, LLC & Pardee Virginia Timber 1, LLC Applicant of Record: Expedition Generation Holdings, LLC

Address: 14302 FNB Parkway Omaha, NE 68154

Address: 14302 FNB Parkway, Omaha NE 68154

Phone: 817-462-8054 Fax: _____

Phone: 817-462-8054 Fax: _____

Email: JPitts@tenaska.com

Email: JPitts@tenaska.com

Representative: Lori H. Schweller, Williams Mullen

Address: 323 Second St SE, Ste. 900, Charlottesville, VA 22902

Phone: 434-951-5728 Fax: _____

Email: lschweller@williamsmullen.com

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:
NA

Tax Map and Parcel(s) 27-A-1 and 27-A-4

Acreage 165 Acres +249.05 acres Zoning A-1

Deed Book and Page: NA

Location of Parcel: Rock Lane and Branch Rd.

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: Utility, Major; Power Production Plant

*Ten copies of a sketch plan (8.5 x 11 inches or 11x17 inches) must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

I, signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

Expedition Generation Holdings, LLC / Tenaska Power Generation, LLC

Date: August 27, 2025 Signature of Owner/Applicant: _____

By: [Signature] Title: Vice President

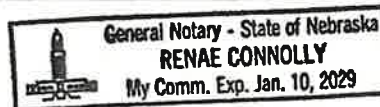
Subscribed and sworn to before me this 27th day of August, 2025

Notary Public: Renae Connolly

Register# _____

My commission expires: 1/10/2029

Certification: Date: _____



Office Use Only			
Date Received:	Pre-Application Meeting:	PH Sign Deposit Received:	Application #: SUP _____
\$800.00 fee paid:			
Amendment of Condition: \$400.00 fee paid:			
Telecommunications Tower fee plus mailing costs paid:		Telecom Consultant Review fee paid:	
Election District:	Planning Area:		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates:		Advertisement Dates:	
APO Notification:		APO Notification:	
Date of Hearing:		Date of Hearing:	

Additional Signature Page for Application for Special Use Permit

Applicant: Expedition Generation Holdings, LLC

Owner of Record: Pardee Virginia Timber 1, LLC

Tax Map Parcel No. 27-A-4

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site. Notwithstanding the foregoing and in consideration for the aforementioned authorization, the County Employees, the Planning Commission and Board of Supervisors hereby agree to assume all risks for personal injuries related to or arising from their use and occupation of the property except for those caused by the negligence of the owner/applicant.

Date: 8/26/2025
Signature of Owner:

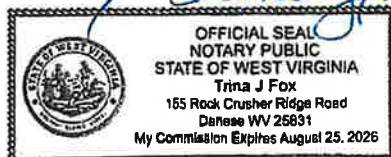
PARDEE VIRGINIA TIMBER 1 LLC,
a Delaware limited liability company

By: Pardee & Curtin Holding Company LLC

Its: Sole member

By: [Signature]
Name: STEPHEN D. HALP
Title: PRESIDENT

Subscribed and sworn to 26th day of August, 2025
before me this
Notary Public: Trina J. Fox Register #
My commission expires: August 25, 2026
Certification: Date: [Signature]



**SPECIAL LIMITED POWER OF ATTORNEY
LAND USE APPLICATION**

KNOW ALL MEN BY THESE PRESENTS:

That **Pardee Virginia Timber 1 LLC**, a Delaware limited liability company, the below signatory, is the sole owner (the "Owner") of that certain parcel of real property located in Fluvanna County, Virginia, identified as Map PIN 27-A-4, containing approximately 249.05 acres, located north of Branch Road / S. R. 761 in Fluvanna County, Virginia (the "Property"), and

That I do hereby make, constitute and appoint:

EXPEDITION GENERATION HOLDINGS, LLC, a Delaware limited liability company, **EXPEDITION GENERATING I, LLC**, a Delaware limited liability company, **EXPEDITION GENERATING II, LLC**, a Delaware limited liability company, and **TENASKA POWER GENERATION, LLC**, a Delaware limited liability company, and **TENASKA VIRGINIA PARTNERS, L.P.**, a Delaware limited partnership, and their respective employees and agents, including but not limited to Lori H. Schweller, Esq., Preston Lloyd, Esq., Charles Alvis, Esq., Valerie Long, Esq., and Megan Nedostup of Williams Mullen with the authority to act as agent for the sole purpose of filing any land use, zoning, special use permit, substantial accord determination, site plan, or building permit applications and related documents and materials necessary to obtain all governmental approvals required to use, clear, plant, grade, install and construct laydown yard, parking area, buffers, and other improvements on the Property in association with the development of a Utility, Major; Power Production Plant on PIN 27-A-1 and the Property and to do and perform all acts and make any representations necessary during the zoning, zoning ordinance amendment, special exception, special use permit, conditional use, substantial accord, site plan, and building permitting meetings, hearings, and other processes with regards to such approvals.

To act as my true and lawful attorney-in-fact for and in our name, place and stead with full power and authority we would have if acting personally to seeking zoning ordinance amendment, conditional or special use, special exception, variance, or site plan approval, substantial accord determination, administrative zoning approval, building permit, or any modification to any of the aforementioned or to any existing development standards or requirements and to set forth and offer such legally acceptable voluntarily proffered conditions, or amendments, modifications or deletions thereto, that in the agents' discretion are deemed reasonable, appropriate and necessary.

This Limited Power of Attorney shall not terminate until the first to occur of the following:
(a) the Utility, Major; Power Production Plant proposed for PIN 27-A-1 and PIN 27-A-4

TENASKA

has been fully approved, constructed, and permitted for occupancy; (b) or the Option Contract for Sale and Purchase of Real Property in Virginia, dated May 23, 2025, between Owner and Tenaska Power Generation, LLC, as it may be amended, has expired or has been terminated; *provided, however*, that upon conveyance of the Property by the Owner to Tenaska Power Generation, LLC, a Delaware limited liability company, or its assigns, this Limited Power of Attorney shall have no further effect.

WITNESS the following signature:

PARDEE VIRGINIA TIMBER 1 LLC,
a Delaware limited liability company

By: PARDEE & CURTIN HOLDING COMPANY LLC

Its: Sole Member

By: *Stephen D. Harp*

Name: STEPHEN D. HARP

Title: PRESIDENT

STATE OF WEST VIRGINIA

COUNTY/CITY OF Nicholas / Summersville

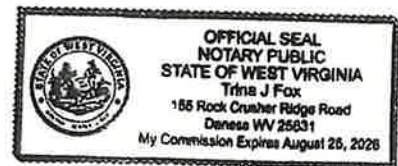
I, Trina J. Fox, a Notary Public in and for the State and County/City aforesaid, do hereby certify that Stephen D. Harp, President of Pardee & Curtin Holding Company LLC, sole member of Pardee Virginia Timber 1 LLC, a Delaware limited liability company, this day personally appeared before me in my State and County aforesaid and acknowledged the same on behalf of the company, being duly authorized to do so.

Given under my hand this 26th day of August, 2025.

Trina J. Fox
Notary Public

Registration Number: _____

My Commission expires: August 25, 2026





Commonwealth of Virginia

County of Fluvanna

Public Hearing Sign Deposit

Name: Expedition Generation Holdings, LLC

Address: 14302 FNB Parkway

City: Omaha

State: NE Zip Code: 68154

I hereby certify that the sign issued to me is my responsibility while in my possession. Incidents which cause damage, theft, or destruction of these signs will cause a partial or full forfeiture of this deposit.

Applicant Signature

8/27/25
Date

*Number of signs depends on number of roadways property adjoins.

OFFICE USE ONLY	
Application #: BZA _____ : CPA _____ : SUP _____ : ZMP _____ : ZTA _____ :	
\$50 deposit paid per sign*:	Approximate date to be returned:



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for
Zoning Text Amendment

Owner of Record: Tenaska Power Generation, LLC and Pardee Virginia Timber 1, LLC

E911 Address: 14302 FNB Parkway, Omaha, NE 68154

Phone: 817-462-8054 Fax: _____

Email: JPitts@tenaska.com

Representative: Lori H. Schweller, Williams Mullen

E911 Address: 323 2nd St., SE, Charlottesville, VA 22902

Phone: 434-951-5728 Fax: _____

Email: LSchweller@williamsmullen.com

Applicant of Record: Expedition Generation Holdings, LLC

E911 Address: 14302 FNB Parkway, Omaha, NE 68154

Phone: 817-462-8054 Fax: _____

Email: JPitts@tenaska.com

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

Proposed amendment to the Zoning Ordinance: (attach additional sheets as necessary)

If the amendment proposes to replace existing text, please provide a full copy of the existing text for the affected section.

Location of Parcel: TMPs 27-A-1 and 27-A-4

Section: _____

Proposed Text:

Please see attached.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, the Board of Supervisors, and the Board of Zoning Appeals during the normal discharge of their duties in regard to this request.

Date: 8/27/25 Signature of Owner/Applicant: _____

Subscribed and sworn to before me this 27th day of August, 2025

My commission expires: 1/10/2029

Notary Public: _____

Register # _____
General Notary - State of Nebraska
RENAE CONNOLLY
My Comm. Exp. Jan. 10, 2029

OFFICE USE ONLY	
Date Received:	Pre-Application Meeting: _____
Application #: ZTA _____	
\$550 fee paid: _____	
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates:	Advertisement Dates:
APO Notification:	APO Notification:
Date of Hearing:	Date of Hearing:
Decision:	Decision:

Fluvanna County Department of Planning & Community Development * Box 540 * Palmyra, VA 22963 * (434)591-1910 * Fax (434)591-1911

This form is available on the Fluvanna County website: www.fluvannacounty.org

Form Updated June 21, 2017

Fluvanna County Zoning Ordinance Amendment Proposal

Applicant: Expedition Generation Holdings, LLC

Date: August 28, 2025

Sec. 22-17-16. – Special use permit for power production plans.

REDLINE

- (A)(3)(b) The height of any chimney ~~or stack~~ shall not exceed ~~199 feet above ground level unless a greater the lesser of 145 feet above ground level or the height is determined to be necessary to comply with applicable air quality regulations or by "good engineering practice" as determined by the State Air Pollution Control Board or the Department of Environmental Quality pursuant to applicable regulations addressing stack heights. In no event shall the stack height exceed 230 feet above ground level.;~~

CLEAN

- (A)(3)(b) The height of any chimney or stack shall not exceed 199 feet above ground level unless a greater height is determined to be necessary to comply with applicable air quality regulations or by "good engineering practice" as determined by the State Air Pollution Control Board or the Department of Environmental Quality pursuant to applicable regulations addressing stack heights. In no event shall the stack height exceed 230 feet above ground level.

WILLIAMS MULLEN CLARK & DOBBINS, P.C. Trust Operating
Vendor ID: 10025337 Payee: County of Fluvanna

Check Amt: \$800.00

Check #: 613761
Check Date: Aug 22, 2025

<u>Invoice Num</u>	<u>Invoice Date</u>	<u>Invoice Amount</u>	<u>Requester</u>	<u>Invoice Allocation</u>	<u>Allocation Amount</u>
00-4942-0222	Aug 21, 2025	\$800.00	Schweller, J Lori H.	097677.0001	\$800.00

WILLIAMS MULLEN CLARK & DOBBINS, P.C. Trust Operating
Vendor ID: 10025337 Payee: County of Fluvanna

Check Amt: \$800.00

Check #: 613761
Check Date: Aug 22, 2025

<u>Invoice Num</u>	<u>Invoice Date</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Discount Taken</u>	<u>Payment Amt</u>
0500-4942-0222	Aug 21, 2025		\$800.00	\$0.00	\$800.00
				Total:	\$800.00

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK.

HOLD AT AN ANGLE TO VIEW DO NOT CASH IF NOT PRESENT

WILLIAMS MULLEN CLARK & DOBBINS
GENERAL OPERATING
P.O. BOX 1320
RICHMOND, VA 23218-1320
PH. 804-420-6000

SUNTRUST BANK
RICHMOND, VIRGINIA
68-2/510

613761

Date: August 22, 2025

PAY Eight hundred and 00/100*****

\$***800.00***

TO
THE
ORDER
OF
County of Fluvanna
PO Box 540
Palmyra, VA 22963



VOID AFTER 90 DAYS

⑈00613761⑈ ⑆051000020⑆ 201145499⑈

WILLIAMS MULLEN CLARK & DOBBINS, P.C. Truist Operating
Vendor ID: 10025337 Payee: County of Fluvanna

Check Amt: \$550.00

Check #: 613760

Check Date: Aug 22, 2025

<u>Invoice Num</u>	<u>Invoice Date</u>	<u>Invoice Amount</u>	<u>Requester</u>	<u>Invoice Allocation</u>	<u>Allocation Amount</u>
70-4942-3118	Aug 21, 2025	\$550.00	Schweller, J Lori H.	097677.0001	\$550.00

WILLIAMS MULLEN CLARK & DOBBINS, P.C. Truist Operating
Vendor ID: 10025337 Payee: County of Fluvanna

Check Amt: \$550.00

Check #: 613760

Check Date: Aug 22, 2025

<u>Invoice Num</u>	<u>Invoice Date</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Discount Taken</u>	<u>Payment Amt</u>
0500-4942-3118	Aug 21, 2025		\$550.00	\$0.00	\$550.00
				Total:	\$550.00

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK.

HOLD AT AN ANGLE TO VIEW. DO NOT CASH IF NOT PRESENT.

WILLIAMS MULLEN CLARK & DOBBINS
GENERAL OPERATING
P.O. BOX 1320
RICHMOND, VA 23218-1320
PH. 804-420-6000

SUNTRUST BANK
RICHMOND, VIRGINIA
68-2/510

613760

Date: August 22, 2025

PAY Five hundred fifty and 00/100*****

\$***550.00***

TO
THE
ORDER
OF
County of Fluvanna
PO Box 540
Palmyra, VA 22963



VOID AFTER 90 DAYS

⑈00613760⑈ ⑆051000020⑆ 201145499⑈

WILLIAMS MULLEN CLARK & DOBBINS, P.C. **Truist Operating**

Check Amt: \$100.00

Check #: 613762

Vendor ID: 10025337

Payee: County of Fluvanna

Check Date: Aug 22, 2025

<u>Invoice Num</u>	<u>Invoice Date</u>	<u>Invoice Amount</u>	<u>Requester</u>	<u>Invoice Allocation</u>	<u>Allocation Amount</u>
00-4942-0591	Aug 21, 2025	\$100.00	Schweller, J Lori H.	097677.0001	\$100.00

WILLIAMS MULLEN CLARK & DOBBINS, P.C. **Truist Operating**

Check Amt: \$100.00

Check #: 613762

Vendor ID: 10025337

Payee: County of Fluvanna

Check Date: Aug 22, 2025

<u>Invoice Num</u>	<u>Invoice Date</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Discount Taken</u>	<u>Payment Amt</u>
0500-4942-0591	Aug 21, 2025		\$100.00	\$0.00	\$100.00
Total:					\$100.00

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HOLD AT AN ANGLE TO VIEW. DO NOT CASH IF NOT PRESENT.

WILLIAMS MULLEN CLARK & DOBBINS

GENERAL OPERATING
P.O. BOX 1320
RICHMOND, VA 23218-1320
PH. 804-420-6000

SUNTRUST BANK
RICHMOND, VIRGINIA
68-2/510

613762

Date: August 22, 2025

PAY One hundred and 00/100*****

\$\$\$100.00***

TO
THE
ORDER
OF

County of Fluvanna
PO Box 540
Palmyra, VA 22963

Beckett Ham

VOID AFTER 90 DAYS

⑈00613762⑈ ⑆051000020⑆ 201145499⑈