

## ROBINSON FARMS, LLC

April 14, 2021

Kimberly D. Bose, Secretary  
Federal Energy Regulatory Commission  
888 First Street N E  
Washington, DC 20426

**RE: Project Docket Numbers CP15-554-009 and/or CP15-555-007**

The Honorable Secretary Bose:

We are writing in opposition to the closeout plan Dominion Energy and its partners have proposed in abandoning the now-cancelled Atlantic Coast Pipeline. Our opposition is outlined but not limited to these reasons:

- (1) The gas pipeline was purported to bring needed jobs and an economic benefit to an economically deprived part of North Carolina. The project cancellation ends any economic benefit possibilities.
- (2) The Project used the power of eminent domain as leverage to force an easement agreement. A release of all easements is respectfully requested.
- (3) Future economically beneficial development possibilities for lands in Northampton and/or Halifax County, North Carolina are legally and physically encumbered by miles of buried 36 inch diameter heavy steel pipe. Removal of all pipe is respectfully requested.

Given the untenable situation of balancing possibilities of economic benefit for distressed communities and the threat of eminent domain, we and other neighbors felt compelled to reach an agreement with the Atlantic Coast Pipeline for right of ways through our family lands. The power of eminent domain was granted to the Atlantic Coast Pipeline with the issuance of the Certificate of Public Convenience and Necessity. Under this threat of eminent domain, landowners were faced with minimal choices regarding their own properties. Since the Federal Energy Regulatory Commission(FERC) authorized this process, we respectfully request that the Commission take part in helping rectify the subsequent consequences by ensuring our community and its lands are restored to their previous condition.

When the various easements were signed, our native woodlands and open fields in the area were in their natural state of topography. In Northampton and Halifax Counties of North Carolina, we currently have an unsightly mess. The now-abandoned Atlantic Coast Pipeline project right of ways have intrusively cut through our lands and farms. The underground pipe is deteriorating from the elements due to its lack of cathodic and/or any other protections and posing a future safety hazard to heavy farming equipment from soil subsidence when the metal eventually deteriorates and collapses. The pipe abandoned on the surface of some properties is also deteriorating from exposure to the elements. This is creating potential safety, environmental and soil contamination issues.

It is imperative that all buried pipe be removed due to the land use restrictions and the diminution in value to the affected properties. Robinson Farms, LLC specifically received notice

in May of 2019 from the Northampton County, North Carolina Tax Department informing us of a decrease in our assessed property valuation due to the presence of the buried pipeline. This is evidence of the negative impact on property values as well as county income. Geographically, the Robinson Farms, LLC parcel is long and narrow as you can see in the Right of Way Easement plat (Exhibit A and Exhibit B). The pipeline runs through the center of the ENTIRE property limiting its productivity and value as long as the pipeline is left in place. Our family has owned this property for over four generations and have been responsible stewards of the land while paying all required taxes over the years to various levels of government. We simply request that the government demonstrate the same temperament of stewardship by ensuring the removal of the abandoned pipeline by Dominion Energy and its partners. Our land and the lands of our neighbors along the pipeline route are bisected with a very heavy, large diameter welded steel pipe which will place an undue burden on landowners in the future. Specifically, we believe the abandoned pipe should be removed at the time of reclamation since the type of heavy equipment required to remove the buried pipe will already be on-site during the reclamation process.

The unreleased easements and abandoned underground pipe present an impediment to any property sale, transfer or future development. From a future development standpoint, housing needs in the area are constantly evolving. Abandoning the pipe in place as planned would present ongoing challenges should anyone need to install a septic system, drill a water well, pour concrete foundations, etc. The large, heavy, corroding, and decaying pipe in the ground will impede a variety of future community needs over many decades to come. As FERC contemplates a decision on this matter, please keep in mind that we did not ask for or seek out this invasion of our property or time, but in good faith made an effort to collaborate and act upon the Atlantic Coast Pipeline's initial request. All that we are asking in return is for our properties to be restored as closely as possible to their original state.

Given the cancellation of the Atlantic Coast Pipeline, we believe the following should occur:

- (1) Removal of the pipe buried in the ground;
- (2) Removal of the pipe that is lying on the surface areas;
- (3) Restoration of the land as closely as possible to its prior topography;
- (4) Full release of the collective easement agreements for this project at an appropriate time.

Sincerely,



Mary Strickler, Manager  
Robinson Farms, LLC

cc: Dan O'Brien, Authorized Representative  
Atlantic Coast Pipeline, LLC  
707 East Cary Street  
Richmond, Virginia 23219

**BEARINGS & DISTANCE ALONG PIPELINE:**

272+70 TO 279+12 S 11°06'45" W - 642'  
 277+85 TO 304+88 S 11°06'45" W - 2783'

1. THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
2. THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
3. THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
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6. THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
7. THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

LL-16-017-A001

N/T

ROBINSON FARMS LLC  
 PARCEL I.D. # 4929-56-8527  
 3345 LF  
 1019 LF  
 4364 LF (TOTAL)

PERMANENT RIGHT OF WAY AREA = 217,818 SQ FT / 5.00 AC  
 TOTAL TEMPORARY RIGHT OF WAY AREA = 298,065 SQ FT / 6.86 AC  
 A. TEMPORARY RIGHT OF WAY AREA = 280,216 SQ FT / 5.97 AC  
 B. EXTRA WORK SPACE AREA = 11,228 SQ FT / 0.26 AC  
 C. AGRICULTURAL LANDS AREA = 27,621 SQ FT / 0.63 AC



SCALE: 1" = 2000'

**LEGEND**

- PROPERTY LINE
- PROPOSED PERMANENT EASEMENT
- PROPOSED GAS PIPELINE
- PROPOSED ACCESS ROAD
- PROPOSED TEMPORARY R.O.W.
- ▨ EXTRA WORK SPACE
- ▤ TOPSOIL SEGREGATION AREA

SCALE: 1" = 400'  
 400' 0 400'

MATCH LINE  
 LL-16-017-A001-B

STATION EQUATION  
 STATION = 279+11.84 BCL  
 STATION = 277+84.80 AHD

25' X 100' PROPOSED  
 EXTRA WORKSPACE (TYP.)

272+70 PL

272+92

STABILIZED  
CROSSING

50' PROPOSED  
 PERMANENT RIGHT  
 OF WAY

50' PROPOSED  
 TEMPORARY RIGHT  
 OF WAY  
 STABILIZED  
 CROSSING

US ROUTE 301

10' PROPOSED  
 TEMPORARY RIGHT  
 OF WAY

110' PROPOSED  
 OVERALL RIGHT  
 OF WAY

PROPOSED 36"  
AP-2 PIPELINE

SCALE: 1" = 400'  
 400' 0 400'

gal consultants - NC, Inc. 400 E. 10th St. Suite 100 Raleigh, NC 27601 Tel: 919.791.1111 Fax: 919.791.1112 www.galnc.com	<b>RIGHT OF WAY EXHIBIT</b> ROBINSON FARMS LLC NORTHAMPTON COUNTY, NORTH CAROLINA ATLANTIC COAST PIPELINE, LLC C/O BOHANNAN MANAGEMENT, INC. 448 W. MAIN STREET CLARKSBURG, WEST VIRGINIA 26301	DRW. GAH CHD. DLH APPD. DFC SCALE: AS SHOWN PROJECT NO./DASH NO. 140468 DRAWING NO. LL-16-017-A001-A	DATE 8/13/17 TANK NO. 01

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**BEARINGS & DISTANCE ALONG PIPELINE:**

277+80 TO 304+88 S 11°06'45" W - 2703'  
305+58 TO 315+77 S 11°06'45" W - 1019'

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATION AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS

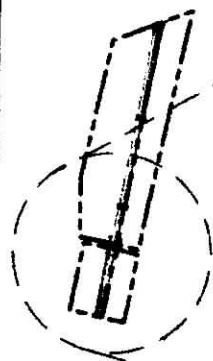
LL-16-017-A001

N/F

ROBINSON FARMS LLC  
PARCEL I.D. # 4929-56-8527  
3345 LF  
1019 LF  
4364 LF (TOTAL)

PERMANENT RIGHT OF WAY AREA = 217,818 SQ FT / 5.00 AC  
TOTAL TEMPORARY RIGHT OF WAY AREA = 299,065 SQ FT / 6.88 AC  
A. TEMPORARY RIGHT OF WAY AREA = 290,216 SQ FT / 5.97 AC  
B. EXTRA WORK SPACE AREA = 11,228 SQ FT / 0.26 AC  
C. AGRICULTURAL LANDS AREA = 27,621 SQ FT / 0.63 AC

SCALE: 1" = 2000'

**NOTES:**

1. THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATION.
2. COORDINATE SYSTEM USED FOR MAPPING AND TOPOGRAPHY - UTM WITH NAD83 DATUM, ZONE 17, 80 SURVEY FOOT, CENTRAL MERIDIAN 81° W
3. ALL STATIONING SHOWN IS SLOPE STATIONING.
4. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR RECORDATION FOR INFORMATIONAL PURPOSES ONLY (PER 21 NCAC 56.1103-(d)(5)).
5. PROPERTY BOUNDARIES SHOWN ARE FROM GIS AND TAX RECORDS PROVIDED BY OTHERS.
6. IN ACCORDANCE WITH THE EASEMENT AGREEMENT, GRANTEE SHALL HAVE THE RIGHT TO MODIFY THE LOCATION OF THE PIPELINE WITHIN THE PERMANENT EASEMENT DURING INITIAL CONSTRUCTION.
7. FIELD SURVEY AND MAPPING COMPLETED BY GAI CONSULTANTS-NC, INC.

**LEGEND**

- PROPERTY LINE  
--- PROPOSED PERMANENT EASEMENT  
--- PROPOSED GAS PIPELINE  
--- PROPOSED ACCESS ROAD

- PROPOSED TEMPORARY R.O.W.  
▨ EXTRA WORK SPACE  
▤ TOPSOIL SEGREGATION AREA

SCALE: 1" = 400'  
400' 0 400'

**RIGHT OF WAY EXHIBIT**

ROBINSON FARMS LLC  
NORTHAMPTON COUNTY, NORTH CAROLINA

ATLANTIC COAST PIPELINE, LLC  
C/O DOMINION TRANSMISSION, INC.

445 W. MAIN STREET  
CLARKSBURG, WEST VIRGINIA 26301

DWG. GAI, CHD. DLH, APPD. DEC. 8, DATE: 8/13/17

SCALE: AS SHOWN TASK NO.: 01

PROJECT NO./DASH NO. 140468

DRAWING NO. LL-16-017-A001-B

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