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PLANNING COMMISSION

Alex W. Bresko, Jr.
R. Steven Brockwell
Floyd M. Brown, Sr.
James A. Easter
Imogene S. Elder
V. Clarence Joyner, Jr.
Joseph E. Simmons

County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

Planning Commission

Organizational & Regular Meeting

Thursday, January 23, 2020

6:30 p.m. County Board Room

- I. Call to Order by Planner
- II. Roll Call
- III. Election of Officers: Chairman and Vice Chairman
- IV. Invocation
- V. Pledge of Allegiance to the U.S. Flag
- VI. Approval of the Meeting Minutes [1] – December 19, 2019
- VII. Approval of 2020 Planning Commission Meeting Dates [2]
- VIII. Approval of 2019 Planning Commission Annual Report [2]
- IX. Citizen Comment Period
- X. New Business – Solar Energy Facility Siting Policy
- XI. New Business -- Public Hearings

SPECIAL EXCEPTION SE-19-10 [3]

Request of Tree Time Adventures Inc., pursuant to § 90-103 (22), to amend Special Exception SE-18-04 to have unrestricted hours of usage in conjunction with the use of recreation structures and outdoor recreation uses in a R-A, Residential-Agricultural, Zoning District. The subject property is located at 6000 Scott Memorial Park Road and is known as Tax Map 240(0A)00-011-0. The Comprehensive Plan indicates the property is suitable for village center uses.

**SPECIAL EXCEPTION SE-19-11 & SUBSTANTIAL ACCORD DETERMINATION
SA-19-02 [4]**

Request of Warwick PV1, LLC, pursuant to § 90-103 (57), to permit a large-scale solar energy facility in a R-A, Residential-Agricultural, Zoning District, and a substantial accord determination in accordance with Virginia Code §15.2-2232(H) (1950), as amended for the use of a 60 MW solar energy facility. The subject properties are located along Arwood Road in the Templeton Magisterial District on 1,071 +/- acres and known as Tax Maps 540(0A)00-042-0, 540(0A)00-043-0, 540(0A)00-049-0, 54A(01)0C-001-0, 54A(01)0C-002-0, 540(0A)00-058-0, 550(0A)00-008-0, 550(0A)00-009-0, 540(0A)00-041-A, 540(0A)00-041-B, 540(0A)00-041-C, 540(0A)00-050-0, 540(0A)00-052-0, 540(0A)00-053-0, 540(0A)00-054-0, 540(0A)00-038-0, 540(0A)00-039-0, 540(0A)00-040-0, 550(0A)00-013-0, and 550(0A)00-013-A. The Comprehensive Plan indicates the property is suitable for agricultural and neighborhood commercial uses.

**SPECIAL EXCEPTION SE-19-12 & SUBSTANTIAL ACCORD DETERMINATION
SA-19-03 [5]**

Request of Sebera-Winstead, LLC, pursuant to § 90-103 (57), to permit a large-scale solar energy facility in a R-A, Residential-Agricultural, Zoning District, and a substantial accord determination in accordance with Virginia Code §15.2-2232(H) (1950), as amended for the use of a 20 MW solar energy facility. The subject property is located along Sebera Road and Lawyers Road in the Blackwater Magisterial District on 182+/- acres and known as Tax Map 250(0A)00-054-0. The Comprehensive Plan indicates the property is suitable for residential uses.

XII. Old Business

ORDINANCE AMENDMENT - OA-20-01

Mobile Food Units

- Comments on Draft Amendment Version 12-12-19
- Comments of Planning Commission

XIII. Planner's Communications to the Commission

1. Actions of the Board of Zoning Appeals
2. Actions of the Board of Supervisors
3. General Comments

XIV. Adjournment

The next regularly scheduled meeting will be **Thursday, February 27, 2020**

*Department of
Community Development &
Code Compliance*



PLANNING COMMISSION

Joseph E. Simmons, Chairman
Alex W. Bresko, Jr, Vice-Chairman
R. Steven Brockwell
Floyd M. Brown, Sr.
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County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

Planning Commission

**Meeting Minutes
December 19, 2019**

I. CALL TO ORDER

A regular meeting of the Planning Commission of the County of Prince George, Virginia was called to order at 6:30 p.m. on Thursday, December 19, 2019 in the Boardroom, County Administration Building, 6602 Courts Drive, Prince George, Virginia by Joseph E. Simmons, Chairman.

II. ATTENDANCE

The following members responded to Roll Call:

Joseph E. Simmons, Chairman	Present
Alex W. Bresko, Jr., Vice-Chairman	Present
Mr. R. Stephen Brockwell	Absent
Mr. Floyd M. Brown	Present
Mr. James A. Easter	Present
Mrs. Imogene S. Elder	Present
Mr. V. Clarence Joyner, Jr.	Present

Also present: Horace Wade, Planner; Tim Graves, Planner; Missy Greaves-Smith, Administrative Support Specialist

III. INVOCATION

Mr. Joyner provided the Planning Commission's Invocation.

IV. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

Vice-Chairman Bresko led the Pledge of Allegiance to the United States Flag.

V. APPROVAL OF THE MEETING MINUTES

Chairman Simmons asked for the Approval of the Minutes for the November 21, 2019 Planning Commission Meeting. A motion was made by Vice-Chairman Bresko and it was seconded by Mrs. Elder and the minutes were adopted as presented. Roll was called on the motion.

Roll Call vote on the Motion:

In Favor: (6) Simmons, Bresko, Brown, Elder, Joyner, Easter

Opposed: (0)

Absent: (1) Brockwell

Abstain: (0)

VI. CITIZEN COMMENT PERIOD

At 6:33 p.m. Chairman Simmons opened the Citizen Comments Period to anyone who wished to speak on any subject not on the agenda. He asked that persons limit their remarks to three (3) minutes. With no one coming forward to speak, Chairman Simmons closed the Citizen Comments Period at 6:34 p.m.

VII. CIP PRESENTATION

Betsy Drewry, Deputy County Administrator, Finance presented to the Commissioners the CIP report prepared by Davenport & Company. The CIP Committee Members consist of Imogene Elder (CIP Chairwoman) and Clarence Joyner (CIP Vice-Chairman) both Planning Commission members, T.J. Webb the representative from the BOS, Rob Eley representative from the School Board, Brad Owens representing the Fire Chief's Committee, and the citizen representatives are Andrew Petik, Donald Vtipil and Larry Barnett. The County's Multi-Year Capital Improvement Plan looks at proposed capital needs from fiscal years 2021-2030. The County has identified \$142,254,981 in the future CIP needs assumed to be funded through the issuance of debt in the short-term and long-term.

The CIP Committee has ranked the projects and Mrs. Drewry and her staff prepared a presentation with their findings. The Planning Commission is asked to review the report and make a recommendation to the County Administrator.

Mr. Brown made a motion to forward the CIP report and recommendation to the County Administrator for his review. This motion was seconded by Mr. Joyner and roll was called on this motion.

Roll Call vote on the Motion:

In Favor: (6) Simmons, Bresko, Brown, Elder, Joyner, Easter

Opposed: (0)

Absent: (1) Brockwell

Abstain: (0)

VIII. PUBLIC HEARINGS

SPECIAL EXCEPTION SE-19-08: Request of Alexander Olivieri-Rodriguez pursuant to Prince George County Zoning Ordinance Sections 90-53(53), and (55) to permit a Cottage Industry Home Occupation on a parcel of five acres or more in area and a Home Occupation in an accessory building within an A-1, General Agricultural District, for the purpose of operating an embroidery and printing business. The request property is located at 6419 Tradewinds Drive and is identified as Tax Map 250(05)00-007-0. The Comprehensive Plan indicates the property is suitable for agricultural uses.

Mr. Wade presented to the Commissioners an overview of the Special Exception request. He stated that the applicant is requesting a Special Exception for a Cottage industry home occupation on a parcel of five acres or more in area, occurring within an accessory building. The specific type of cottage industry involves the customization of apparel and gifts by operating an embroidery and printing business.

Mr. Wade stated that the applicant's request is to use the current detached garage to run the business. The business consists of customization of apparel and gifts. The business involves embroidery and printing on all types of garments (shirts, hats, jackets, bags, etc.) and engraving of plaques, glasses and many other items. He also stated that the business has the potential to grow and would need to add employees in the future (2-3 employees). There is ample parking area. The hours for employees would normally be 9am-5pm, Monday to Friday with some weekend work.

Mr. Wade reviewed the proposed use, as allowed in Section 90-53(53) & (55) as a Special Exception, in the Prince George County Zoning Ordinance, and provided a summary of staff review comments.

Mr. Wade stated that there were six adjacent property owners notified by mail on December 9, 2019 and a legal ad was run for the request on December 4, 2019 and December 11, 2019.

Mr. Wade indicated that staff recommends approval with the five (5) conditions listed in the staff report.

Chairman Simmons asked Mr. Wade to explain why staff did not grant the applicant what he had originally asked for in terms of the number of employees. The applicant asked for 2-3 employees and staff recommended two (2).

Mr. Wade explained that staff recommended two (2) employees based on the property being on a private road. Mr. Wade stated that the business could employ more than two employees, but only two could be there at a time.

Chairman Simmons opened the Public Hearing at 7:04 p.m. to anyone who wished to speak for or against the Special Exception SE-19-08 Home Occupation - Cottage Industry.

Alexander Olivieri-Rodriguez, applicant and owner of Woodpeckers Crafts of 6419 Tradewinds Drive, spoke to the Commission about his business background. He stated Woodpeckers Craft

is a family and veteran owned business and approximately 75% of company's business sales come from online sales. Customers will not be coming to his home because he would like to keep his residence private. Mr. Olivieri-Rodriguez stated that most of the employees he would employ would be family members.

Chairman Simmons asked Mr. Olivieri-Rodriguez if any of his products he uses for his business were flammable liquids. The applicant explained that his business is primarily embroidery, and the majority of the products are garments, for example: hats and shirts.

Chairman Simmons closed the Public Hearing at 7:08 p.m.

Mr. Brown asked staff if there were any comments received by the adjacent property owners that had been notified. Mr. Wade stated that the Planning Department had not received any citizen comments.

Vice-Chairman Bresko made a motion to forward SE-19-08, with the following conditions, to the Board of Supervisors for their consideration with the Planning Commission's recommendation of approval. The motion was seconded by Mr. Brown. This Special Exception request is granted to Alexander Olivieri-Rodriguez for Cottage industry home occupation on a parcel of five acres or more in area and Home occupation within an accessory building on Tax Map 250(05)00-007-0 for the purpose of operating an embroidery and printing business which customizes apparel and gifts.

1. A maximum of two (2) employees other than those who are family and live on the premises may be present on the premises in conjunction with the use.
2. Hours of operation for employees shall be limited to Monday – Friday, 8:00 am – 6:00 p.m., and Saturdays 10:00 a.m. – 4:00 p.m.
3. There shall be no outside storage of materials associated with the home occupation.
4. If the requested use of the premises is abandoned for a period of twenty-four (24) consecutive months, then the Special Exception shall become null and void.
5. This permit may be revoked by the County of Prince George or its designated agent for failure by the applicants to comply with any of the listed conditions or any provision of Federal, State or County regulations.

Roll was called on the motion.

Roll Call vote on the Motion:

In Favor: (6) Simmons, Bresko, Brown, Elder, Joyner, Easter

Opposed: (0)

Absent: (1) Brockwell

Abstain: (0)

SPECIAL EXCEPTION SE-19-09: Request of Shari and Roger Boisclair pursuant to Prince George County Zoning Ordinance Sections 90-103(52), and (53) to permit a Cottage Industry

Home Occupation on a parcel of five acres or more in area and a Home Occupation in an accessory building within an R-A, Residential-Agricultural District, for the purpose of operating a business producing wood craft products. The request property is located at 18360 Loving Union Road and is identified as Tax Map 600(05)00-004-0. The Comprehensive Plan indicates the property is suitable for agricultural uses.

Mr. Graves presented to the Commissioners an overview of the Special Exception request. He stated that the applicant is requesting a Special Exception for a Cottage industry home occupation on a parcel of five acres or more in area, occurring within an accessory building. The specific type of cottage industry involves woodturning to create various wood and acrylic products to be sold at off-site locations such as craft shows and flea markets.

Mr. Graves stated the applicant's request is to use their 2-car garage to produce products to sell at different venues. They started their business, Bo's Wooden Antics, LLC, in order to sell products in a legal manner. The applicants indicated that they will not be opening a retail store on the premises, and will not have any additional employees other than themselves.

The applicant's request further stated that woodturning is a hobby. They produce wooden pens, bottle stoppers, bowls, kaleidoscopes and other miscellaneous woodturning products. In order to continue to work on their hobby, they will sell the items they make at craft shows and flea markets.

Mr. Graves reviewed the proposed use, as allowed in Section 90-103(52) & (53) as a Special Exception in the Prince George County Zoning Ordinance, and provided a summary of staff review comments.

Mr. Graves stated that County Staff recommends approval of the request, subject to the following conditions intended to minimize the impact on surrounding property owners and ensure that this use complies with all applicable local, state and federal requirements:

1. This Special Exception request is granted to Shari and Roger Boisclair for a Cottage industry home occupation on a parcel of five acres or more in area and Home occupation within an accessory building on Tax Map 600(05)00-004-0, for the purpose of operating a business producing wood craft products.
2. At the end of each day, the applicants shall remove all sawdust, wood shavings, wood chips, etc. to an outside trash can, for the purposes of fire prevention.
3. The applicants shall take appropriate measures to ensure compliance with the County's Noise Ordinance (Section 54-23.1).
4. If the requested use of the premises is abandoned for a period of twenty-four (24) consecutive months, then the Special Exception shall become null and void.
5. This permit may be revoked by the County of Prince George or its designated agent for failure by the applicants to comply with any of the listed conditions or any provision of Federal, State or County regulations.

Mr. Graves also stated that seven adjacent property owners were notified about the public hearing by mail on December 9, 2019. A legal ad was run for the Planning Commission hearing on December 4, 2019 and December 11, 2019. No comments were received.

Chairman Simmons opened the Public Hearing for SE-19-09 at 7:17 p.m. to anyone who wished to speak for or against the proposed special exception.

The applicant, Roger Boisclair of 18360 Loving Union Road, addressed the Commission stating he and his wife (Shari) operate this business as a hobby. He stated they sell items online, at flea markets, and at craft shows.

Mr. Brown asked the applicant if he would be selling his items on the property. The applicant stated there would be no sales of products to customers from his property. The applicant brought samples of their work to share with the Commissioners.

Chairman Simmons asked for confirmation in reference to some of the products were being made out of acrylic material. The applicant confirmed that he uses wood and acrylic in the manufacturing of his items. Chairman Simmons' concern would be the way the staff conditions were presented, the applicant would only be able to use wood products.

Mr. Wade added that staff had a suggestion to adjust the statement to say "wood and acrylic craft products."

Chairman Simmons asked the Commissioners if they had any additional questions. With no other questions, the Public Hearing was closed at 7:28 p.m. The Chairman asked for the wishes of the Commission.

Mr. Brown made a motion to forward SE-19-09, with the following conditions, to the Board of Supervisors for their consideration with the Planning Commission's recommendation of approval. The motion was seconded by Vice-Chairman Bresko.

1. This Special Exception request is granted to Shari and Roger Boisclair for a Cottage industry home occupation on a parcel of five acres or more in area and Home occupation within an accessory building on Tax Map 600(05)00-004-0, for the purpose of operating a business producing wood and acrylic craft products.
2. At the end of each day, the applicants shall remove all sawdust, wood shavings, wood chips, etc. to an outside trash can, for the purposes of fire prevention.
3. The applicants shall take appropriate measures to ensure compliance with the County's Noise Ordinance.
4. If the requested use of the premises is abandoned for a period of twenty-four (24) consecutive months, then the Special Exception shall become null and void.
5. This permit may be revoked by the County of Prince George or its designated agent for failure by the applicants to comply with any of the listed conditions or any provision of Federal, State or County regulations.

Roll was called on the motion.

Roll Call vote on the Motion:

In Favor: (6) Simmons, Bresko, Brown, Elder, Joyner, Easter

Opposed: (0)

Absent: (1) Brockwell

Abstain: (0)

IX. COMMUNICATIONS TO THE COMMISSION

Mr. Wade provided the following updates:

a. Actions of the Board of Zoning Appeals

- January's Organizational meeting of the BZA – proposed change - meeting dates be moved to the third Wednesday of each month

b. Actions of the Board of Supervisor

- 12/10/19 SE-19-06 Hamlin Horse Therapy case was approved by the BOS
- BOS Appointed Mr. Joyner for another 4 year term to the Planning Commission

c. General Comments to the Commission

- Food Truck Ordinance – Commissioners to provide any comments by the January Planning Commission meeting – Ordinance scheduled to be presented at the February meeting.
- The 2020 proposed calendar for the Planning Commission meeting dates were distributed for review.

X. ADJOURNMENT

A motion was made by Mr. Joyner, seconded by Mrs. Elder to adjourn the meeting at 7:38 p.m. until Thursday, January 23, 2020 at 6:30 p.m.

Roll Call vote on the Motion:

In Favor: (6) Simmons, Bresko, Elder, Joyner, Brown, Easter

Opposed: (0)

Absent: (1) Brockwell

Abstain: (0)



County of Prince George, Virginia

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2020 Planning Commission Meeting Schedule

The Prince George County Planning Commission has scheduled the following meeting dates. All Work Sessions will be held at 6:30 p.m. in the Planning Conference Room, First Floor. All Planning Commission meetings will commence at 6:30 p.m., in the Board Room, Third Floor, of the County Administration Building, 6602 Courts Drive, Prince George, VA, 23875.

In order to schedule a pre-application appointment to be placed onto the Planning Commission Docket or for any additional information concerning a scheduled Planning Commission Case, please call the Planning Department at 804.722.8678; planning@princegeorgecountyva.gov; or please visit www.princegeorgecountyva.gov

<u>Work Session Date</u> The Monday prior to the Public Meeting	<u>Public Meeting Date</u> 4th Thursday of each month	<u>Deadline to File</u>
Tuesday, January 21, 2020*	January 23, 2020	December 12, 2019
February 24, 2020	February 27, 2020	January 9, 2020
March 23, 2020	March 26, 2020	February 13, 2020
April 20, 2020	April 23, 2020	March 12, 2020
Tuesday, May 26, 2020*	May 28, 2020	April 9, 2020
June 22, 2020	June 25, 2020	May 14, 2020
July 20, 2020	July 23, 2020	June 11, 2020
August 24, 2020	August 27, 2020	July 9, 2020
September 21, 2020	September 24, 2020	August 13, 2020
October 19, 2020	October 22, 2020	September 10, 2020
November 16, 2020*	November 19, 2020*	October 8, 2020
December 14, 2020*	December 17, 2020*	November 5, 2020

Presented to the Planning Commission on December 19, 2019

These dates are subject to change.

*Changes due to scheduled County holidays



**County of Prince George
Planning Commission**

**2019 Annual Report
January – December 2019**

Approved on ____, 2020

2019 Planning Commission Members

Joseph E. Simmons, Chairman
Alex W. Bresko, Jr., Vice-Chairman
R. Stephen Brockwell
Floyd M. Brown
James A. Easter
Imogene S. Elder
V. Clarence Joyner, Jr.

Planning Division Staff Members

Julie C. Walton, Director of Community Development and Code Compliance
Douglas Miles, AICP, CZA, Planning Manager / Zoning Administrator (departed June 2019)
Horace Wade, III, CFM, Planner
Tim Graves, Planner (began June 2019)
Missy Greaves-Smith, Administrative Support Specialist II

Planning Commission Officers and Appointments

The Planning Commission elected Joseph E. Simmons as its Chairman, and they elected Alex W. Bresko, Jr. as its Vice-Chairman, for the 2019 calendar year.

Introduction

Section 15.2-2221, of the Code of Virginia, as amended, prescribes the duties of the local planning commission. One of these duties is to "Make recommendations and an annual report to the governing body concerning the operation of the commission and the status of planning within its jurisdiction". This document is intended to satisfy the annual report requirement in the form of a report by the Prince George County Planning Commission to the Prince George County Board of Supervisors.

Planning Commission Case Summary

Special Exception Cases

In 2019, twelve (12) new Special Exception applications were received and nine (9) cases were heard before the Planning Commission. These cases included:

1. A Communications Tower on James River Drive
2. A Communications Tower on Hardware Drive
3. A Communications Tower on Prince George Drive
4. An Assembly Hall on Tavern Road
5. An Animal Boarding Place on Merchant's Hope Road
6. A Home Professional and Trade Office on Prince George Drive
7. An Animal Boarding Place on Johnson Road
8. A Cottage Industry Home Occupation on Tradewinds Drive
9. A Cottage Industry Home Occupation on Loving Union Road
10. Modification of Conditions of a 2018 Special Exception Case involving commercial outdoor recreation uses in Scott Park (public hearing scheduled for January 23, 2020)
11. A Solar Power Generation Facility on twenty (20) parcels totaling 1,071 acres on Arwood Road (public hearing scheduled for January 23, 2020)
12. A Solar Power Generation Facility on 212 acres on Sebera Road (public hearing scheduled for January 23, 2020)

Rezoning Cases

In 2019, four (4) Rezoning cases were submitted to Planning Division, and two (2) cases were ultimately heard before the Planning Commission:

1. The Rezoning of a B-1 zoned property to R-1 by Blair E. Gilliam, for the purpose of bringing the single-family dwelling into conformance and allowing for expansion of the structure.
2. The Conditional Rezoning of a M-1 zoned property to M-3 by SI Virginia II, LLC to allow the property to be developed for industrial uses.

Ordinance Amendments

The Planning Commission held public hearings and made recommendations on two (2) Zoning Ordinance Amendments submitted to the Board of Supervisors:

1. Amend the Zoning Ordinance pertaining to Powers and duties of the Board of Zoning Appeals, to bring the local ordinance into compliance with changes to the state code.
2. Amend the Zoning Ordinance to add an additional industrial use to the uses permitted by right in the M-3 district.

Progress on Comprehensive Plan Update

Several meetings were held by three sub-committees of the Planning Commission for the Comprehensive Plan Update. Those sub-committees were Housing, Transportation, and Land Use. Each sub-committee provided input for the next Comprehensive Plan update for Prince George County. The Housing Subcommittee explored issues associated with affordable housing. The Transportation Subcommittee explored the County's infrastructure improvements and the need for a Thoroughfare Plan. The Land Use Subcommittee explored Commercial and Industrial uses, and the need for a residential density to coordinate with the Water and Wastewater Master Plan.

Capital Improvements Plan

The 2019 Capital Improvements Plan (CIP) subcommittee was led by Planning Commissioner Elder and Planning Commissioner Joyner, who served as Chairperson and Vice-Chairman, respectively. The Director of Community Development and Code Compliance, a Planner, the Finance Director, and the Accounting Supervisor provided staff support to the subcommittee as it reviewed projects and made recommendations which would ultimately reach the County Administrator and the Board of Supervisors. The Planning Commission acted on the recommendations of the subcommittee on December 19, 2019, forwarding them on to the Board.

Planning & Zoning Division: Administrative Review Summary

In addition to the Planning Commission cases involving public hearings, the Planning & Zoning Division also received the following additional applications involving administrative reviews in 2019:

- **41** Applications for Subdivisions, Boundary Line Adjustments and Parcel Consolidations, and other Plat Reviews
- **16** Site Plan applications, for projects such as: Bogese Office Building, Tree Time Adventures outdoor recreation park, Rives Road Solar Facility, Fort Powhatan Solar Facility, Dollar General on Route 10, U-Haul expansion, Hardee's, and several communications towers.
- **14** Administrative Second Dwelling renewals or new applications
- **232** Zoning Approvals issued for professional businesses or home occupations
- **453** Zoning Permits reviewed for construction projects
- **6** Variance Applications, five of which included public hearings

Planning & Zoning Division: Special Projects

The Planning & Zoning Division handled additional special projects, including:

1. The Division assisted the Board of Supervisors and Administration with understanding costs, the process and possible sites for establishing a new location for residents to drop off household waste and recycling in District 2.
2. The Division provided input and project management toward the completion of the Scott Park Master Plan by consultants LPDA, and staff prepared necessary materials to seek grant funding for trail projects within the park in 2020.
3. The Division completed research to clarify rules surrounding Boundary Line Adjustments for properties which are located jointly in the Rural Conservation Area and the Planning Area.

Prince George County, Virginia: Solar Energy Facility Siting Policy Guidelines:

The intent of these provisions is to help guide the placement and design of new solar energy facilities in Prince George County, VA. These provisions provide solar energy facility applicants, property owners, business owners and County residents guidance on the official policies and standards of Prince George County.

The siting policies shall be used by applicants as a guide when they are selecting sites for solar energy facilities in the County. Prince George County Staff members, Planning Commission members and Board of Supervisors members shall use these policies when evaluating requests for solar energy facilities and related or accessory uses.

It is the official policy of Prince George County to encourage and promote the generation of both clean and renewable alternative energy within the County. Therefore, when solar energy facilities are proposed, the requested location and site design shall be evaluated in terms of how it protects and enhances the scenic and natural beauty of the County.

Prince George County desires to set an upper limit on the total acreage of approved solar energy facilities of 4% or 6,718.6 acres within the County to allow for future land uses specifically enumerated in the County's Comprehensive Plan.

Prince George County intends to fully comply with all of the applicable provisions of the Virginia State Corporation Commission as it relates to solar power energy generation and applicable federal and state laws and to preserve the County's local zoning authority in the process for the betterment of our citizens and the business community.

ARTICLE I. DEFINITIONS

"Large-scale solar energy facility" means A photovoltaic system consisting of solar PV panels, modules, accessory structures and related equipment such as DC to AC inverters, wiring, electric transformers, control systems and storage areas that collect solar energy and convert it into electricity using ten (10) acres or more.

"Photovoltaic" or "PV" means materials and devices that absorb sunlight and convert it directly into electricity by semiconductors.

"Photovoltaic cell" or "PV cell" means a solid-state device that converts sunlight directly into electricity. PV cells may be connected together to form PV modules, which in turn may be combined and connected to form PV arrays (often called PV panels).

"Photovoltaic system" or "PV system" means PV cells, which may be connected into one or more PV modules or arrays, including any appurtenant wiring, electric connections, mounting hardware, power-conditioning equipment (inverter), and storage batteries.

"Small renewable energy project" means (i) an electrical generation facility with a rated capacity not exceeding 100 megawatts that generates electricity only from sunlight, wind, falling water, wave motion, tides, or geothermal power, or (ii) an electrical generation facility with a rated capacity not exceeding 20 megawatts that generates electricity only from biomass, energy from waste, or municipal solid waste.

"Small solar energy facility" means A photovoltaic system consisting of solar PV panels, modules, accessory structures and related equipment such as DC to AC inverters, wiring, electric transformers, control systems and storage areas that collect solar energy and convert it into electricity at a rated capacity equal to or less than 100 megawatts using less than ten (10) acres.

ARTICLE II. SPECIAL EXCEPTION

Solar Energy Facility Special Exception application requirements:

1. All potential applicants for a solar energy facility shall meet with County Planning Division staff at least thirty (30) days prior to submitting an application for a new, proposed solar energy facility. The County planning staff provides the potential applicant with information on Prince George County policies and standards for solar energy facilities and discusses with the applicant possible alternatives to siting a solar energy facility in a desired location in Prince George County.
2. Prince George County desires to protect and enhance its agricultural and rural heritage, cultural, and recreational resources
 - a. Siting of a facility on prime agricultural soil is discouraged. Non-agricultural lands should be considered first.
 - b. Siting of a facility within the Prince George Planning Area should be avoided.
 - c. In order to protect the integrity of agricultural soils, mass grading of sites should be limited to the greatest extent possible.
 - d. Sites located near recreational, cultural, or historic resources should be avoided.
3. Prince George County desires to protect, maintain, and improve the quality of the natural environment, including elements such as air, water, natural habitats and wetlands.
 - a. Site groundcover for the solar energy facility should consist of a variety of native groundcovers that benefit birds, bees, and other insects. Turf grass should not be allowed.
 - b. Groundcover should be expeditiously established following the completion of construction activities to minimize erosion and loss of soil.
 - c. Use of synthetic herbicides to control and maintain groundcover should not be allowed.
 - d. Wildlife corridors should be considered in the layout and design of the site. Breaks in fencing and equipment should be provided where appropriate.
 - e. Development on wetlands, forested areas, and other valuable habitats should be avoided or minimized to the greatest extent possible.
4. All applicants for solar energy facility uses shall provide the following information:

- a. The location of all other proposed solar energy facility sites in the County that were considered and rejected by the applicant, and the specific technical, legal or other reasons for the rejection of those solar energy facility sites by the applicant based upon their analysis.
 - b. Photographic simulations illustrating the relationship of the proposed solar energy facility use in relation with the surrounding properties and uses. The photographic simulations shall be prepared showing the relationship of any new or modified service road or utility corridors to be constructed or modified to serve the proposed solar energy facility use or other nearby infrastructure.
 - c. Written verification that all required submittals to the State Corporation Commission (SCC) have been submitted for a solar energy facility use.
 - d. Written verification that the applicant is working with the Department of Environmental Quality towards obtaining Solar Permit by Rule approval.
 - e. Documentation justifying the need for the on-site substation should be submitted with the special exception application. Documentation should also describe the components of the substation, physical dimensions including height, and endorsement from the grid operating utility.
 - f. Written comments from the relevant electric company regarding the capacity of the transmission lines or other electrical infrastructure as part of any Special Exception application.
 - g. Redacted offtake agreement, power purchase agreement, or other communication or document that identifies a clear path to an off taker of the electricity generated from the project.
 - h. Fiscal impacts to the County by evaluating the proposed land use in comparison with the current land use and the comprehensive plan future land use.
5. The applicant shall be responsible for all fees associated with the filing of their application; including the reasonable cost of any independent analysis deemed necessary by the County, to verify the need for the new solar energy facility use.
6. General Requirements:
1. The required setbacks and height limitations shall follow the requirements of the underlying zoning district; unless County staff has recommended any additional requirements while working with the applicant and adjacent property owners and interested citizens.
 - a. Setbacks for solar energy facilities should comply with the following minimum setbacks:
 - i. 100 feet from residentially-zoned property.
 - ii. 100 feet from all other exterior property lines.
 - iii. Inverters located 150 feet from exterior property lines.
 - iv. Substations located 300 feet from exterior property lines
 - b. Landscaped buffering required:

- i. Berms should be located outside the fence line and planted with appropriate groundcover.
 - ii. Vegetative buffers should be at least 50 feet in width and include predominantly native evergreen species for aesthetics and wildlife habitat.
- 2. Solar energy facilities shall not be illuminated with any type of lighting apparatus, unless such lighting is a requirement of either the SCC or Federal Administration (FAA). When lighting is proposed to conform to federal requirements, the County shall contact the necessary federal agency to verify the necessity of lighting and to determine the minimal amount and type of lighting necessary to comply with the federal guidelines. Low level security lighting may be installed on buildings, accessory structures or access gates associated with a solar power station use.
- 3. By applying and being granted the Special Exception request, the applicant and the owner of the land agree to dismantle and remove the solar energy facility and associated facilities from the site within six (6) months of the solar energy facility no longer being used for its intended purpose. Dismantling and removal the solar energy facility use shall only be required after notice by Prince George County.
- 4. All solar energy facility structures, racks and associated facilities shall have a non-reflective finish or appearance. The solar collectors shall be designed to maximize absorption and minimize glare outward towards adjoining properties and upward towards military and general aviation aircraft or other similar aircraft. Vehicles travelling on adjoining interstate and state-maintained roads shall also be protected from potential glare to include elevated tractor trailer cab areas.

7. General Review Policies

- a. All Special Exception requests for new or expanded solar energy facilities, including the replacement or modification of existing solar energy facilities shall be reviewed by County Planning staff, the Commission and Board using the following criteria:
 - a. The extent to which the solar energy facility proposal conforms to the general Special Exception criteria contained in the zoning ordinance, and the intent, the application requirements, and general standards for solar power stations found within this policy.
 - b. The degree to which the proposed solar energy facility location, the site design and facilities, including fencing, and other ground mounted equipment and new or modified road, access or utility corridors are all located, designed and will be constructed to be compatible with the surrounding community character design.

8. Public Notice.

- a) Community Meeting: A community meeting shall be held by the applicant prior to the public hearing with the Planning Commission and shall follow the following guidelines.
 - i. The applicant shall inform the Community Development and Code Compliance Department and the adjacent property owners in writing of the date, time and the location of the meeting, at least seven (7) but no more than fourteen (14) days, in advance of the community meeting.
 - ii. The date, time and location of the meeting may be advertised in a newspaper of general circulation in the County by the applicant, and at the applicant's expense, at least seven (7) but no more than fourteen (14) days, in advance of the meeting date.
 - iii. The meeting shall be held within the County, at a location open to the general public, with adequate lighting, parking and seating facilities and which may accommodate persons with disabilities from the general public and media.
 - iv. The meeting shall give the general public the opportunity to review the proposed application materials and ask questions of the applicant and to provide oral and/or written comments as feedback on their proposal.
 - v. The applicant may provide to the Community Development and Code Compliance Department a summary of any written input received from members of the general public and media at the community meeting.

9. Development Standards.

- a) The minimum aggregate parcel size is seventy (70) contiguous acres.
- b) The design of support buildings and related structures shall, to the extent possible, use materials, colors, textures, screening and landscaping that will screen the solar energy facility use with the natural setting and surrounding homes or surrounding commercial and industrial structures that they support.
- c) Maximum height of primary structures and accessory buildings shall generally be fifteen feet as measured from the finished grade at the base of the structure to its highest point, including appurtenances.
- d) All facilities must meet or exceed the standards and regulations of the State Corporation Commission ("SCC") or equivalent, and any other agency of the local, state or federal government with the authority to regulate such infrastructure that are in force at the time of the application or which applies retroactively.

- e) To ensure the structural integrity of the infrastructure, the owner shall ensure that it is designed and maintained in compliance with standards contained in applicable local, state and federal building codes and regulations that are in force at the time of the permit approval.
- f) All newly installed utilities including but not limited to, electric, fiber, cable and telephone lines serving the site which are visible from the ground-level view of adjacent properties zoned residential, agricultural and/or PUD Planned Unit Development, dwellings not owned by the owner of the subject property, and public rights-of-ways, they shall be screened from view or shall be placed underground, unless prohibited by the state/federal agency regulating them.
- g) The facilities shall be enclosed by security fencing not less than six feet in height, and shall be designed to preclude trespassing, and shall be marked with the appropriate warning signs by the operator of the solar energy facility.
- h) The facilities, including fencing, shall be significantly screened from the ground-level view of adjacent properties zoned residential, agricultural, or PUD Planned Unit Development, dwellings not owned by the owner of the subject property, and public rights-of-way by a buffer zone at least fifty (50) feet in width, that shall be landscaped with plant materials, except to the extent that existing vegetation or natural land forms on the site provide such screening materials. If there is no existing vegetation or if the existing vegetation is inadequate to serve as a buffer as determined by the Planning Manager, a staggered triple row of evergreen trees and shrubs will be planted on approximately 10-foot centers in the 25 feet immediately adjacent to the security fence. New plantings of trees and shrubs shall be approximately 6 feet in height at the time of planting. In addition, pine seedlings will be installed in the remaining 25 feet of the 50-foot buffer. In the event existing vegetation or land forms providing the screening are disturbed or removed, new plantings shall be provided which accomplish the same screening.
- i) Lighting shall be the minimum necessary for safety and/or security purposes and shall use shielded fixtures to minimize off-site glare towards public right of ways and adjacent properties meeting one-foot candle at the property line. No facility shall produce glare that would constitute a nuisance to the public.
- j) The minimum setbacks to the property shall be that required by the zoning ordinance for other primary structures in that zoning district and shall be no less than one-hundred (100) feet to any property line for a solar energy facility use.

10. Coordination of local emergency services.
 - a. Applicants for new solar energy facility shall coordinate with the County's emergency services staff to provide materials, education and/or training to the departments serving the property with emergency services in how to safely respond to on-site emergencies at solar energy facility uses and its facilities.
11. Roll Back Taxes.
 - a. Payment of all applicable rollback taxes for parcels in the land use program shall be a pre-condition of the County's issuance of a land disturbance permit.
12. Decommissioning.
 - a. Any solar energy facility that is not in active use for a continuous period of six (6) months shall be considered abandoned, and the owner of any such facility, the land owner of the property on which a station is located upon or their successors or assigns shall remove all the facilities within six (6) months of receipt of notice from the County.
 - b. Decommissioning includes the removal of the solar arrays, buildings, cabling, electrical components, foundations, pilings, and fencing above and below grade. Any agricultural land upon which the facility was located shall be restored to tillable soil suitable for agricultural use, forestry, ponds and/or wetlands. When a facility is deemed to be abandoned, an owner wishing to extend the time for removal shall submit an application stating the reason for such extension. The Planning Manager may extend the time for removal or for reactivation up to an additional six months upon a showing of good cause. If the facility is not removed within the specified time, the County may contract for removal at the owner's expense. Thereafter, the County may cause removal of the facility with costs being borne by the owner of the facilities and/or the land owner.
 - c. All costs there of shall be charged to the landowner and become a lien on the property on which the facility was located. The owner of the facility shall secure the costs of decommissioning by providing and keeping in full force and effect a decommissioning agreement and the financial surety in a form agreed to by the County Attorney. The owner of the facilities shall every five (5) years submit updated cost estimates for decommissioning the facilities and scrap value, adjusted for changes in inflation, scrap value and other factors. At its option, the County may require the surety amount be increased based on the net cost of decommissioning the solar energy facility land use.

The following Draft Conditions for Solar Energy Facility are proposed for any proposed facility.

Draft Solar Energy Facility Special Exception Conditions

1. This Special Exception is granted for a ____-scale solar energy facility use to _____ and is located on Tax Maps _____. This Special Exception may be transferred provided that Condition 10(b) is met relative to the proper surety.
2. Payment of all rollback taxes for parcels _____ enrolled in the Land Use program shall be a pre-condition of the County's issuance of a land disturbance permit pursuant to a site plan prepared for the solar energy facility.
3. Site Plan Requirements. In addition to all State and County site plan requirements, the Applicant shall provide the following plans for review and approval as a part of the site plan for the solar energy facility prior to the issuance of a building permit:
 - a. Construction Management Plan. The applicant shall prepare a Construction Management Plan for each applicable site plan for the solar energy facility, which shall address the following:
 - i. Construction Traffic Management Plan including mitigation measures shall be developed by the applicant, owner or operator and shall be submitted to the Virginia Department of Transportation (VDOT) and Planning Manager for review and approval. The Plan shall address traffic control measures, pre-and post-construction road evaluation, and any necessary repairs to the public roads that are required as a result of any damage from the solar energy facility construction and/or expansion. All VDOT permits must be received and be approved by VDOT prior to site construction occurring on the premises.
 - ii. Site access planning, directing employee and delivery traffic to minimize conflicts with local traffic.
 - iii. A site parking and staging plan shall be submitted as a part of the Site Plan approval and be submitted for various stages of the site construction process. All subsequent construction processes shall also adhere to submitting a parking and staging plan prior to the commencement for expansion or decommissioning.
 - iv. Fencing. The applicant shall install temporary security fencing prior to the commencement of construction activities occurring on the solar energy facility.
 - v. Lighting. During construction of the solar energy facility, any temporary construction lighting shall be positioned downward, inward, and shielded to eliminate glare from all adjacent properties.
 - b. Construction Mitigation Plan. The applicant shall prepare a Construction Mitigation Plan for each applicable site plan for the solar energy facility to

the satisfaction of the Planning Manager. Each plan shall address, at a minimum:

- i. The effective mitigation of dust. All construction roads and construction areas shall remain dust-free by the use of a water truck or other approved method to keep sediment on the premises and not be of a general nuisance to the adjoining property owners during site construction and/or site expansion for a solar energy facility.
 - ii. Burning operations.
 - iii. Hours of construction. All pile driving shall be limited to the hours from sunrise to sunset Monday through Saturday. No Sunday pile driving shall occur during site construction, expansion, or operation of the facility. All other normal on-site construction activity is permitted Monday through Sunday in accordance with the provisions of the County Noise Ordinance, as amended from time to time, and as enforced by the Prince George County Police Department.
 - iv. Access and road improvements.
 - v. General construction complaints.
- c. Grading Plan. The solar energy facility shall be constructed in compliance with the County-approved grading plan as approved by County staff prior to the commencement of any construction activities in coordination with the Erosion and Sediment Control Plan. The owner or operator shall construct, maintain, and operate the project in compliance with the approved plan. An E&S bond or letter of credit will be posted for the construction portion of the project. The grading plan shall:
 - i. Clearly show existing and proposed contours;
 - ii. Note the locations and amount of topsoil to be removed (if any) and the percent of the site to be graded;
 - iii. Limit grading to the greatest extent practicable by avoiding steep slopes and lay out arrays parallel to landforms;
 - iv. Require an earthwork balance to be achieved on-site with no import or export of soil; and
 - v. Require topsoil to first be stripped and stockpiled on-site to be used to increase the fertility of areas intended to be seeded in areas proposed to be permanent access roads which will receive gravel or in any areas where more than a few inches of cut are required;
- d. Solar Facility Screening and Vegetation Plan. The owner or operator shall construct, maintain, and operate the facility in compliance with the approved plan. A separate surety shall be posted for the ongoing maintenance of the project's vegetative buffers in the amount of 120% of the installation cost of all planted vegetation.
- e. The design, installation, maintenance, and repair of the solar energy facility shall be in accordance with the most current National Electrical Code (NFPA 70)

4. Operations.

- a. Permanent Security Fence. The applicant shall install a permanent security fence, consisting of chain link, 2-inch square mesh, 6 feet in height, surmounted by three strands of barbed wire, around the Solar Facility prior to the commencement of operations of the Solar Energy Facility. Failure to maintain the fence in a good and functional condition will result in revocation of the special exception.
- b. Lighting. Any on-site lighting shall be dark-sky compliant, shielded away from adjacent properties, and positioned downward to minimize light spillage onto adjacent properties
- c.
- d. Noise. Daytime noise will be under 67 dBA throughout the day with no noise emissions at night.
- e. Ingress/Egress. Permanent access roads and parking areas will be stabilized with gravel, asphalt, or concrete to minimize dust and impacts to adjacent properties.

5. Buffers.

- a. Setbacks.
 - i. A minimum 100-foot setback, which includes a 50-foot planted buffer as described in 5(b), shall be maintained from a principal Solar Energy Facility structure to the edge of the public right-of-way.
 - ii. A minimum 100-foot-setback, which includes a 50-foot planted buffer as described in 5(b), shall be maintained from a principal Solar Energy Facility structure to any adjoining property line which is a perimeter boundary line for the project area.
 - iii. A minimum 150-foot setback from all exterior property lines shall be required for placement of all inverters associated with a solar energy facility
 - iv. A minimum 300-foot setback from all exterior property lines shall be required for placement of all required substations associated with a solar energy facility.
- b. Screening. A minimum 50-foot vegetative buffer (consisting of existing trees and vegetation) shall be maintained. If there is no existing vegetation or if the existing vegetation is inadequate to serve as a buffer as determined by the Planning Manager, a staggered triple row of evergreen trees and shrubs will be planted on approximately 10-foot centers in the 25 feet immediately adjacent to the security fence. New plantings of trees and shrubs shall be approximately 6 feet in height at time of planting. In addition, pine seedlings will be installed in the remaining 25 feet of the 50-foot buffer.

- c. Wildlife Corridors. The applicant shall identify an access corridor for wildlife to navigate through the Solar Energy Facility. The proposed wildlife corridor shall be shown on the site plan submitted to the County. Areas between fencing shall be kept open to allow for the movement of migratory animals and other wildlife.
6. Height of Structures. Solar Energy Facility structures shall not exceed 15 feet, however, towers constructed for electrical lines may exceed the maximum permitted height as provided in the zoning district regulations, provided that no structure shall exceed the height of 25 feet above ground level, unless required by applicable code to interconnect into existing electric infrastructure or necessitated by applicable code to cross certain structures.
7. Inspections. The applicant will allow designated County representatives or employees access to the facility at any time for inspection purposes as set forth in their application.
8. The applicant, owner or operator shall coordinate directly with Fire, EMS and Emergency Management to provide solar energy materials, educational information and/or training to the respective personnel responding to the solar energy facility project in regards to how to safely respond to any emergencies that may occur on the premises.
9. Compliance. The Solar Facility shall be designed, constructed, and tested to meet relevant local, state, and federal standards as applicable.
10. Decommissioning.
 - a. Decommissioning Plan. A decommissioning plan shall be developed by the applicant, owner or operator prior to the approval of a site plan being issued for a solar energy facility. The purpose of the decommissioning plan is to specify the procedure by which the applicant or its successor would remove the solar energy facility after the end of its useful life and to restore the property for prior usage. If the solar energy facility is inactive completely or substantially discontinuing the delivery of electricity to an electrical grid for a continuous twenty-four (24) month period it shall be considered abandoned. The applicant, owner or operator shall provide notice to Prince George County in writing once the property becomes inactive as a solar energy facility use. The decommissioning of the site shall commence within six (6) months of receipt of such notice from the applicant, owner or operator by Prince George County. This shall be known as the "Decommissioning Plan" under Zoning Ordinance Section 90-16 (ii) (e) which shall include the following:
 - i. Anticipated life of the solar energy facility project;
 - ii. The estimated cost of the decommissioning in the future as expressed in current dollars by a State licensed professional engineer;
 - iii. Method estimate was determined;
 - iv. The manner in which the project will be decommissioned; and

- v. The name and physical address of the person or entity responsible for the decommissioning plan.
- b. Surety. Unless the solar energy facility project is owned by a public utility within the Commonwealth of Virginia, the gross costs of decommissioning shall be secured by an adequate surety in a form agreed to by the County Attorney, including but not limited to a letter of credit, cash or a guarantee by an investment grade entity, posted within thirty (30) days of the project receiving its occupancy permit or equivalent from Prince George County to operate the use. If an adequate surety is required, the cost estimates of the decommissioning shall be updated at least every five (5) years by the applicant, owner or operator, and provided to the County. If the solar energy facility is sold to an entity that is not a public utility, the Special Exception shall not transfer to the purchaser until such time as adequate surety is provided for the solar energy facility. At its option, the County may require that a surety amount be increased based upon the net cost of decommissioning the use as approved by the County Attorney.
- c. Applicant/Property Owner Obligation. Within six (6) months after the cessation of use of the solar energy facility for electrical power generation or transmission, the applicant or its successor, at its sole cost and expense, shall decommission the solar energy facility in accordance with the decommissioning plan approved by the County. If the applicant or its successor fails to decommission the solar energy facility within six (6) months, the property owners shall commence decommissioning activities in accordance with the decommissioning plan. Following the completion of decommissioning of the entire solar energy facility arising out of a default by the applicant or its successor, any remaining surety funds held by the County shall be distributed to the property owners in a proportion of the surety funds and the property owner's acreage ownership of the solar energy facility.
- d. Applicant/Property Owner Default; Decommissioning by the County.
 - i. If the applicant, its successor, or the property owners fail to decommission the solar energy facility within six (6) months, the County shall have the right, but not the obligation, to commence decommissioning activities and shall have access to the property, access to the full amount of the decommissioning surety, and the rights to the solar energy equipment and materials on the property.
 - ii. If applicable, any excess decommissioning surety funds shall be returned to the current owner of the property after the County has completed the decommissioning activities.
 - iii. Prior to the issuance of any permits, the applicant and the property owners shall deliver a legal instrument to the County granting the County (1) the right to access the property, and (2) an interest in the solar energy facility equipment and materials to complete the decommissioning upon the applicant's and property owner's

default. Such instrument(s) shall bind the applicant and property owners and their successors, heirs, and assigns. Nothing herein shall limit other rights or remedies that may be available to the County to enforce the obligations of the applicant, including under the County's zoning powers.

- e. Equipment/Building Removal. All physical improvements, materials, and equipment related to solar energy generation, both surface and subsurface components, shall be removed following disturbance cause in the removal process. Perimeter fencing will be removed and recycled or reused.
 - f. Infrastructure Removal. All access roads will be removed, including any geotextile material beneath the roads and granular material. The exception to removal of the access roads and associated culverts or their related material would be upon written request from the current or future landowner to leave all or a portion of these facilities in place for use by the landowner. Access roads will be removed within areas that were previously used for agricultural purposes and topsoil will be redistributed to provide substantially similar growing media as was present within the areas prior to site disturbance.
 - g. Partial Decommissioning. Any reference to decommissioning the solar energy facility shall include the obligation to decommission all or a portion of the solar energy facility whichever is applicable with respect to a particular situation. If decommissioning is triggered for a portion, but not the entire solar energy facility, then the applicant or its successor will commence and complete decommissioning, in accordance with the decommissioning plan, for the applicable portion of the solar energy facility; the remaining portion of the solar energy facility would continue to be subject to the decommissioning plan..
11. Power Purchase Agreement. At the time of the applicant's site plan submission, the applicant shall have executed a power purchase agreement with a third-party providing for the sale of a minimum of 80% of the solar energy facility's anticipated generation capacity for not less than 10 years from commencement of operation. Upon the County's request, the applicant shall provide the County and legal counsel with a redacted version of the executed power purchase agreement.
12. This Special Exception shall become null and void if the use of a ___ scale solar energy facility is abandoned for a period of twenty-four (24) consecutive months.
13. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant, owner or operator to comply with any of the listed conditions or any provision of federal, state or local regulations.

Please contact the Prince George County Community Development and Code Compliance Department – Planning Division at 804.722.8678 with any further questions on this policy or please visit us at www.princegeorgecountyva.gov

Approved and Proposed Solar Farms for Prince George County, Virginia		
Approved Solar Farms	Acreage	Percent of County Acreage*
Fort Powhatan	3,158.0	1.88%
Rives Road	148.0	0.09%
Total Approved	3,306.0	1.97%
Proposed Solar Farms		
Warwick (Special Exception)	1,071.0	0.64%
Sebera (Special Exception)	212.0	0.13%
Route 10	237.8	0.14%
Hall Farm Road	145.5	0.09%
Sandy Ridge	167.2	0.10%
Total Proposed	1,833.5	1.09%
Total Approved + Proposed	5,139.5	3.06%
Total County Acreage*	167,966.0	

* Excluding Water Bodies

Example Upper Limits for Solar Farms in the County

3% of County Acreage =	5,039.0
Remaining Acreage after Proposed Solar Farms with a 3% limit =	-100.5
4% of County Acreage =	6,718.6
Remaining Acreage after Proposed Solar Farms with a 4% limit =	1,579.1
5% of County Acreage =	8,398.3
Remaining Acreage after Proposed Solar Farms with a 5% limit =	3,258.8

SPECIAL EXCEPTION CASE SE-19-10

PLANNING COMMISSION

PUBLIC HEARING: JANUARY 23, 2020

RESUME

APPLICANTS: Tree Time Adventures, Inc. (John Bogue)

REQUEST:

Remove condition #5 of Special Exception SE-18-04:

5. Hours of operation shall be limited to sunrise to sunset 7 days a week

This modification would have the effect of eliminating restrictions on hours of operation within the 130-acre area leased by the applicant within Scott Park, allowing nighttime activities such as "after-hours play and scout camping, etc."

ZONING: R-A Residential Agricultural

STAFF RECOMMENDATION:

Staff recommends Approval of the request with additional modifications to the conditions of SE-18-04 intended to address safety for activities occurring at night time.

SPECIAL EXCEPTION SE-19-10 STAFF REPORT

PLANNING COMMISSION PUBLIC HEARING: JANUARY 23, 2020

SPECIAL EXCEPTION SE-19-10: Request of Tree Time Adventures Inc., pursuant to § 90-103 (22), to amend Special Exception SE-18-04 to have unrestricted hours of usage in conjunction with the use of recreation structures and outdoor recreation uses in a R-A, Residential-Agricultural, Zoning District. The subject property is located at 6000 Scott Memorial Park Road and is known as Tax Map 240(0A)00-011-0. The Comprehensive Plan indicates the property is suitable for village center uses.

CASE NUMBER:	SE-19-10
APPLICANT:	Tree Time Adventures, Inc. (John Bogue)
ADDRESS:	6000 Scott Memorial Park Road
TAX MAP ID:	240(0A)00-011-0
SIZE OF PROPERTY:	Approximately 130 acres (lease area)
MAGISTERIAL DISTRICT:	Bland
PLANNING DISTRICT:	Planning Area
UTILITIES:	Well and Septic
REAL ESTATE TAXES:	Not Applicable.
PROPOSED USE(S):	Outdoor Commercial Recreation (no restriction on hours)
CURRENT USE:	Outdoor Commercial Recreation (daytime only)
COMP PLAN FUTURE USE:	Village Center
EXISTING ZONING:	R-A Residential Agricultural
SURROUNDING ZONING:	R-A Residential Agricultural, R-1 Limited Residential

MEETING INFORMATION:

Planning Commission: January 23, 2020

Board of Supervisors: TBD

STAFF RECOMMENDATION:

Staff recommends Approval of the request with additional modifications to the conditions of SE-18-04 intended to address safety for activities occurring at night time.

ATTACHMENTS:

1. Application
2. Conditions for Special Exception SE-18-04
3. GIS Location Map
4. Satellite View
5. Site Plan – Layout Plan (close view and far view, both prior to construction)

SPECIAL EXCEPTION SE-19-10 STAFF REPORT

Request:

The applicant is requesting a modification of the approved conditions for Special Exception case SE-18-04, specifically to remove condition #5:

5. Hours of operation shall be limited to sunrise to sunset 7 days a week

This would have the effect of removing all restrictions on hours of operation for business.

The applicant provided some detail on the application about the purpose of this request:

The community has consistently requested after-hours play and scout camping, etc.

The applicant has stated that allowing operation after dark would provide flexibility for serving customers as well as accommodating the request of local scout troops for camping opportunities.

The lease agreement between Tree Time Adventures and the County would also need to be modified to be consistent with any changed conditions of the Special Exception.

Background / Existing Use / Request Details:

SE-18-04 was approved by the Board of Supervisors on November 14, 2018, which allowed Tree Time Adventures to build and operate its adventure course, consisting of zip lines, platforms, jungle bridges, etc., as well as trails for walking, jogging and biking.

The tree top adventure activities were required to be set back at least 300 feet from all adjacent residential lot lines while the trails were required to be set back at least 100 feet.

As of January 2020, Tree Time is open for business and has a trail system which is open to the public while the park is open. Regarding opening times, on its website, the company notes *"Opening times vary by season and are influenced by daylight hours. We recommend that guests check availability in advance using the calendar on our online booking system."*

Comprehensive Plan

The Comprehensive Plan Future Land Use Map identifies this area for "Village Center" uses.

The Scott Park Master Plan is currently being reviewed by the Board of Supervisors and identifies the 130-acre lease area on the Concept Diagram as "Leased Parcel-Woodland Recreation". The request appears to be consistent with this plan.

Staff Review Comments:

Planning & Zoning Division:

1. The original Special Exception allows for activities which fall within the category "recreation structures and outdoor recreation uses".
2. Removing restrictions on hours of operation would allow for overnight use of the 130-acre lease area, including activities such as camping and longer operational hours for the

SPECIAL EXCEPTION SE-19-10 STAFF REPORT

business. Given that this lease area is within a County park, such a change in hours may reasonably warrant changes to the approved conditions in order to accommodate hours which are expanded beyond the "dawn to dusk" standard of County parks.

3. County Code Section 58-8 addresses hours of operation within County park facilities:
Such parks and recreation areas that are illuminated and being used by organized and supervised events and programs may remain open until recreation programs are completed.
4. County Code Sections 58-22 and 58-23 address the location and control of fires within County park facilities:
Sec 58-22. - Location of fires
No person shall kindle, build, maintain, or use a fire on park property other than:
(1) In grills; and
(2) In places provided and/or designated by the county for such purposes.
Sec. 58-23. - Control of fires.
Any fire within the confines of any park shall be continuously under the care and supervision of a competent person 16 years of age or older from the time such fire is kindled until the time it is extinguished.
5. The Site Plan approved 3/27/2019 was reviewed with the understanding that the park would be closed from sunset to sunrise. The addition of activities occurring at night triggers the need for a Lighting Plan as supplement to the approved Site Plan.
6. The admission building was not built in the location specified on the approved Site Plan. An as-built Site Layout should be submitted with the supplemental Lighting Plan.
7. The lease agreement may need to be modified depending on changes to hours and other conditions.

Contact: Horace Wade III, Planner

Building Inspections Division:

1. This is an existing use of property and was reviewed for compliance with the Uniform Statewide Building Code at time of construction for daylight hours of operation.
2. Any added requirements including site lighting for after dark operations, and all future structures over 256 sq. feet will be required to be reviewed, permitted and inspected to meet the requirements of the applicable Virginia Statewide Building Code and maintained in compliance with the applicable Virginia Statewide Fire Prevention Code.

Contact: Dean Simmons, Building Official and Fire Official

Transportation (VDOT):

1. VDOT Anticipates that the proposed change in facilities hours of operation will generate few new vehicular trips. The facility has an appropriate entrance suitable for any anticipated increase in vehicular trips as a result of this special exception application.
2. Based upon the information submitted, VDOT has no objection to the County approving the special exception request.

Contact: Paul Hinson, Southern Region Land Use Engineer, VDOT

Police Department:

The Police Department has reviewed the plans from a safety and security standpoint, and has the following recommendations:

SPECIAL EXCEPTION SE-19-10 STAFF REPORT

1. Installation of accent lighting on the path from the parking lot to the building. And then from the building to the "Hawk's Breeding Area". This can be a low wattage light that is bright enough to illuminate any potential trip hazards.
2. Installation of pole mounted lights in the parking lot. One at the handicap spaces and another at the opposite end of the parking lot.

Contact: Chris Douglas

Fire & EMS Department

1. Camping areas should have some type of extinguishing agent nearby.
2. Between February and April, the Forestry Department usually issues a burn ban. Please adhere to those guidelines, refer to their website.
3. Camp fire shall not be used when the wind speed is greater than 10 mph. Please refer to the County's website when dry conditions exist regarding open burning.
4. Please use good judgement when starting any fires.

Contact: Shawn Jones, Firefighter/Medic

Economic Development:

Economic Development encourages this change due to customer requests Tree Time has received about amending the hours of operation.

Contact: Yoti Jabri, Economic Development Specialist

Parks and Recreation

The Parks and Recreation Department has no issues with this proposal. We will continue to communicate with John Bogue (Tree Time) concerning scheduled facility events and gate opening/closing.

Contact: Keith Rotzoll, Director of Parks and Recreation

Environmental Division; Real Estate Assessor; Utilities: No comments.

Public Notice:

55 adjacent property owners were notified by mailing on January 13, 2020.

A legal ad was run for the request in the *Progress-Index* on 1/8/2020 and 1/15/2020.

SPECIAL EXCEPTION SE-19-10 STAFF REPORT

Recommendation:

Staff recommends modifying the conditions of case SE-18-04 in order to accommodate the applicant's request, while adding reasonable measures to enhance safety for activities occurring after daylight hours. Staff proposes the following changes to the conditions of SE-18-04 for consideration of the Commission:

1. This Special Exception is granted for recreation structures and outdoor recreation uses to Tree Time Adventures Inc. located on Tax Map 240(0A)00-011-0. ~~This Special Exception is not transferable.~~
2. The applicants will be required to provide staffing for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons. The Prince George County Police Department shall be notified at least thirty (30) days prior to each public event.
3. Tree Time Adventures Inc. shall have an employee identification system with the use of badges, and uniforms, shirts, or vests.
4. All site activity required for the construction and expansion of the recreation structures and uses shall be limited to sunrise to sunset Monday through Saturday. Construction of the site shall not occur on Sunday.
5. ~~Hours of operation shall be limited to sunrise to sunset 7 days a week~~ Standard hours of operation for activities in the lease area shall be agreed upon with the County in a lease agreement, and contingent upon the installation of any required site lighting per an approved lighting plan. Activities may occur outside the standard hours of operation so long as they are scheduled private events and those activities are documented and supervised by the operator in coordination with the Director of Parks and Recreation, or as part of an approved Special Event.
6. A Lighting Plan shall be provided to show lighting at a minimum in the parking and facility entrance areas for safety.
7. Campfires shall only occur:
 - With active supervision;
 - In designated campfire areas;
 - With an available extinguishing agent;
 - During windspeeds less than 10mph;
 - After checking Prince George County and Virginia Department of Forestry websites or other sources to be aware of any applicable burn bans; and
 - In accordance with applicable codes, including County Code Section 58-23 Location of Fires, Section 58-23 Control of Fires.
8. A detailed site plan will be required to show all improvements.
9. One (1) internally illuminated, freestanding sign no greater than sixty (60) square feet may be placed for directional purposes near the main entrance located outside of the VDOT

SPECIAL EXCEPTION SE-19-10 STAFF REPORT

right-of-way and meeting a twenty (20) foot setback. The sign shall have a monument style base or include lattice, and shall include plantings as approved by Planning during the sign permit review process. All other temporary signs shall be removed from the premises once the permanent freestanding sign has been erected on the premises.

10. Portable signs, to include flashing arrow signs, shall not be permitted on the premises once the permanent freestanding signage has been approved and erected on the premises for this land use.
11. Buffers required:
 - a. 100-foot buffer from all adjacent residential lot lines for walking trails.
 - b. 300-foot buffer from all residential lot lines for tree top adventure and any outdoor recreation uses occurring after dusk.
12. As accessory to the proposed use, a Concession stand will be permitted to sell related merchandise, equipment, and food and drinks to guests.
13. This Special Exception shall become null and void if the use of the subject property is abandoned for a period of twenty-four (24) consecutive months.
14. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant or operator to comply with any of the listed conditions or any provision of federal, state or local regulations.



APPLICATION FOR SPECIAL EXCEPTION - CONDITIONAL USE PERMIT

Department of Community Development and Code Compliance
6602 Courts Drive
Prince George, VA 23875
Planning Division (804) 722-8678
www.princegeorgecountyva.gov

OFFICE USE ONLY

APPLICATION #:

SE-19-10

DATE SUBMITTED:

NOV 15 2019

ZONING ORDINANCE

BY:

SECTION:

(PLEASE FILL-IN ALL BLANKS)

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

Prince George County c/o John Bague, TreeTime Adventures, Inc.

ADDRESS: 6680 Courthouse Rd.

Scott Memorial Park Rd

CITY: Prince George

STATE: Va

ZIP CODE: 23075

PHONE NUMBER: 804-402-1111

E-MAIL ADDRESS: john@tree-time-adventures.com

TAX MAP OF SUBJECT PARCEL: 24060A700-011-0

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK _____ PAGE _____ Date _____ DEED RESTRICTIONS:

ACREAGE: ~ 1.30

PARTIAL PARCEL:
☐ YES ☐ NO

SUBDIVISION:

PRESENT USE: TreeTop Adventure Park under Special Exception

ZONING CLASSIFICATION

LAND USE CLASSIFICATION: A Village Center

PRESENT ZONING: R-A

AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST):

NAME:

ADDRESS:

CITY:

STATE:

ZIP CODE:

PHONE NUMBER:

E-MAIL:

PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (ATTACH A SEPARATE LETTER IF NECESSARY)

Request for exclusion/removal of operating hour restrictions in both special exception and lease agreement.

(Condition 5 of SE-18-04)

The community has consistently requested after hours play and scout camping etc.

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) duly authorized agent or representative certifies that this petition and the foregoing answers, statement, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

SIGNED: _____

DATE: 11/15/19

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 15th day of November, 2019.

My Commission expires: 4-30, 2021

Notary Public



AFFIDAVIT

**Board of Supervisors
County of Prince George, Virginia**

Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 14th day of November, 2018:

<u>Present:</u>	<u>Vote:</u>
Alan R. Carmichael, Chairman	Aye
Donald R. Hunter, Vice Chairman	Aye
Floyd M. Brown, Jr.	Aye
Marlene J. Waymack	Absent
T. J. Webb	Aye

T-1

On motion of Mr. Hunter, seconded by Mr. Webb, which carried unanimously, the following Resolution was adopted:

SPECIAL EXCEPTION SE-18-04 REQUEST OF TREE TIME ADVENTURES INC., PURSUANT TO § 90-103 (22) TO PERMIT THE USE OF RECREATION STRUCTURES AND OUTDOOR RECREATION USES. THE REQUEST IS LOCATED AT 6000 SCOTT MEMORIAL PARK ROAD AND IS KNOWN AS TAX MAP 240(0A)00-011-A IN A R-A, RESIDENTIAL-AGRICULTURAL ZONING DISTRICT. THE COMPREHENSIVE PLAN CALLS FOR VILLAGE CENTER USES.

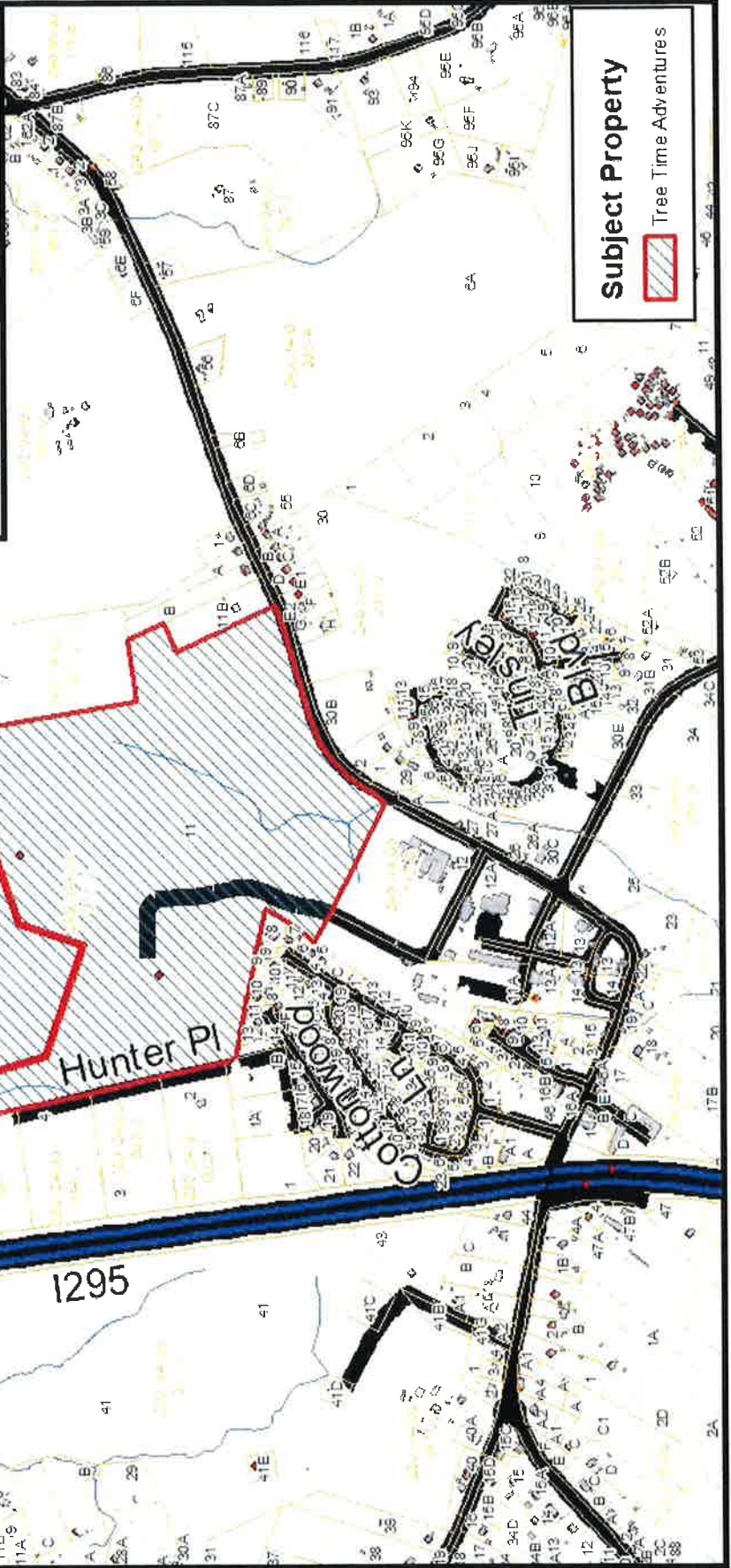
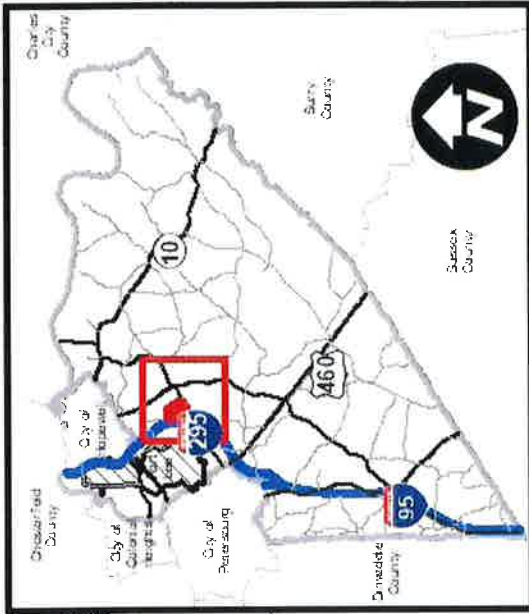
BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-18-04 is granted as an amendment to the official zoning map with the following conditions:

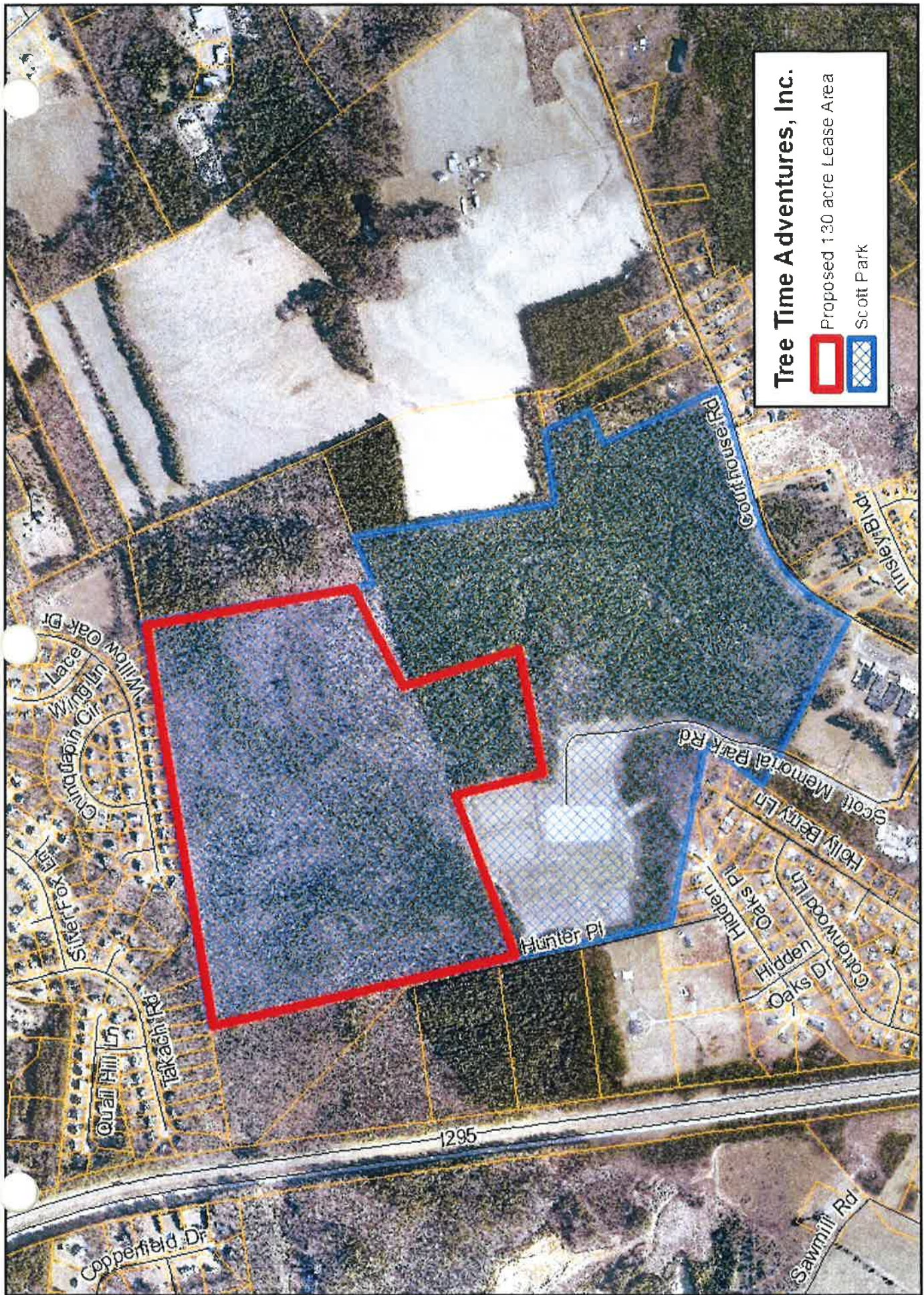
1. This Special Exception is granted for recreation structures and outdoor recreation uses to Tree Time Adventures Inc. located on Tax Map 240(0A)00-011-0. This Special Exception is not transferable.
2. The applicants will be required to provide staffing for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons. The Prince George County Police Department shall be notified at least thirty (30) days prior to each public event.
3. Tree Time Adventures Inc. shall have an employee identification system with the use of badges, and uniforms, shirts, or vests.

4. All site activity required for the construction and expansion of the recreation structures and uses shall be limited to sunrise to sunset Monday through Saturday. Construction of the site shall not occur on Sunday.
5. ~~Hours of operation shall be limited to sunrise to sunset 7 days a week.~~
6. A detailed site plan will be required to show all improvements.
7. One (1) internally illuminated, freestanding sign no greater than sixty (60) square feet may be placed for directional purposes near the main entrance located outside of the VDOT right-of-way and meeting a twenty (20) foot setback. The sign shall have a monument style base or include lattice, and shall include plantings as approved by Planning during the sign permit review process. All other temporary signs shall be removed from the premises once the permanent freestanding sign has been erected on the premises.
8. Portable signs, to include flashing arrow signs, shall not be permitted on the premises once the permanent freestanding signage has been approved and erected on the premises for this land use.
9. **Buffers required:**
 - a. **100-foot buffer from all adjacent residential lot lines for walking trails.**
 - b. **300-foot buffer from all residential lot lines for tree top adventure.**
10. As accessory to the proposed use, a Concession stand will be permitted to sell related merchandise, equipment, and food and drinks to guests.
11. This Special Exception shall become null and void if the use of the subject property is abandoned for a period of twenty-four (24) consecutive months.
12. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant or operator to comply with any of the listed conditions or any provision of federal, state or local regulations.

Adopted on November 14, 2018 and becoming effective immediately

**Special Exception:
SE-19-10
Tree Time Adventures, Inc**





Tree Time Adventures, Inc.



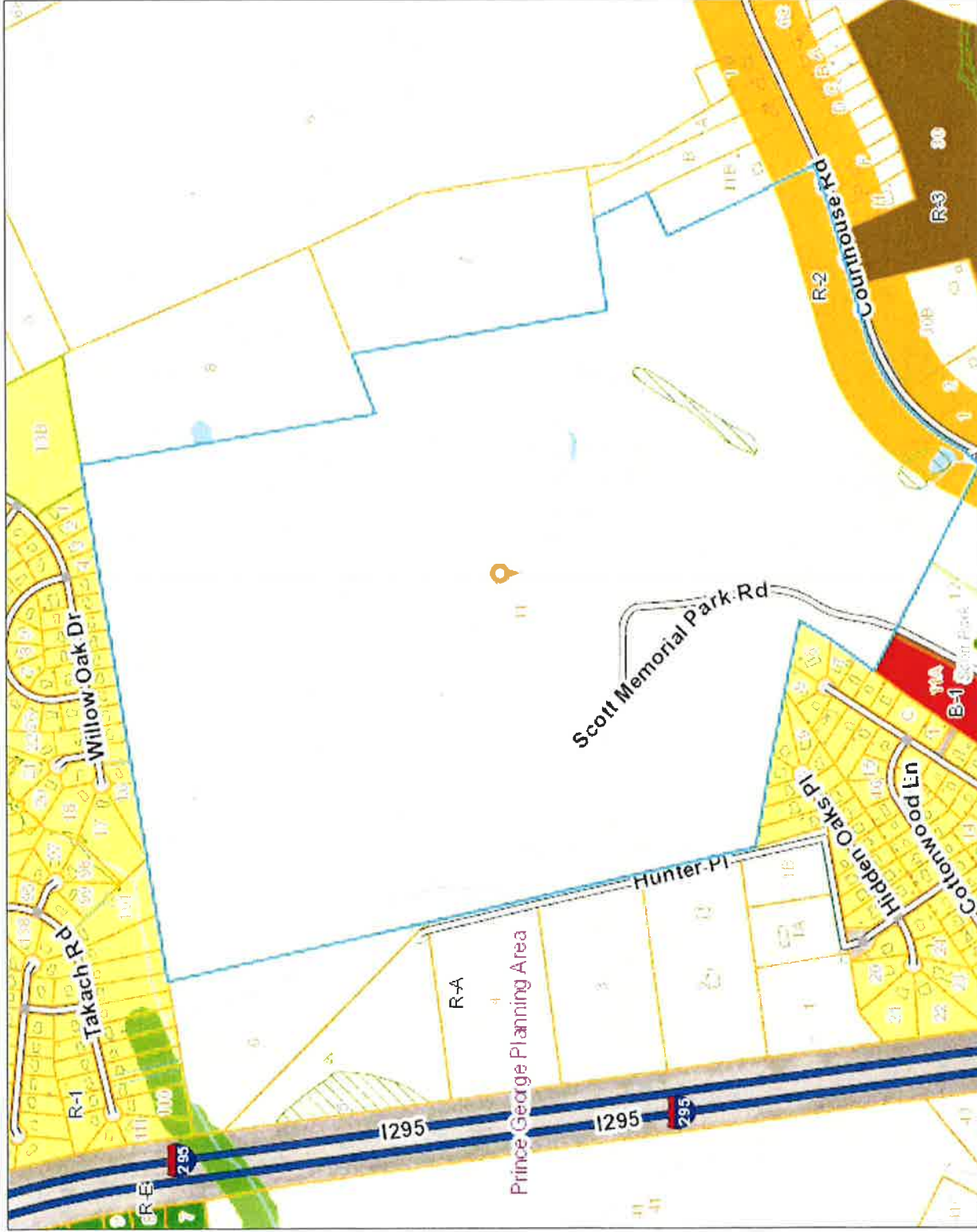
Proposed 130 acre Lease Area



Scott Park



County of Prince George



Legend

- Political Boundaries
- FEMA Floodzones
- Taxparcels
- Access Easements
- Wetlands
- RPA Area
- Planning Area
- Zoning**
 - A-1
 - B-1
 - M-1
 - M-2
 - M-3
 - R-1
 - R-2
 - R-3
 - R-A
 - R-E
 - PUD

Notes

The information contained in this data should not be used as a "legal description". Map information is believed to be accurate, but accuracy is not guaranteed.

Map Scale 1: 9,379

1/13/2020

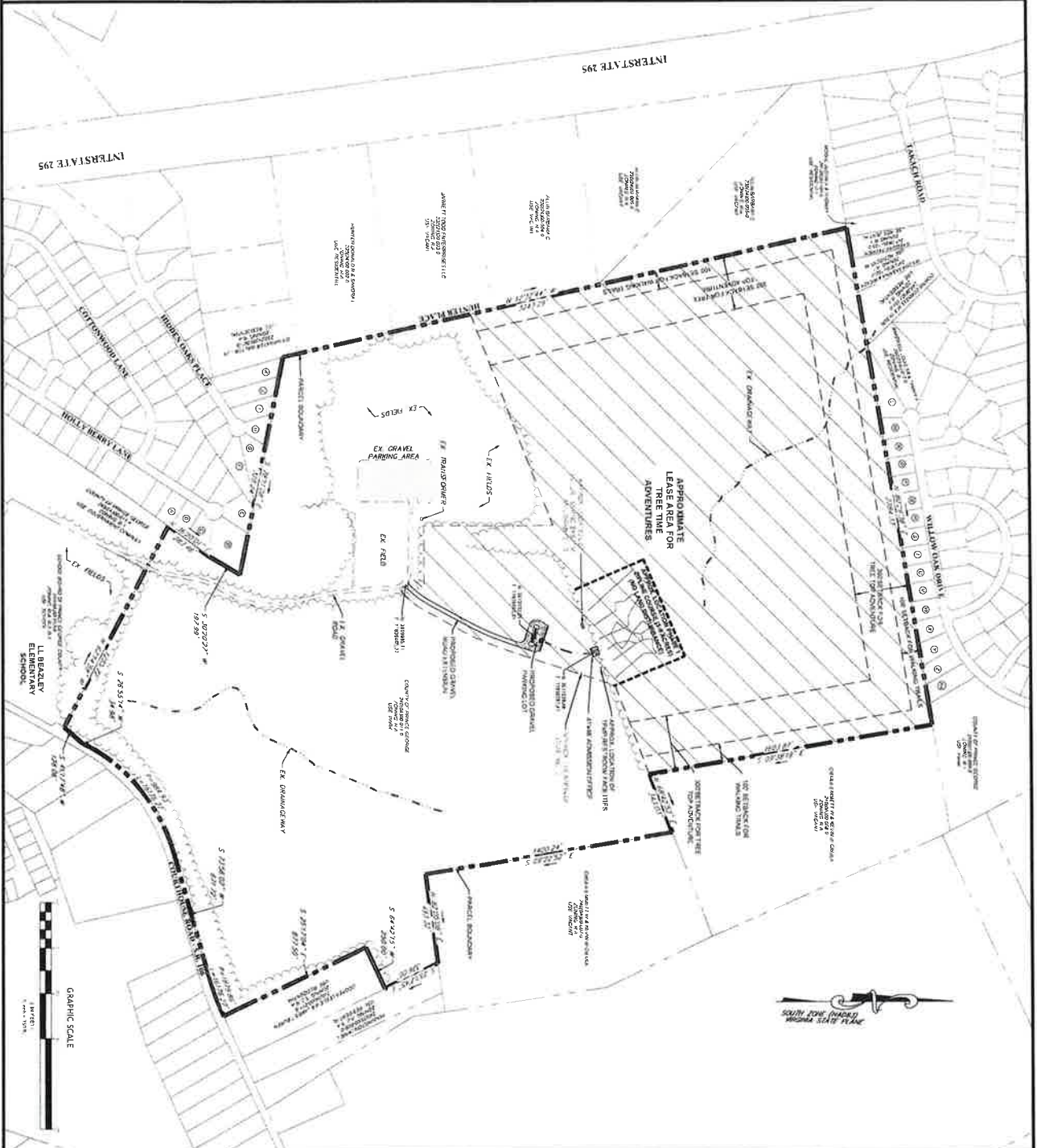


Copyright, 2014 County of Prince George, VA



ADJACENT PROPERTY OWNER TABLE

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32	ADJACENT PROPERTY OWNER



<p>TREE TIME ADVENTURES @ SCOTT MEMORIAL PARK PRINCE GEORGE COUNTY, VA</p> <p>OVERALL PLAN</p>	<p>DATE: FEBRUARY 28, 2019</p> <p>PROJECT NO.: 12019</p> <p>PROJECT NAME: ADJACENT LEASE AREA FOR TREE TIME ADVENTURES</p>	<p>PROJECT: # 2002</p> <p>PROJECT MANAGER: CHRIS THOMPSON</p> <p>PHONE: 624-2246040</p> <p>EMAIL: thompson@thesitedesignco.com</p>	<p>THE SITE DESIGN COMPANY CIVIL ENGINEERING AND LAND DEVELOPMENT CONSULTING 288 HIGH STREET - PETERSBURG, VIRGINIA 23203 www.sitedesignco.com</p>	<p>SCALE: 1" = 100'</p> <p>DATE: 2/28/19</p> <p>BY: [Signature]</p>
	<p>SHEET NO.: C1.0</p>	<p>PROJECT NO.: 12019</p>	<p>PROJECT NAME: ADJACENT LEASE AREA FOR TREE TIME ADVENTURES</p>	<p>PROJECT: # 2002</p>

**PLANNING COMMISSION
PUBLIC HEARING: JANUARY 23, 2020**

SPECIAL EXCEPTION SE-19-11 & SUBSTANTIAL ACCORD DETERMINATION SA-19-02: Request of Warwick PV1, LLC, pursuant to § 90-103 (57) to permit a large-scale solar energy facility in a R-A, Residential—Agricultural Zoning District and a Substantial Accord Determination for 60 MW Solar Energy Facility. The request is located along Arwood Road in the Templeton Magisterial District on 1,071 +/- acres and known as Tax Maps 540(0A)00-042-0, 540(0A)00-043-0, 540(0A)00-049-0, 54A(01)0C-001-0, 54A(01)0C-002-0, 540(0A)00-058-0, 550(0A)00-008-0, 550(0A)00-009-0, 540(0A)00-041-A, 540(0A)00-041-B, 540(0A)00-041-C, 540(0A)00-050-0, 540(0A)00-052-0, 540(0A)00-053-0, 540(0A)00-054-0, 540(0A)00-038-0, 540(0A)00-039-0, 540(0A)00-040-0, 550(0A)00-013-0, and 550(0A)00-013-A. The Comprehensive Plan indicates the properties are suitable for agricultural or neighborhood commercial uses.

CASE NUMBER:	SE-19-11
APPLICANT:	Warwick PV1, LLC
ADDRESS:	Along Arwood Road and Alden Road
TAX MAP ID:	Multiple
SIZE OF PROJECT:	1071 ac
MAGISTERIAL DISTRICT:	Templeton
PLANNING DISTRICT:	Rural Conservation Area
UTILITIES:	Well and Septic
REAL ESTATE TAXES:	Taxes on all parcels paid as of 1/2/2020
PROPOSED USE(S):	Large Solar Energy Facility
CURRENT USE:	Silviculture, agriculture, residential
COMP PLAN FUTURE USE:	Agricultural & Neighborhood Commercial
EXISTING ZONING:	R-A Residential Agricultural
SURROUNDING ZONING:	R-A Residential Agricultural
MEETING INFORMATION:	
Community Meeting:	August 21, 2019 at 6:00 p.m.
Planning Commission:	January 23, 2020 at 6:30 p.m.
Board of Supervisors:	TBD
STAFF RECOMMENDATION:	Staff recommends a 30-day deferral for the Special Exception and the Substantial Accord Determination.
ATTACHMENTS:	
1. GIS Location Map	
2. Satellite View	
3. Land Use Map	
4. Application	
5. Applicant Narrative	

SPECIAL EXCEPTION SE-19-11 STAFF REPORT

Special Exception Request:

Warwick PV1 LLC is proposing a 60 MW large-scale solar energy facility on 20 combined parcels totaling 1,071 acres in a Residential-Agricultural Zoning District. The County Zoning Ordinance permits an applicant to make an application for a Special Exception for a large-scale solar energy facility.

The applicant anticipates the project will encompass 392 acres of the overall 1,071 acres with approximately 95,832 individual panels placed in rows and set on a single axis-tracking system. In addition to the solar panels, the equipment proposed on site are 15 inverters located throughout the project area, a 200 foot by 200 foot substation, which will act as point of interconnection, utility poles, fencing, and proposed vegetative buffers. Electric wiring, wherever possible will be buried. The solar panels will be placed on in aluminum frames and attached to steel posts and driven into the ground. The only concrete proposed for the site will be under inverters and similar equipment associated with the substation.

Proposed setbacks for the entire project are 100 feet from external property lines and a vegetative buffer width of 30 feet. Based on neighbor feedback, where there is currently limited or no existing vegetation between the residences along Arwood Road and the proposed solar facility, an enhanced vegetative buffer and a berm 3-foot tall berm with 24 shrubs and 10 overstory trees will be installed to create an immediate screening of 7-9 feet high to limit all visibility during construction and into site operation.

Solar panels do not make any noise, however inverters make a slight humming sound and because of this slight noise, will not be placed on the perimeter of the site. The sound can be heard 100m away from a standard inverter used by Ecoplexus, SMA 2750 kW.

For security purposes, a 7-foot tall fence is installed around the perimeter of all solar panels, inverters, and batteries. Ecoplexus proposes a 7-foot tall security fence without barbed wire to mitigate any harm to wildlife that may try to jump the fence and to lessen the institutional feeling often associated with barbed wire.

Publicly available environmental data has been reviewed for the site. In order to mitigate any potential threat to regional threatened or endangered species and wetland resources, a volunteered 50-foot setback from all streams, determined wetlands and swamps, to include Warwick Swamp located along the southern boundary of this site is proposed. Considering that the size of the project has the potential to impact wildlife movement, there are planned fence breaks in 6 separate locations to accommodate the free movement of wildlife through the site.

The project will have minimal impacts on the rural nature of the County and the immediate area. Environmental features will be preserved and utilized as wildlife corridors where possible. The quiet solar arrays will not be visible to passing drivers or neighbors around the majority of the site. After construction, the minimal amount of traffic associated with the operation of the site will be consistent with existing patterns. At the end of the life of this project (estimated 35 years) all equipment will be removed and the land will be able to return to its current use. A decommissioning plan with site specific decommissioning estimates to this effect has been included in the application submittal.

Proposed Use:

Based on the activities described by the applicant, the request fits the following use found in the Prince George County Zoning Ordinance:

Sec. 90-103. - Uses and structures permitted by special exception. (R-A District)
(57) Large-scale solar energy facility.

Sec 90-1 Definitions.

Large-scale solar energy facility means a photovoltaic system consisting of solar PV panels, modules, accessory structures and related equipment such as DC to AC inverters, wiring, electric transformers, control systems and storage areas that collect solar energy and convert it into electricity using ten acres or more.

Photovoltaic or PV means materials and devices that absorb sunlight and convert it directly into electricity by semiconductors.

Photovoltaic cell or PV cell means a solid state device that converts sunlight directly into electricity. PV cells may be connected together to form PV modules, which in turn may be combined and connected to form PV arrays (often called PV panels).

Photovoltaic system or PV system means PV cells, which may be connected into one or more PV modules or arrays, including any appurtenant wiring, electric connections, mounting hardware, power-conditioning equipment (inverter), and storage batteries.

Substantial Accord Requirement:

The Code of Virginia § 15.2-2232 was amended in 2018 to require that solar facilities be substantially in accord with the comprehensive plan. § 15.2-2232(H) was added and states:

A solar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right or (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is location, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or by a agricultural generator under § 56-594.2. All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

SPECIAL EXCEPTION SE-19-11 STAFF REPORT

Comprehensive Plan

The Comprehensive Plan Future Land Use Map identifies this area, including the request properties and surrounding properties, as appropriate for Agricultural and Neighborhood Commercial uses.

The Future Land Use Map serves as a general guide for the future development of Prince George County. The Planning Commission and Board of Supervisors can use this map as one resource when planning public facilities or evaluating land use requests. The Future Land Use map presents a generalized overview of desired locations for land uses in the County, and it is not intended to be parcel-specific. Actual proposed land uses will be individually reviewed by the Planning Commission and the Board of Supervisors with consideration for the proposed use's compatibility with surrounding land uses, both current and future, and the overall impact on the larger community. The Comprehensive Plan explains the intent of the future land uses planned for this area as follows:

Agricultural - Includes land areas in the rural portions of the County where agricultural and forestall land uses are, and should be, the dominant land use. Large lot single family development may exist within some of these areas. Future residential development of these properties is not encouraged.

Neighborhood Commercial – Designates those areas where small scale commercial uses are encouraged. Such uses provide goods and services designed to meet the needs of the surrounding residential community.

The Comprehensive Plan Recommends:

1. The Planning Commission and Board of Supervisors use the future land use map contained within the Comprehensive Plan as a general guide for determining the desired location of development.
2. Commercial and/or industrial developments that are approved in rural portions of the County should be small in scale and of a design character that is consistent with a rural environment.

Staff Review Comments:

Planning & Zoning Division:

1. Future Land Use

The Future Land Use Map shows that the parcels should be used for Agricultural and/or Neighborhood Commercial uses, with 958.8 acres or 89.5% of the project area designated for Agricultural uses and 112.2 acres or 10.5% of the project area designated for Neighborhood Commercial uses. These designations should be considered when reviewing for conformance to the Comprehensive Plan

The location proposed for the 1,071-acre solar-energy facility is in the County's Rural Conservation Area, where the County's policies are designed to achieve conservation and preservation objectives. Development that occurs in this portion of the County should be designed to incorporate significant open spaces and minimize environmental impacts

SPECIAL EXCEPTION SE-19-11 STAFF REPORT

on the County's land, air, and water resources, according to the County Comprehensive Plan. The Planning Commission and the Board of Supervisors should also consider the economic and quality of life benefits for projects proposed to be located in the Rural Conservation area.

2. Setbacks

The County Zoning Ordinance addresses minimum setbacks for solar energy facilities in 90-16:

- a. *The minimum setback for a ground-mounted solar energy facilities are required to meet a minimum of 75 -85feet from the right-of-way(depending on the width), and*
- b. *A minimum of 50 feet from all other property lines.*

Minimum setbacks, as required by the ordinance, should be increased for this project due to the location of residential uses in the vicinity and should also be inclusive of landscape buffering to screen from adjacent property owners. Conditions of approval of the special exception should consider increased setbacks and required landscape buffers.

The applicant has suggested a setback of 100 feet from all external property lines and a 30-foot vegetative buffer. The setback requirement is an increase from the ordinance requirement, however, staff suggests a 50-foot wide vegetative buffer instead of a 30-foot vegetative buffer as requested by the applicant.

Setbacks for inverters should be at least 150 feet from all external property lines. Setbacks for a substation in conjunction with the solar energy facility should be a significant increase from the required setbacks of the overall solar energy facility from adjacent property lines and the edge of right-of-way. Staff suggests a minimum of 300 feet from all external property lines.

3. Security Fencing

The applicant appropriately addresses perimeter fencing by proposing to use 7-foot tall security fence without barbed wire to mitigate harm to wildlife and to lessen the institutional feeling associated with barbed wire.

4. Wildlife Corridors

The applicant has considered that the project has the potential to impact wildlife movement and is proposing planned fence breaks in six (6) separate locations to accommodate the movement of wildlife through the site.

5. Community Meeting

The applicants held a community meeting with adjacent property owners on August 21, 2019. The concerns of the community were the visibility impact of the solar panels from adjoining properties and the possibility of declining property values as a result of the solar-energy facility. To respond to this concern, the applicant provided an appraisal report showing the solar farm as developed would not negatively impact the adjacent property values.

For the concerns about the visual impact, the applicant updated the design and moved the areas of the site located behind those properties to at least 1,500 feet from the rear

SPECIAL EXCEPTION SE-19-11 STAFF REPORT

property lines. In addition, the applicant added a berm and large landscape buffer and have added visual renderings. In order to achieve the design update, the applicant had to search for additional property to put under lease option on the east side. By increasing the total amount of project area, the applicant stated they had to work with what they had to be a good neighbor and remove racking where it was in the viewshed of neighbors while still keeping the project viable.

6. Location of other proposed solar energy facility sites considered.

The applicant states that the Warwick PV landowner agreements and the interconnection position with PJM, were purchased from another solar developer. Ecoplexus is continuing to develop and intends to construct, own and operate this project for the long term. As such, they are not aware of the particular process by which this land was chosen for development. However, at Ecoplexus, on the majority of their projects, they do the initial land search and the land search process is quite standard. First, the land research team looks for parcels or a cluster of parcels that meet a particular size criteria based on insight from the utility and then parcels located within a half of a mile from an existing utility transmission line. Next, environmental criteria like the concentration of streams, wetlands or floodplains are considered. Parcels with a prohibitive amount of these features are removed from consideration. Then surrounding commercial or residential development is taken into careful consideration. Ecoplexus focuses on areas with limited residential or commercial development, even if on agricultural lands because solar may not be the highest and best use for that land. If a parcel or cluster of parcels meet the above criteria but do have some existing residential properties surrounding, which is common, they focus on the amount of existing screening to limit visual disturbance and proximity to existing highways to limit impact on roads and residences during construction.

According to the applicant, the nature of the search conducted is classified as top-down. The search begins with the consideration of a large number of parcels in a region and then hones in on a few ideal properties or clusters of properties. Prior to the purchase of this project, Ecoplexus reviewed this project for conformance with their search criteria and it was deemed as a site with great potential for the development of a Solar Energy Project.

7. Photographic simulations that illustrate the relationship of the proposed facility in relation with the surrounding properties and uses.

The applicant has attached Exhibit A and B which show renderings of the relationship of the proposed facility to the surrounding properties and uses. Exhibit A shows existing view from 4 points along Arwood Road. The majority of land uses adjacent to Warwick PV1 are residential, agricultural or timberland. Special consideration to adjacent residential properties has been taking in enhanced vegetative screening as seen in Exhibit B. The applicant states that no new utility easement will be constructed; this project will only add a point of interconnection to the existing utility line. Regarding roadways, the applicant is using and enhancing an existing logging road on Alden Road adjacent to the Railroad that runs parallel to HWY 460. This is where the majority of construction traffic is planned. This road will be enhanced and a VDOT Driveway Permit will be obtained prior to the start of construction. The second planned site entrance will be located along Alden Road where there is an existing driveway on parcel 550(0A)00-013-0. This driveway will be enhanced and a VDOT driveway permit will be procured. This driveway will not be used heavily during construction to avoid passing residences.

SPECIAL EXCEPTION SE-19-11 STAFF REPORT

The third and final driveway will be located west, off of Arwood Road and will be used as both a construction and regular maintenance road. This driveway does not currently exist and will be constructed following all DOT standards and guidelines. This is the only driveway proposed off of Arwood Road because of the residences located along this road and the challenging curves in this road. This portion of the site, located west along Arwood Road is important to the project and the applicant will work with VDOT regarding the road crossing which, considering the applicant has land control on either side of the road, is not anticipated as an obstacle.

8. Permit by Rule – DEQ verification

The applicant has prepared a Notice of Intent for the Solar Permit by Rule approval for Warwick PV1. The applicant does not intend to submit the Notice to VA DEQ's representative Mary E. Major until the time when the special exception has been approved. Ecoplexus is currently in the process of acquiring all environmental and cultural surveys and reports to compile this application for approval.

9. Documentation justifying the need for the on-site substation and capacity of the transmission lines or other electrical infrastructure.

The applicant has provided information that Queue Position AC2-078 will interconnect with the transmission system via a new three breaker ring bus switching station that connects on the Disputanta-Waverly 115kV line. The applicant has also provided information from a System Impact Study that indicates a Generation Substation, transmission lines (constructing line between the generation substation and a new switching station), and transformer upgrades are required.

10. Fiscal impacts to the County by evaluating the proposed land use in comparison with the current land use and the comprehensive plan future land use.

The current use of the parcels being proposed for the development of a solar farm is agriculture and silviculture. Loblolly and Long-leaf pines are grown and corn and soybeans are cultivated on the land currently.

The majority of the parcels encompassed by the proposed new development are in the Land Use tax program. In 2019, the revenue to Prince George County on all of the parcels equalled \$11,510. If this land is developed for a solar use, the developer will owe the past 5 years and current year's Land Use Program roll back taxes which equals roughly \$43,000 in the first year of development. The Real Property Taxes on these properties will then be taxed at full market value. Per discussion with the Prince George County Tax Assessor's office, though it has not been officially determined at this time solar land uses will likely change to a Commercial land use assessment rate which is to be determined. The real property taxes that will be paid to the County based on the current market rate and no longer including the Land Use program reduction will be \$18,670. A difference of \$7,160 annually in real property tax revenue (based on current market and taxable values for each parcel).

Additionally, all of the equipment on the solar farm will be taxed as Machinery and Tools. Based on internal assessments on the value of all of the solar equipment, being taxed at the Prince George County's M&T tax rate, and including the Virginia's state level solar abatement of 80%, Prince George County will receive approximately \$179,405 in tax from the solar equipment, each year from years 1-5. There is a state supported

SPECIAL EXCEPTION SE-19-11 STAFF REPORT

depreciation schedule that begins at year 6. The total 30 year estimated direct tax revenue to Prince George County exclusively to Prince George County, including consideration of the State tax abatement and depreciation, is \$3,040,022.

The market rate for a solar land lease runs on average between \$600 and \$1,000/acre annually and is assumed high enough that the property owners are willing to consider the solar lease. All of our landowners are local to the County and that extra income will stay local.

Comprehensive Plan: Approximately 10% of the property proposed for the development of Warwick PV1 is currently in active timber production, but is listed as Neighborhood Commercial in the Comprehensive Plan or Future Land Use category. Per the Comprehensive Plan, Neighborhood Commercial Future Land Use category designates an area for the potential development of small scale commercial uses-such as providing goods and services designed to meet the needs of the surrounding residential community. This area of Neighborhood Commercial is located adjacent to residences and is not yet primed for commercial development. At the end of the approximate 30 year solar lease there is likelihood that the area near Disputanta is ready for additional commercial development and this area will be fully cleared for the next highest and best use. The other 90% of the property is proposed to stay in Agricultural use. Though solar is not an agricultural use, the day-to-day activity associated with a solar farm has less traffic, less noise, less odor, and less land disturbance than crop agriculture and is similar in time and disturbance to timber (the limited construction timeline to be compared to the activity of logging). Once the solar farm is decommissioned this land will be clear and safe to place back into agricultural or timber practices.

11. Planning Recommendation

Based on discussions with other County departments, P&Z staff recommends that conditions for the Special Exception should consider the surrounding parcels and should address: rollback taxes, site plan requirements, buffering, structure height, and decommissioning. In order to properly address these items and provide the Planning Commission with sufficient information to provide a recommendation to the Board of Supervisors, staff suggests the Planning Commission consider Staff's recommended Solar Energy Facility Policy prior to approval of the applicant's request.

Contact: Horace Wade III, Planner

Real Estate Assessor:

1. All Rollback taxes should be paid for all of the parcels as a condition of approval.
2. Parcels G-O are in the name of James L. Thacker Jr. Revocable Trust.
3. Parcels P-R were deeded to Samantha L. Felton, Trustee under the Thomas Woolridge and Dianna R. Woolridge Living Trust dated 22 August, 2003.

Contact: Rod Compton, Director

Utilities:

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This site is located outside of the County's Planning Area. This development does not propose any water or sewer improvements. Should the development require water and/or sewer services, it would need to install private facilities in accordance with the requirements of the local health department.

Contact: Frank Haltom, Director of Engineering and Utilities

Building Inspections Division:

This request has been evaluated under the provisions of the 2015 Virginia USBC and the 2015 Virginia SFPC. All structures that may be built on property that exceed 150 square feet will need to be permitted and meet all requirements of the 2015 Virginia USBC and the 2015 Virginia SFPC.

Contact: Dean Simmons, Building Official and Fire Official

Transportation (VDOT):

1. The submitted application did not include any information as to the number of permanent employees that would be accessing the facility after construction is complete. VDOT's experience with similar type facilities is that any proposed entrances would be classified as low volume commercial entrances. Low volume commercial entrances must demonstrate that stopping sight distance is available at the proposed entrance locations. Determination of the final entrance types will be made during the site plan review process when additional information is available. All entrances will be required to meet VDOT standards.
2. The proposed project will potentially impact several secondary VDOT maintained roadways during construction. These include SR 624 Allen Road, SR 624 Warwick Road, and SR 625 Arwood Road. It is recommended that the County consider requiring the development of a Construction Traffic Management Plan and mitigation measures similar to what has been required by the County for other Special Exception permits granted for other solar energy development projects.
3. It is anticipated that the applicant will want to cross VDOT maintained roadways to provide utility interconnections between the proposed pods of solar panels. VDOT has specific regulations concerning the crossing of VDOT roadways with utilities. It is likely that the applicant will have to be registered with the SCC as a utility company and enroll in the "Miss Utility" program as well in order to cross VDOT roadways.

Contact: Paul Hinson, Southern Region Land Use Engineer, VDOT

Fire Department:

1. During the construction phase of the operation, please adhere to the Fire Department Access chapter in the Statewide Fire Prevention Code.
2. During and once complete, training and education should be conducted on a variety of days for fire responders.

Contact: Shawn Jones, Firefighter/Medic

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Environmental Division; Economic Development; Police Department; Health Department:
No comments.

Public Notice:

Fifty-two (52) adjacent property owners were notified by mailing on 1/13/20.
A legal ad was run for the request on 1/8/20 and 1/15/20.

Substantial Accord Determination Recommendation:

Staff recommends approval of a Substantial Accord Determination of the requested large-scale solar energy facility. Staff finds the request of the Special Exception complies with the Comprehensive Plan's objective to maintain the rural character within the 90% agricultural future land use, and limit the overall scale of the solar energy facility by limiting the amount of the project by utilizing 392 of 1,071 acres.

Special Exception Recommendation:

Staff recommends a thirty (30) day deferral to the Planning Commission on the proposed, large-scale solar energy facility land use to review staff's proposed Solar energy facility policy. Staff has proposed recommended conditions to ensure this use minimizes the impact on surrounding property owners and ensures the use complies with all applicable local, state and federal requirements:

1. This Special Exception is granted for a large-scale solar energy facility use to Warwick PV1, LLC and is located on Tax Maps 540(OA)00-042-0, 540(OA)00-043-0, 540(OA)00-049-0, 54A(01)0C-001-0, 54A(01)0C-002-0, 540(OA)00-058-0, 550(OA)00-008-0, 550(OA)00-009-0, 540(OA)00-041-A, 540(OA)00-041-B, 540(OA)00-041-C, 540(OA)00-050-0, 540(OA)00-052-0, 540(OA)00-053-0, 540(OA)00-054-0, 540(OA)00-038-0, 540(OA)00-039-0, 540(OA)00-040-0, 550(OA)00-013-0, and 550(OA)00-013-A. This Special Exception may be transferred provided that Condition 10(b) is met relative to the proper surety.
2. Payment of all rollback taxes for parcels enrolled in the Land Use program shall be a pre-condition of the County's issuance of a land disturbance permit pursuant to a site plan prepared for the solar energy facility.
3. Site Plan Requirements. In addition to all State and County site plan requirements, the Applicant shall provide the following plans for review and approval as a part of the site plan for the solar energy facility prior to the issuance of a building permit:
 - a. Construction Management Plan. The applicant shall prepare a Construction Management Plan for each applicable site plan for the solar energy facility, which shall address the following:
 - i. Construction Traffic Management Plan including mitigation measures shall be developed by the applicant, owner or operator and shall be submitted to the Virginia Department of Transportation (VDOT) and Planning Manager for review and approval. The Plan shall address traffic control measures,

SPECIAL EXCEPTION SE-19-11 STAFF REPORT

- pre-and post-construction road evaluation, and any necessary repairs to the public roads that are required as a result of any damage from the solar energy facility construction and/or expansion. All VDOT permits must be received and be approved by VDOT prior to site construction occurring on the premises.
- ii. Site access planning, directing employee and delivery traffic to minimize conflicts with local traffic.
 - iii. A site parking and staging plan shall be submitted as a part of the Site Plan approval and be submitted for various stages of the site construction process. All subsequent construction processes shall also adhere to submitting a parking and staging plan prior to the commencement for expansion or decommissioning.
 - iv. Fencing. The applicant shall install temporary security fencing prior to the commencement of construction activities occurring on the solar energy facility.
 - v. Lighting. During construction of the solar energy facility, any temporary construction lighting shall be positioned downward, inward, and shielded to eliminate glare from all adjacent properties.
- b. Construction Mitigation Plan. The applicant shall prepare a Construction Mitigation Plan for each applicable site plan for the solar energy facility to the satisfaction of the Planning Manager. Each plan shall address, at a minimum:
- i. The effective mitigation of dust. All construction roads and construction areas shall remain dust-free by the use of a water truck or other approved method to keep sediment on the premises and not be of a general nuisance to the adjoining property owners during site construction and/or site expansion for a solar energy facility.
 - ii. Burning operations.
 - iii. Hours of construction. All pile driving shall be limited to the hours from sunrise to sunset Monday through Saturday. No Sunday pile driving shall occur during site construction, expansion, or operation of the facility. All other normal on-site construction activity is permitted Monday through Sunday in accordance with the provisions of the County Noise Ordinance, as amended from time to time, and as enforced by the Prince George County Police Department.
 - iv. Access and road improvements.
 - v. General construction complaints.
- c. Grading Plan. The solar energy facility shall be constructed in compliance with the County-approved grading plan as approved by County staff prior to the commencement of any construction activities in coordination with the Erosion and Sediment Control Plan. The owner or operator shall construct, maintain, and operate the project in compliance with the approved plan. An E&S bond or letter of credit will be posted for the construction portion of the project. The grading plan shall:
- i. Clearly show existing and proposed contours;
 - ii. Note the locations and amount of topsoil to be removed (if any) and the percent of the site to be graded;
 - iii. Limit grading to the greatest extent practicable by avoiding steep slopes and lay out arrays parallel to landforms;

SPECIAL EXCEPTION SE-19-11 STAFF REPORT

- iv. Require an earthwork balance to be achieved on-site with no import or export of soil;
 - v. Require topsoil to first be stripped and stockpiled on-site to be used to increase the fertility of areas intended to be seeded in areas proposed to be permanent access roads which will receive gravel or in any areas where more than a few inches of cut are required;
 - d. Solar Facility Screening and Vegetation Plan. The owner or operator shall construct, maintain, and operate the facility in compliance with the approved plan. A separate surety shall be posted for the ongoing maintenance of the project's vegetative buffers in the amount of 120% of the installation cost of all planted vegetation.
 - i. Site groundcover for the solar energy facility shall consist of a variety of native groundcovers that benefit birds, bees, and other insects.
 - ii. Groundcover shall be expeditiously established following the completion of construction activities to minimize erosion and loss of soil.
 - iii. Use of synthetic herbicides to control and maintain groundcover shall not be permitted.
 - e. The design, installation, maintenance, and repair of the solar energy facility shall be in accordance with the most current National Electrical Code (NFPA 70)
4. Operations.
- a. Permanent Security Fence. The applicant shall install a permanent security fence, consisting of chain link, 2-inch square mesh, 7 feet in height, around the Solar Facility prior to the commencement of operations of the Solar Energy Facility. Failure to maintain the fence in a good and functional condition will result in revocation of the special exception.
 - b. Lighting. Any on-site lighting shall be dark-sky compliant, shielded away from adjacent properties, and positioned downward to minimize light spillage onto adjacent properties.
 - c. Noise. Daytime noise will be under 67 dBA throughout the day with no noise emissions at night.
 - d. Ingress/Egress. Permanent access roads and parking areas will be stabilized with gravel, asphalt, or concrete to minimize dust and impacts to adjacent properties.
5. Buffers.
- a. Setbacks.
 - i. A minimum 150-foot setback, which includes a 50-foot planted buffer as described in 5(b), shall be maintained from a principal Solar Energy Facility structure to the edge of the public right-of-way.
 - ii. A minimum 150-foot-setback, which includes a 50-foot planted buffer as described in 5(b), shall be maintained from a principal Solar Energy Facility structure to any adjoining property line which is a perimeter boundary line for the project area.
 - iii. A minimum 150-foot setback, shall be observed for the placement of all inverters for the project from the external property lines
 - iv. A minimum 300-foot-setback, which includes a 50-foot planted buffer as described in 5(b), shall be maintained from a substation associated with a

SPECIAL EXCEPTION SE-19-11 STAFF REPORT

principal Solar Energy Facility structure from any adjoining property line or edge of the public right-of-way.

- b. Screening. A minimum 50-foot vegetative buffer (consisting of existing trees and vegetation) shall be maintained. If there is no existing vegetation or if the existing vegetation is inadequate to serve as a buffer as determined by the Planning Manager, a staggered triple row of evergreen trees and shrubs will be planted on approximately 10-foot centers in the 25 feet immediately adjacent to the security fence. New plantings of trees and shrubs shall be approximately 6 feet in height at time of planting. In addition, pine seedlings will be installed in the remaining 25 feet of the 50-foot buffer.
 - c. Wildlife Corridors. The applicant shall identify an access corridor for wildlife to navigate through the Solar Energy Facility. The proposed wildlife corridor shall be shown on the site plan submitted to the County. Areas between fencing shall be kept open to allow for the movement of migratory animals and other wildlife.
6. Height of Structures. Solar Energy Facility structures shall not exceed 15 feet, however, towers constructed for electrical lines may exceed the maximum permitted height as provided in the zoning district regulations, provided that no structure shall exceed the height of 25 feet above ground level, unless required by applicable code to interconnect into existing electric infrastructure or necessitated by applicable code to cross certain structures.
7. Inspections. The applicant will allow designated County representatives or employees access to the facility at any time for inspection purposes as set forth in their application.
8. The applicant, owner or operator shall coordinate directly with Fire, EMS and Emergency Management to provide solar energy materials, educational information and/or training to the respective personnel responding to the solar energy facility project in regards to how to safely respond to any emergencies that may occur on the premises.
9. Compliance. The Solar Facility shall be designed, constructed, and tested to meet relevant local, state, and federal standards as applicable.
10. Decommissioning.
 - a. Decommissioning Plan. A decommissioning plan shall be developed by the applicant, owner or operator prior to the approval of a site plan being issued for a solar energy facility. The purpose of the decommissioning plan is to specify the procedure by which the applicant or its successor would remove the solar energy facility after the end of its useful life and to restore the property for prior usage. If the solar energy facility is inactive completely or substantially discontinuing the delivery of electricity to an electrical grid for a continuous twenty-four (24) month period it shall be considered abandoned. The applicant, owner or operator shall provide notice to Prince George County in writing once the property becomes inactive as a solar energy facility use. The decommissioning of the site shall commence within six (6) months of receipt of such notice from the applicant, owner or operator by Prince George County. This shall be known as the "Decommissioning Plan" under Zoning Ordinance Section 90-16 (ii) (e) which shall include the following:
 - i. Anticipated life of the solar energy facility project;

SPECIAL EXCEPTION SE-19-11 STAFF REPORT

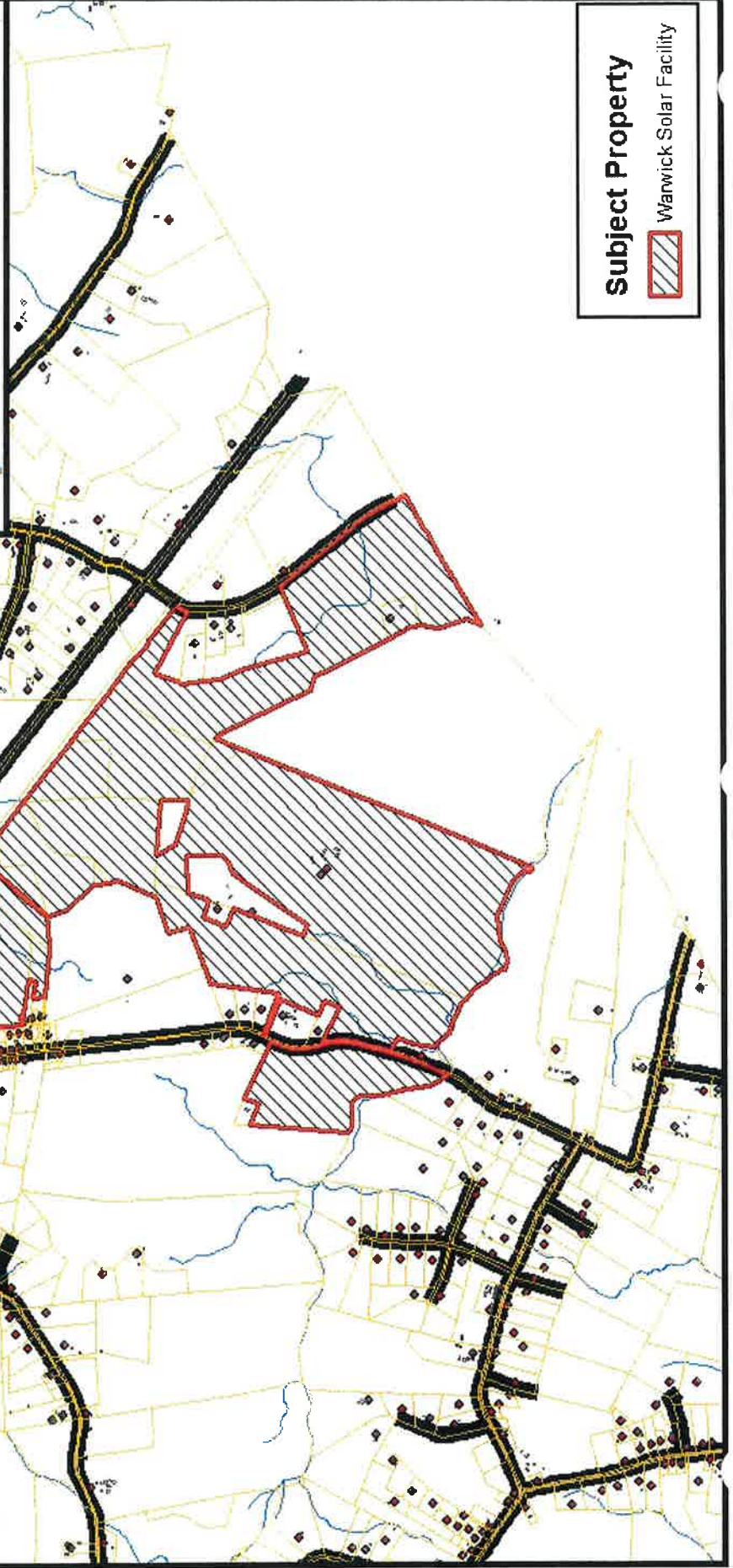
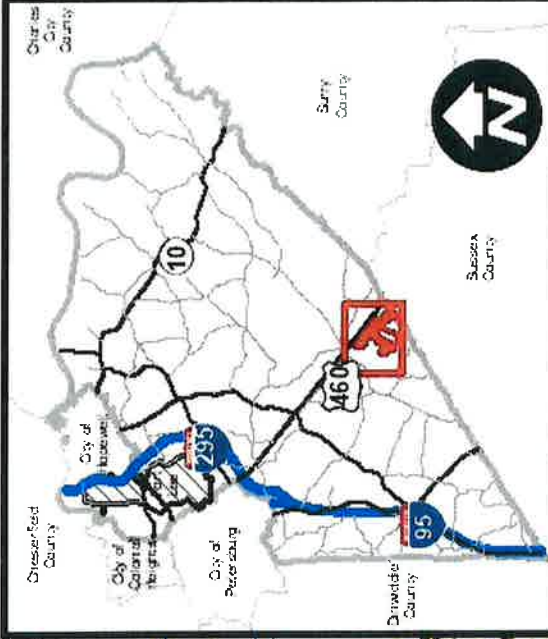
- ii. The estimated cost of the decommissioning in the future as expressed in current dollars by a State licensed professional engineer;
 - iii. Method estimate was determined;
 - iv. The manner in which the project will be decommissioned; and
 - v. The name and physical address of the person or entity responsible for the decommissioning plan and a performance bond for the life of the use.
- b. **Surety.** Unless the solar energy facility project is owned by a public utility within the Commonwealth of Virginia, the net costs of decommissioning shall be secured by an adequate surety in a form agreed to by the County Attorney, including but not limited to a letter of credit, cash or a guarantee by an investment grade entity, posted within thirty (30) days of the project receiving its occupancy permit or equivalent from Prince George County to operate the use. If an adequate surety is required, the cost estimates of the decommissioning shall be updated at least every five (5) years by the applicant, owner or operator, and provided to the County. If the solar energy facility is sold to an entity that is not a public utility, the Special Exception shall not transfer to the purchaser until such time as adequate surety is provided for the solar energy facility. At its option, the County may require that a surety amount be increased based upon the net cost of decommissioning the use as approved by the County Attorney.
- c. **Applicant/Property Owner Obligation.** Within six (6) months after the cessation of use of the solar energy facility for electrical power generation or transmission, the applicant or its successor, at its sole cost and expense, shall decommission the solar energy facility in accordance with the decommissioning plan approved by the County. If the applicant or its successor fails to decommission the solar energy facility within six (6) months, the property owners shall commence decommissioning activities in accordance with the decommissioning plan. Following the completion of decommissioning of the entire solar energy facility arising out of a default by the applicant or its successor, any remaining surety funds held by the County shall be distributed to the property owners in a proportion of the surety funds and the property owner's acreage ownership of the solar energy facility.
- d. **Applicant/Property Owner Default; Decommissioning by the County.**
 - i. If the applicant, its successor, or the property owners fail to decommission the solar energy facility within six (6) months, the County shall have the right, but not the obligation, to commence decommissioning activities and shall have access to the property, access to the full amount of the decommissioning surety, and the rights to the solar energy equipment and materials on the property.
 - ii. If applicable, any excess decommissioning surety funds shall be returned to the current owner of the property after the County has completed the decommissioning activities.
 - iii. Prior to the issuance of any permits, the applicant and the property owners shall deliver a legal instrument to the County granting the County (1) the right to access the property, and (2) an interest in the solar energy facility equipment and materials to complete the decommissioning upon the applicant's and property owner's default. Such instrument(s) shall bind the applicant and property owners and their successors, heirs, and assigns.

SPECIAL EXCEPTION SE-19-11 STAFF REPORT

Nothing herein shall limit other rights or remedies that may be available to the County to enforce the obligations of the applicant, including under the County's zoning powers.

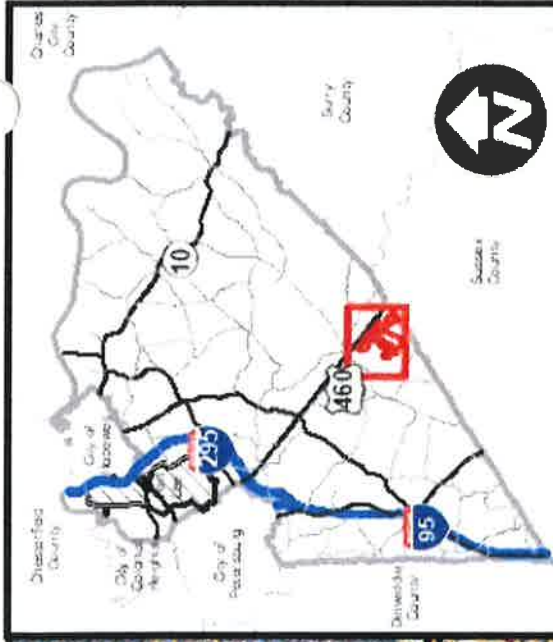
- e. **Equipment/Building Removal.** All physical improvements, materials, and equipment related to solar energy generation, both surface and subsurface components, shall be removed following disturbance cause in the removal process. Perimeter fencing will be removed and recycled or reused.
 - f. **Infrastructure Removal.** All access roads will be removed, including any geotextile material beneath the roads and granular material. The exception to removal of the access roads and associated culverts or their related material would be upon written request from the current or future landowner to leave all or a portion of these facilities in place for use by the landowner. Access roads will be removed within areas that were previously used for agricultural purposes and topsoil will be redistributed to provide substantially similar growing media as was present within the areas prior to site disturbance.
 - g. **Partial Decommissioning.** Any reference to decommissioning the solar energy facility shall include the obligation to decommission all or a portion of the solar energy facility whichever is applicable with respect to a particular situation. If decommissioning is triggered for a portion, but not the entire solar energy facility, then the applicant or its successor will commence and complete decommissioning, in accordance with the decommissioning plan, for the applicable portion of the solar energy facility; the remaining portion of the solar energy facility would continue to be subject to the decommissioning plan..
11. **Power Purchase Agreement.** At the time of the applicant's site plan submission, the applicant shall have executed a power purchase agreement with a third-party providing for the sale of a minimum of 80% of the solar energy facility's anticipated generation capacity for not less than 10 years from commencement of operation. Upon the County's request, the applicant shall provide the County and legal counsel with a redacted version of the executed power purchase agreement.
12. This Special Exception shall become null and void if the use of a large-scale solar energy facility is abandoned for a period of twenty-four (24) consecutive months.
13. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant, owner or operator to comply with any of the listed conditions or any provision of federal, state or local regulations.

**Special Exception:
SE-19-11
Warwick PV1, LLC**



Subject Property
 Warwick Solar Facility

**Special Exception:
SE-19-11
Warwick PV1, LLC**

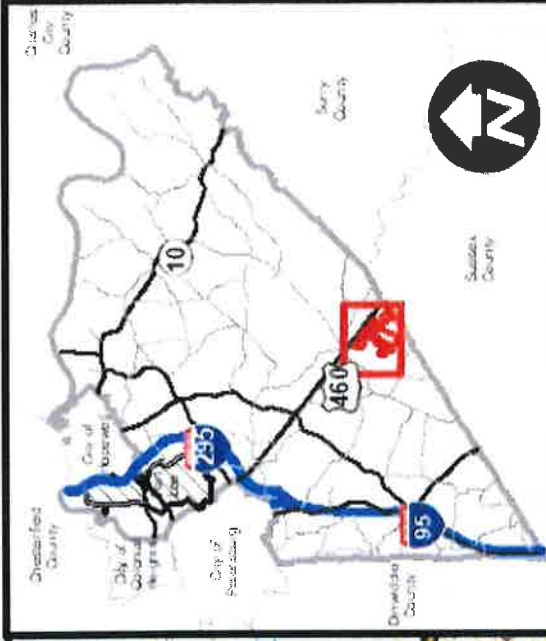


Subject Property



Warwick Solar Facility

**Special Exception:
SE-19-11
Warwick PV1, LLC**

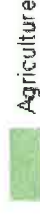


Subject Property

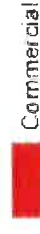


Warwick Solar Facility

Future Land Use



Agriculture



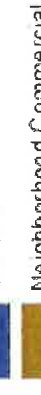
Commercial



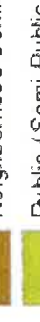
Commercial / Industrial



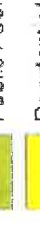
Industrial



Neighborhood Commercial



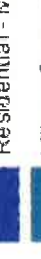
Public / Semi-Public



Residential



Residential - Multi-Family



Village Center

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) duly authorized agent or representative certifies that this petition and the foregoing answers, statement, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

SIGNED: [Signature] DATE: 12-5-2019

MAILING ADDRESS: PO Box 13092

CITY/STATE/ZIP: Durham, NC 27709

PHONE NUMBER: 919-813-7990

E-MAIL ADDRESS: FMelvin@ecoplexus.com

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE NUMBER: _____

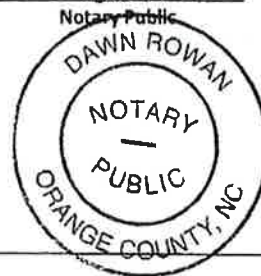
E-MAIL ADDRESS: _____

~~STATE OF VIRGINIA~~ NC

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 5th day of December, 2019.

My Commission expires: 8/13th, 2020



AFFIDAVIT

Exhibit A

Parcel Assign.	Owner Name	Owner Address	Owner Phone	Tax Parcel	Deed Bk/Pg and Date	Acreage
A	JL Thacker Co Inc	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-042-0		33.44
B	JL Thacker Co Inc	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-043-0		6.25
C	JL Thacker Co Inc	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-049-0		5.78
D	JL Thacker Co Inc	PO Box 152, Disputanta, VA 23842	804-731-1233	54A(01)0C-001-0		0.78
E	JL Thacker Co Inc	PO Box 152, Disputanta, VA 23842	804-731-1233	54A(01)0C-002-0		13.31
F	JL Thacker Co Inc	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-058-0		12.43
G	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	550(0A)00-008-0	07/4552; 09/07/2007	55
H	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	550(0A)00-009-0	07/4552; 09/07/2007	73.6
I	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-041-A	07/4552; 09/07/2007	19
J	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-041-B	07/4552; 09/07/2007	55.8
K	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-041-C	07/4552; 09/07/2007	1.16
L	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-050-0	07/4552; 09/07/2007	56.6
M	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-052-0	07/4552; 09/07/2007	15.39
N	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-053-0	07/4552; 09/07/2007	1
O	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-054-0	07/4552; 09/07/2007	1.08
P	Thomas and Dianna Wooldridge	7209 Beefsteak Rd, Waverly, VA 23890	804-731-1888	540(0A)00-038-0	18/2793; 09/13/2018	320.005
Q	Thomas and Dianna Wooldridge	7209 Beefsteak Rd, Waverly, VA 23890	804-731-1888	540(0A)00-039-0	18/2793; 09/13/2018	292

R	Thomas and Dianna Wooldridge	7209 Beefsteak Rd, Waverly, VA 23890	804-731-1888	540(0A)00-040-0	18/2793; 09/13/2018	5
S	Jeffrey and Beverly Stotesberry-Living Trust	15770 Alden Rd, Disputanta, VA 23842	804-896-5068	550(0A)00-013-0	16/967; 04/06/2016	115.192
T	Jeffrey and Beverly Stotesberry	15770 Alden Rd, Disputanta, VA 23842	804-896-5068	55(0A)00-013-A	16/968; 04/06/2016	7.285
						Total Acreage: 1.071



BILLING ADDRESS:
PO Box 2265
Mansfield, TX 76063

101 Second Street, Ste. 1250
San Francisco, CA 94105
T 415 626 1802
F 415 449 3466

PO Box 13092, Durham, NC 27709
Physical Address:
600 Park Offices Dr, Suite 285
Research Triangle Park, NC 27709

OWNER'S CONSENT FORM

Project: Warwick PVI

Submittal Date: 11/18/2019

OWNER'S AUTHORIZATION

I/We HEREBY GIVE MY CONSENT to Ecoplexus Inc. (by and through its affiliates, officers, directors, managers, employees and agents) to act on my/our behalf, to submit or have submitted any application and all required material and documents, and to attend and represent me/us at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I/We hereby give consent to the party designated above to agree to all terms and conditions that may arise as part of the approval of this application.

I/we hereby certify that I/we have full knowledge of the property's anticipated use as a solar power generation facility and that I/we have an ownership interest in the subject of this application. I/we understand that any false, inaccurate or incomplete information provided by me/us or my/our agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I/we acknowledge that additional information may be required to process this application. I/we further agree to all terms and conditions, which may be imposed as part of the approval of this application.

James L. Thacker, Jr
Signature of Owner

James L. Thacker, Jr Revocable Trust

James L. Thacker, Jr
Print Name

11/12/2019
Date

James L. Thacker, Jr
Signature of Owner

President of J.L. Thacker Co Inc.

James L. Thacker, Jr
Print Name

11/12/2019
Date

Signature of Owner

Print Name

Date

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department, and will not be returned.

E. Scott Piscitello
Signature of Ecoplexus Inc.

E. Scott Piscitello
Print Name

11/21/2019
Date

Ecoplexus Japan
2-28-4 Sendagaya
Inui Building 4th Floor
Shibuya-Ku, Tokyo, Japan

Ecoplexus Mexico
Paseo de la Reforma 350, 10th Floor
Colonia Juarez, CP 6600
Mexico City, Mexico

Ecoplexus Vietnam
16/F Saigon Tower
29 Le Duan Street, District 1
Ho Chi Minh City

OWNER'S CONSENT FORM

Project: Warwick PVI

Submittal Date: 11/21/2019

OWNER'S AUTHORIZATION

I/We HEREBY GIVE MY CONSENT to Ecoplexus Inc. (by and through its affiliates, officers, directors, managers, employees and agents) to act on my/our behalf, to submit or have submitted any application and all required material and documents, and to attend and represent me/us at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I/We hereby give consent to the party designated above to agree to all terms and conditions that may arise as part of the approval of this application.

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Rene A. Worlidge
Signature of Owner

Dianna R Wooldridge
Print Name

11.07.2019
Date

Signature of Owner _____

Print Name

Date _____

Signature of Owner _____

Print Name _____

Date _____

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E. Spicella
Signature of Ecoplexus Inc.

Print Name

11/21/2019
Date



Ecoplexus Japan
2-28-4 Sendagaya
Inui Building 4th Floor
Shibuya-Ku, Tokyo, Japan

Ecoplexus Mexico
Paseo de la Reforma 350, 10th Floor
Colonia Juarez, CP 6600
Mexico City, Mexico

Ecoplexus Vietnam
16/F Saigon Tower
29 Le Duan Street, District 1
Ho Chi Minh City

B

OWNER'S CONSENT FORM

Project:

Warwick

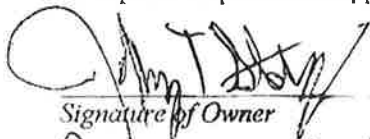
Submittal Date:

11/24/19

OWNER'S AUTHORIZATION

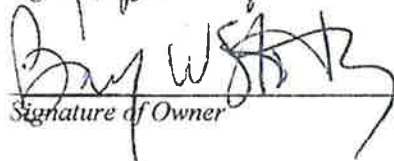
I/We HEREBY GIVE MY CONSENT to Ecoplexus Inc. (by and through its affiliates, officers, directors, managers, employees and agents) to act on my/our behalf, to submit or have submitted any application and all required material and documents, and to attend and represent me/us at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I/We hereby give consent to the party designated above to agree to all terms and conditions that may arise as part of the approval of this application.

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Signature of Owner

Jeffery T Statesberry
Print Name

11/24/19
Date


Signature of Owner

Beverly W Statesberry
Print Name

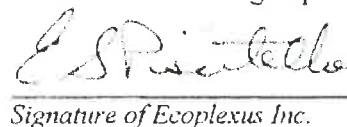
11-24-2019
Date

Signature of Owner

Print Name

Date

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department, and will not be returned.


Signature of Ecoplexus Inc.

E. Scott Piscitello
Print Name

11/26/2019
Date



Warwick PV1 Special Exception Application
Submitted by Warwick PV1, LLC
% Ecoplexus Inc. and Forrest Coldren, Permitting Specialist
600 Park Offices Drive, Suite 285
Research Triangle Park, NC 27709



Re: Narrative

Warwick Solar Introduction

Warwick PV1 Solar Facility is a proposed 60 MW of AC project with PJM Interconnection LLC. This project proposed is located in eastern Prince George County, near the town of Disputanta. The site is situated south of HWY 460 with Arwood Road to the west and Alden Road to the east. The area encompassed by this project is located in the R-A zoning district and not classified as a Future Development Site. The majority of this area is listed as Agricultural with a small portion to the northwest classified as Neighborhood Commercial per the Comprehensive Plan Land-use classification. There are a combined 20 land parcels with 4 separate local landowners totalling approximately 1,071 acres under site control. The solar facility is proposed to only utilize ± 392 acres per the provided site plan. The site will be comprised of approximately $\pm 95,832$ individual panels placed in rows and set on a single axis-tracking system. Other than solar panels, the only other equipment proposed on site are 15 inverters located throughout the project area, a 200 foot by 200 foot substation which will act as point of interconnection, utility poles, fencing, and proposed vegetative buffers as described below. Electrical wiring, wherever possible, will be buried. The solar panels will be placed in aluminum frames and then attached to steel posts and driven into the ground. The only concrete proposed will be under inverters and similar equipment associated with the substation. The project applicant, Ecoplexus Inc. was founded in 2007 and its mission is to develop, own and operate utility-scale solar photovoltaic projects in the 10-300 MW range. Ecoplexus develops and operates solar energy facilities in the US, Mexico, Thailand, and Japan. In the US, Ecoplexus has been focused predominantly in the Southeast and West with development growing into the Mid-Atlantic, Central, and Northeast. Ecoplexus has US offices in Durham, NC and San Francisco, CA.

Traffic Impacts

Potential traffic impacts will be most noticeable during the construction period of the project. Once operational, traffic impacts will be negligible with trip generation from the site less than that of one single family home. The anticipated length of construction for this project is 9-11 months. This time frame includes civil site preparation; including clearing and minimal grading, mechanical installation of panels, set-up of inverters, connecting and placing of electrical wiring, and commissioning activities with the utility. During construction, a day with high volume transfer truck traffic will hit a maximum of 7 trucks per day. Peak number of on-site workers in a single day is roughly 100. The height of traffic will be during the mechanical phase which is up-to one-third of the total construction timeline. The remainder of the construction activities will see around 20 workers in a day and the number of trucks between 0 and 2 per day. To mitigate for the influx of traffic along Arwood Road due to the number of residences and challenging road

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Submitted by Warwick PV1, LLC
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600 Park Offices Drive, Suite 285
Research Triangle Park, NC 27709



conditions there will not be a construction access on the east side of Arwood road to get to the majority of the site. All of the construction traffic for this portion of the site will enter from Alden Road where two site entrances are proposed. The one portion of land being utilized along Arwood Road will contain ± 25 acres of panels, creating very minimal construction traffic along Arwood Road for this purpose.

Visual, Noise, and Light Impacts

Visual impacts of the project will be limited due to use of significant setbacks from adjacent right-of-ways, limited road frontage, use of natural topographic buffers in site design, and application of existing and new vegetative buffers. Setbacks of 100 feet from external property lines are proposed throughout the entire site to limit and disturbance or impact to neighbors or roadways. In the areas that have substantial mature vegetation existing within this setback, specifically in the in certain areas to the north and south of Arwood Road, a minimum of 100 feet of this mature healthy vegetation will be maintained. For images of existing vegetation conditions in these areas, please reference Figure 1. In areas behind residences and along roadways on Alden Road, a dense evergreen vegetative buffer will be planted within the setback, when existing vegetation is not sufficient. This vegetative buffer, as shown in the first section of Figure 2., is 30 feet deep and has a mixture of 13 low growing shrubs, 14 high growing shrubs, and 2 trees per 100 linear feet. Figure 3. shows a rendering of this vegetative buffer at planting and after 5 years of growth. Based on neighbor feedback, where there is currently limited or no existing vegetation between the residences along Arwood Road and the proposed solar facility, an enhanced vegetative buffer and a berm will be installed. In the second section of Figure 2., the enhanced berm planting is shown and includes 24 shrubs and 10 overstory trees planted on a 3 foot tall berm. This berm will create an immediate screening of 7-9 feet high to limit all visibility during construction and into site operation. A rendering of this buffer and berm is attached as Figure 4. No permanent lighting is proposed for this site.

The solar panels do not make any sounds however inverters units do make a slight humming sound and for this reason are not placed on the perimeter of the site. The sound that can be heard at just 100m away from a standard inverters used by Ecoplexus, SMA 2750 kW to use as an example, is the equivalent of a quiet library in decibels.

The operational facility will blend into the surrounding area with minimal visual, noise, light, odor, or traffic impacts on adjacent properties and right-of-ways.

Health and Safety

Solar panels have been used in the field for over 40 years and have been tested extensively and deemed harmless to both the natural environment and for human safety. The components of the panel racking include galvanized steel posts, aluminum framing, and electrical wiring, and

Warwick PV1 Special Exception Application
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the panels are composed of glass, plexiglass, and silicon wafer cells. The panels have also been deemed safe by the EPA for disposal in landfills though Ecoplexus recycles panels when broken with either the manufacturer or one of the growing number of independent solar panel recycling facilities.

For security purposes, a 7ft tall fence is installed around the perimeter of all solar panels, inverters and batteries. Ecoplexus proposes a 7ft tall security fence without barbed wire to mitigate any harm to wildlife that may try to jump the fence and to lessen the institutional feeling often associated with barbed wire.

Water and Sewer Impacts

The proposed solar power electrical generation facility will not require water or sewer service during construction or during regular operation. A relatively small amount of water will be used during construction.

Water is typically needed for dust control during construction but given the wet climate and soils at the site, dust should not be a construction issue. Water will be needed on site for compaction purposes but will be very limited and can be brought on site via truck.

Environmental

Publicly available environmental data has been reviewed for the site including; USFWS National Wetland Inventory, FEMA Floodplain Data, VA State Historic Preservation Office, USFWS IPac for threatened and endangered species, USDA Soil Survey, and USGS Elevation data. to identify potential wetlands, streams, floodplains, soil and geotechnical, and topography constraints. Environmental features onsite are being avoided with only minor impacts for road and/or PV crossings. A detailed delineation and inventory of environmental features onsite has also been performed and incorporated into the site plan. Ecoplexus will submit this project to VA DEQ for the Permit by Rule process in the months following receipt of the Special Exception Permit from Prince George County. Ecoplexus will secure permits from the state and USACE for impacts, if required, prior to or as part of the Virginia Permit by Rule process.

In order to mitigate any potential threat to regional threatened or endangered species and wetland resources, a volunteered 50 foot setback from all streams, determined wetlands and swamps, to include Warwick Swamp located along the southern boundary of this site. Considering that the size of this project has the potential to impact wildlife movement there are planned fence breaks in 6 separate locations to accommodate the free movement of wildlife through the site.

Warwick PV1 Special Exception Application
Submitted by Warwick PV1, LLC
% Ecoplexus Inc. and Forrest Coldren, Permitting Specialist
600 Park Offices Drive, Suite 285
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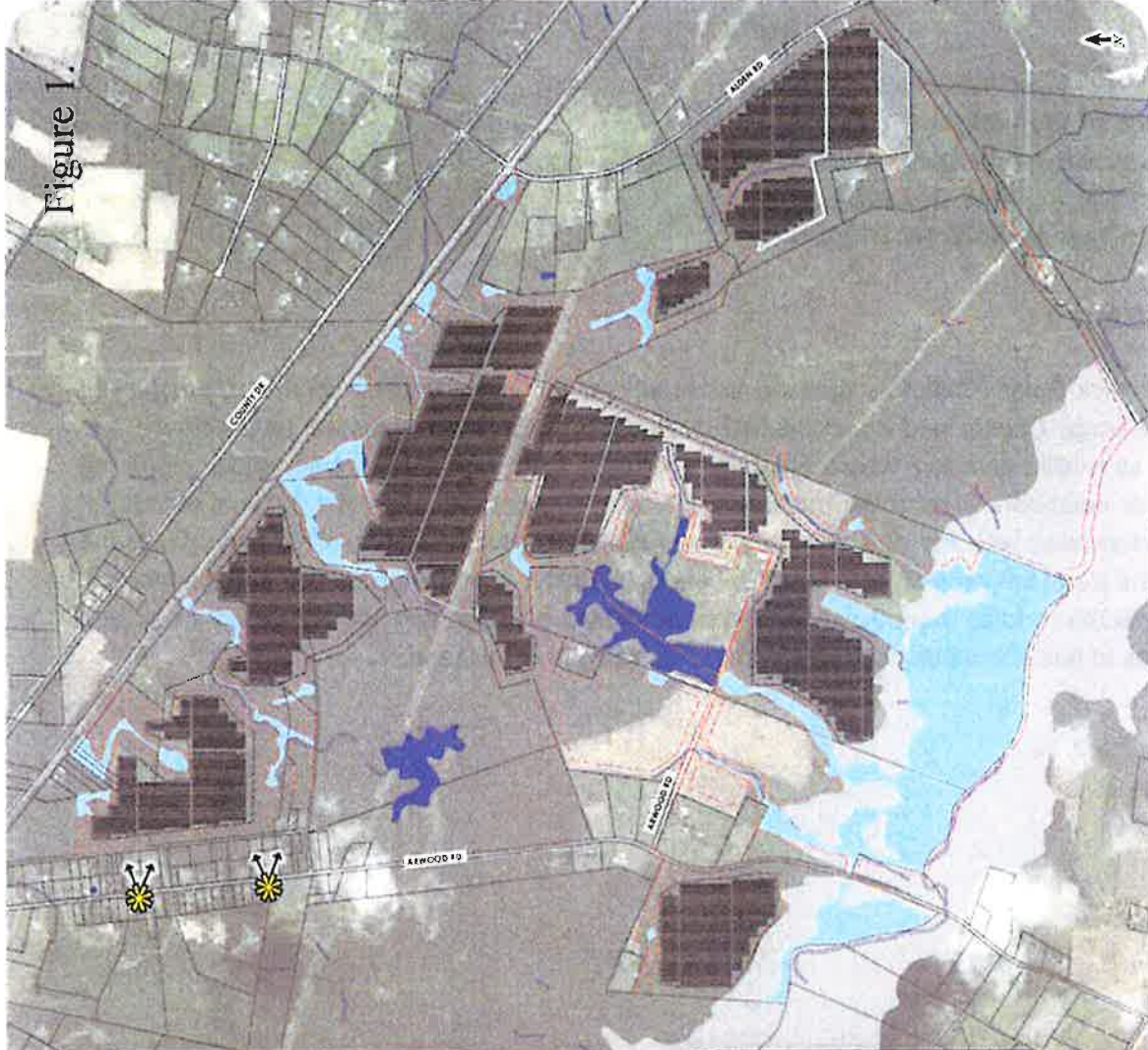


Rural Nature

The Warwick Solar Project as outlined above will have minimal impacts on the rural nature of Prince George County and the immediate area. Environmental features will be preserved and utilized as wildlife corridors where possible. The quiet solar arrays will not be visible to passing drivers or neighbors around the majority of the site. After construction, the minimal amount of traffic associated with the operation of the site will be consistent with existing patterns. At the end of the life of this project (estimated 35 years) all equipment will be removed and the land will be able to return to its current use. A decommissioning plan with site specific decommissioning estimates to this effect has been included in this application package.



Figure 1.



WARWICK SOLAR - EXISTING VEGETATION EAST OF ARWOOD RD.

Prince George County, Virginia

Kimley»Horn

NOVEMBER 2019

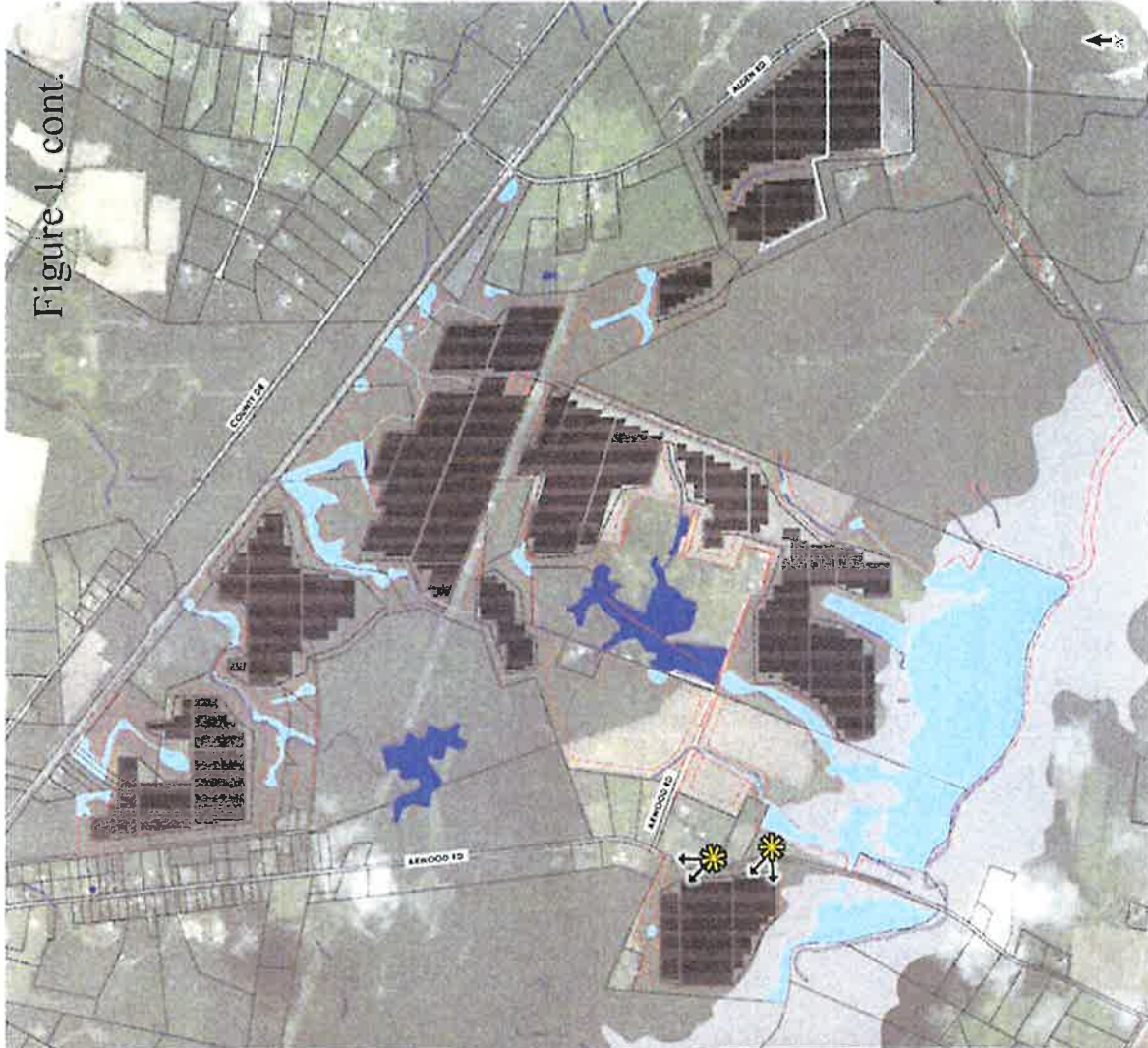
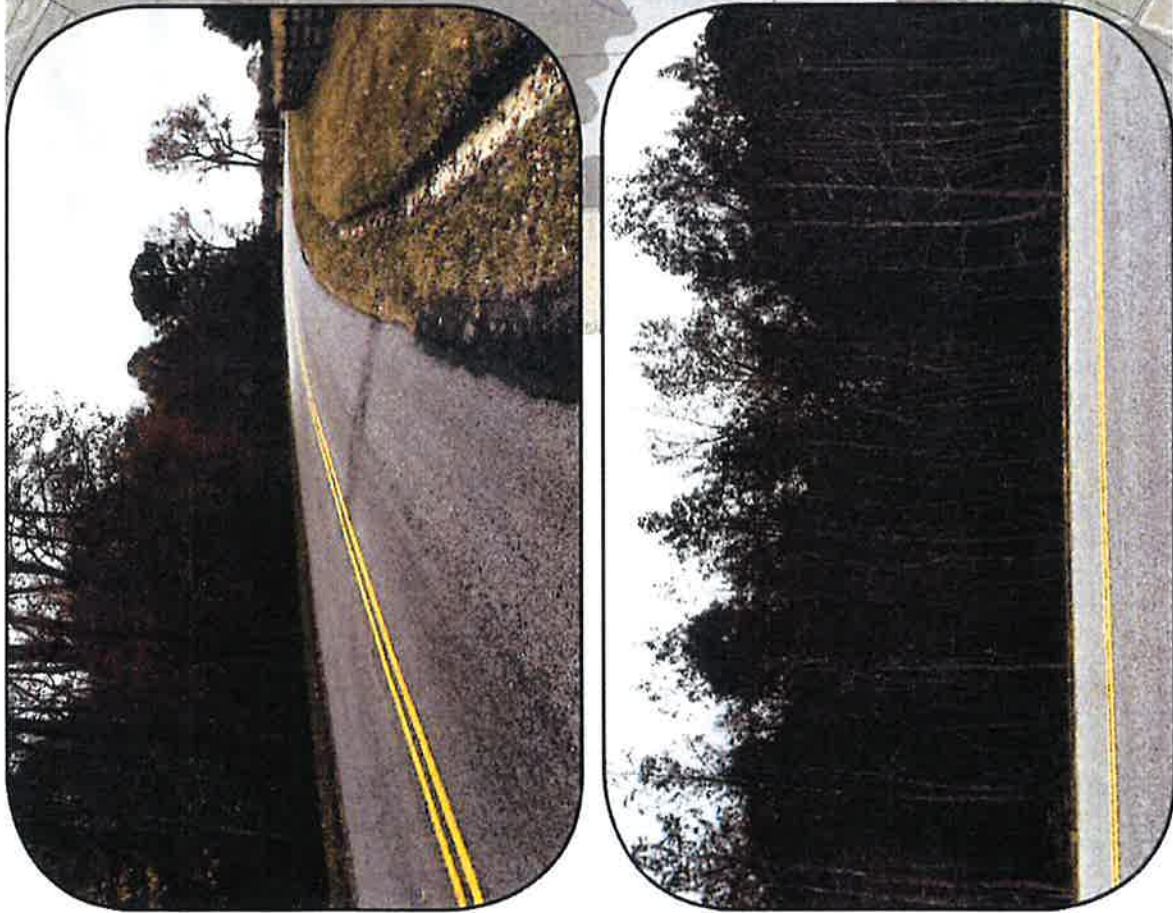


Figure 1. cont.

WARWICK SOLAR - EXISTING VEGETATION WEST OF ARWOOD RD.

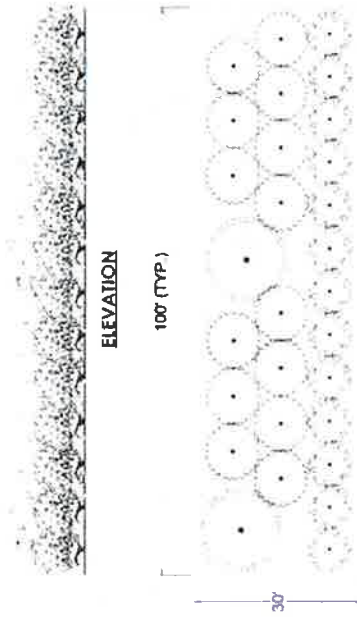
PRINCE GEORGE COUNTY, VIRGINIA

NOVEMBER 2019

Kimley»Horn

ALDEN ROAD BUFFER

Figure 2.



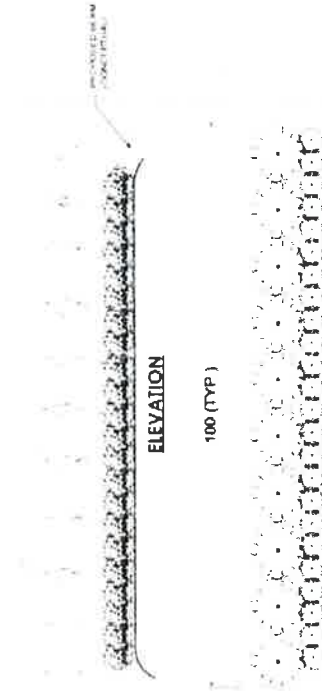
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT
1	M11	2	MAGNOLIA GRANDIFLORA LITTLE OLM	DWARF SOUTHERN MAGNOLIA	25 GAL	10'-12' HT
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT
1	MY12	14	MYRTLE CERIFERA	WAX MYRTLE	5 GAL	30' MIN
1	PR13	13	PRUNUS LAUROCEANUS SCOPOLANUS	DOGWOOD	5 GAL	30' MIN

BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION THE FOLLOWING SPECIES MAY BE USED IN PLACE OF THE LANDSCAPE MATERIALS SELECTED UNDER PLANT SCHEDULE FINAL LANDSCAPE SELECTION WILL BE COMPLIANT AND WILL BE DETERMINED AT THE TIME OF SITE PLAN AND CONSTRUCTION DRAWING SUBMITTAL

- DWARF MAGNOLIA ALTERNATIVES AMERICAN HOLLY EASTERN RED CEDAR
- WAX MYRTLE ALTERNATIVES NELLIE R. STEVENS HOLLY RHODODENDRON MAXIMUM
- SCHIPKA LAUREL ALTERNATIVES LOROPETALUM DWARF BURFORD HOLLY
- NELLIE R. STEVENS ALTERNATIVE WAX MYRTLE ARBORVITAE EMERALD GREEN
- INKBERRY HOLLY CAMELLIA BURFORD HOLLY

BERM PLANTING



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.
1	MY12	10	NELLIE R. STEVENS	NELLIE R. STEVENS HOLLY	25 GAL
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.
1	MY12	24	MYRTLE CERIFERA	WAX MYRTLE	5 GAL

WARWICK SOLAR- PLANTED BUFFER EXHIBIT

PRINCE GEORGE COUNTY, VIRGINIA



NOVEMBER 2019

Kimley»Horn

Figure 3.



Figure 4.





Decommissioning Plan

For

Warwick PV1 Solar Farm

November 13, 2019

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1. Introduction

1.1. Project Description and Special Use Permit Requirements

The Warwick PV1 Solar Energy Facility is a 60 megawatt (AC) solar photovoltaic facility sited in Prince George County using approximately 392± acres of land situated between Hwy 460 to the north, Arwood Rd to the east, Alden Rd to the west, and Warwick Swamp to the south. The Prince George County tax parcels include a portion of the following 20 parcels owned by James Thacker Revocable Trust, Thomas and Diana Wooldridge and Jefferey and Beverly Stotesberry-Living Trust located on Exhibit A which is attached.

Construction of the Project is estimated to begin in Winter of 2020, and is anticipated to require approximately 9-12 months to complete, with Project commissioning anticipated by the end of 2021. It is expected that the Project will be operational for at least the duration of 35 years, after which it may be decommissioned if no arrangement for further use is determined.

1.2. Special Exception-Conditional Use Permit Requirements

In the R-A Zoning District a Special Exception Permit is required for the development of a Solar Energy Facility. Special Exception are permits authorized by the Board of Supervisors for a use designated as a "special exception" in a designated district after evaluation of the potential impact of such uses.

1.3. Purpose of Report

This report explains how the project developer proposes to restore the project site to a clean and safe condition at the end of the project life. This includes retiring the elements of the renewable energy generation facility, renewing the land, and managing excess materials.

1.4. Financial Assurance for Decommissioning

Given that the facility is entirely comprised of high value materials-- solar modules, steel, and copper-- it is understood that the resale, salvage, or recycling value of the components will exceed the cost of decommissioning. The solar modules themselves can be reused or recycled at the end of the life of the Project. The remaining components, primarily steel, aluminum and copper wiring are non-renewable resources that can be almost infinitely recycled with minimal degradation.

The estimated decommissioning and site restoration costs for the Warwick PV1 Solar Farm are attached as Exhibit B. These estimates were determined by Ballantine Associates P.A., a third-party civil engineering design firm with a specialization in solar farm design in November of 2019. There is a net gain of approximately \$687,586.31 between the estimated decommissioning and site restoration cost and the salvage value of the materials for the Warwick PV1 Solar Farm, as proposed.

2. Decommissioning After Ceasing Operation

The contractor of the project will ensure that the entire project area is restored back to its pre-construction condition (including successional vegetation land use or as may be applicable at that time) and that the decommissioning is conducted in accordance with applicable local, state, and federal requirements.

During decommissioning, mitigation measures similar to those used for a construction site (e.g. sediment and erosion controls) will be implemented and maintained by the Contractor and inspected by the Contractor's Environmental Site Inspector. The Contractor will be responsible for preparing and submitting environmental monitoring reports to the Contractor's Project Manager to ensure conformance with applicable regulatory requirements.

No adverse impacts to the environment are expected as a result of decommissioning the Solar Farm.

2.1. Equipment and Dismantling and Removal

All decommissioning and removal of electrical devices, equipment, and wiring/cabling will be conducted in accordance with local, state, and federal standards and guidelines. All electrical decommissioning will include obtaining the required permits and following of appropriate lockout/tag out procedures before de-energizing, isolating, and disconnecting electrical devices, equipment, and wiring/cabling.

2.1.1. PV Modules

PV Modules will be disconnected, removed from racking, packaged, and transported to a designated location for resale, recycling, or disposal. Any disposal or recycling will be done in accordance with local by-laws and requirements. The junction boxes will be de-energized, disconnected and removed. The racking system will be unbolted and disassembled and vertical steel posts supporting the racks will be completely removed by mechanical equipment and transported off-site for salvage or reuse. Any demolition

debris that is not salvageable will be transported by truck to an approved disposal facility.

2.1.2. Electrical Equipment, Buildings, and Foundations

Decommissioning will require dismantling and removal of the electrical equipment, including inverters, transformers, underground cables, and overhead lines, the prefabricated inverter enclosures, and any electrical switchgear, unless otherwise agreed upon with landowner. The equipment will be disconnected and transported off-site. The larger concrete slab foundations and support pads will be broken up by mechanical equipment and removed from the site. Smaller support pads will be removed from the site intact. Prior to removal of the transformers, the oil will be pumped into a separate industry-approved disposal container and sealed to prevent any spill during storage and/or transportation. Equipment and materials may be salvaged for resale or scrap value depending on the market conditions.

2.1.3. Roads, Parking Area and Maintenance Building

Unless retained for other purposes, all access roads, any parking area, and the maintenance enclosure will be removed to allow for the complete restoration of these areas. If applicable, any granular base (i.e. gravel) covering these areas would be removed and the aggregates hauled to a recycling facility or approved disposal facility. The underlying subsoil, if exhibiting significant compaction beyond what originally existed, will be restored reasonably to original soil structure and aerated. Clean topsoil may also be imported and replaced over the area to match existing grade if appropriate. Additionally, the area will be seeded with native plant species for erosion control, depending on the time of year and subsequent planned use of the land.

2.1.4. Other Components

Unless retained for other purposes, removal of all other facility components from the site will be completed, including but not limited to surface drains, culverts, and fencing. Any materials deemed reusable shall be recovered and reused. All other remaining components will be considered as waste and managed according to local, state, and federal requirements. For safety and security reasons, fencing will be the final component dismantled and removed from the site.

2.2. Site Restoration

The project will not include any permanent changes to the original land use of the land. Therefore, it will be possible to restore the site to its pre-construction condition by ensuring:

- 2.2.1. Site cleanup, followed by general surface grading, if necessary, restoration of surface drainage swales, ditches and tile drains (if present).
- 2.2.2. Any excavation and/or trenching caused by the removal of building or equipment foundations, rack supports and underground electrical cables will be backfilled with the appropriate material and leveled to match the pre-existing ground surface.
- 2.2.3. Prepared soil with all the nutrients required for crops to grow will be spread as necessary.
- 2.2.4. Native vegetation will be planted as appropriate to provide a rapid return of nutrients and soil structure, and protect against erosion.

Decommissioning Notification

Prior to initiating any decommissioning activities, the Contractor will notify the local authorities, including the Prince George County Zoning staff and the local fire department, the public, and other relevant parties of the Contractor's intent to decommission the Project. All applicable local, state, and/or federal permits will be required prior to all decommissioning activities.

3. Decommissioning Agreement

Decommissioning Plan for: Warwick PV1
Prepared and Submitted by: Ecoplexus Inc

Date: 11/26/2019

Decommissioning will occur as a result of any of the following conditions:

1. The land lease ends
2. The system does not produce power for 12 months
3. The system is damaged and will not be repaired or replaced

The operator of the facility will meet the tasks listed in this exhibit as a minimum to decommission the project.

All said removal and decommissioning shall occur within 12 months of the facility ceasing to produce power for sale.

The operator of the solar energy facility is responsible for this decommissioning. Nothing in this plan relieves any obligation that the real estate property owner or Prince George County may have to remove the facility as outlined in the Special Exception Permit in the event the operator of the facility does not fulfil this obligation.

The operator of the solar facility will provide Prince George County Zoning and the Register of Deeds with an updated signed decommissioning plan within 30 days of the change of the solar facility owner or operator.

Solar Energy Facility Operator Signature: _____

Date: _____

Prince George County Representative Signature: _____

Date: _____

Exhibit A: Landowner and Parcel Information

Parcel Assign.	Owner Name	Owner Address	Owner Phone	Tax Parcel	Deed Bk/Pg and Date	Acreage
A	JL Thacker Co Inc	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-042-0		33.44
B	JL Thacker Co Inc	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-043-0		6.25
C	JL Thacker Co Inc	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-049-0		5.78
D	JL Thacker Co Inc	PO Box 152, Disputanta, VA 23842	804-731-1233	54A(01)0C-001-0		0.78
E	JL Thacker Co Inc	PO Box 152, Disputanta, VA 23842	804-731-1233	54A(01)0C-002-0		13.31
F	JL Thacker Co Inc	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-058-0		12.43
G	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	550(0A)00-008-0	07/4552; 09/07/2007	55
H	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	550(0A)00-009-0	07/4552; 09/07/2007	73.6
I	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-041-A	07/4552; 09/07/2007	19
J	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-041-B	07/4552; 09/07/2007	55.8
K	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-041-C	07/4552; 09/07/2007	1.16
L	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-050-0	07/4552; 09/07/2007	56.6
M	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-052-0	07/4552; 09/07/2007	15.39
N	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-053-0	07/4552; 09/07/2007	1
O	James Thacker Revocable Trust	PO Box 152, Disputanta, VA 23842	804-731-1233	540(0A)00-054-0	07/4552; 09/07/2007	1.08
P	Thomas and Dianna Wooldridge	7209 Beefsteak Rd, Waverly, VA 23890	804-731-1888	540(0A)00-038-0	18/2793; 09/13/2018	320.005
Q	Thomas and Dianna Wooldridge	7209 Beefsteak Rd, Waverly, VA 23890	804-731-1888	540(0A)00-039-0	18/2793; 09/13/2018	292
R	Thomas and Dianna Wooldridge	7209 Beefsteak Rd, Waverly, VA 23890	804-731-1888	540(0A)00-040-0	18/2793; 09/13/2018	5
S	Jeffrey and Beverly Stotesberry-Living Trust	15770 Alden Rd, Disputanta, VA 23842	804-896-5068	550(0A)00-013-0	16/967; 04/06/2016	115.192
T	Jeffrey and Beverly Stotesberry	15770 Alden Rd, Disputanta, VA 23842	804-896-5068	55(0A)00-013-A	16/968; 04/06/2016	7.285
						Total Acreage: 1,071

Exhibit B: Decommissioning Estimate

SOLAR FARM: WARWICK PV1
 SITE ADDRESS: Prince George County, VA
 PREPARED FOR: Ecoplexus
 PROJECT NUMBER: 114003 28
 DATE: 2-Dec-19

**Ballentine
 Associates, P.A.**

221 Providence Road
 Chapel Hill, NC 27514
 (919) 929-0481

OPINION OF PROBABLE COST FOR SOLAR FARM DECOMMISSIONING

Assumptions: System Size Conversion Factor: 12
 60.0 MW AC
 78.2 MW DC
 1.30 DC/AC Ratio
 -- Tracker Racking
 -- Poly Modules 400 W
 -- Dual Inverters
Summary:

ITEM	QUANTITY	UNIT	SALVAGE UNIT COST	TOTAL SALVAGE VALUE	REMOVAL UNIT COST	TOTAL COST TO REMOVE/RESTORE	NET GAIN/LOSS	COMMENTS
Wire (Copper)	476,019	LB	\$2.66	\$1,263,881.28	\$0.20	\$95,203.83	\$1,168,677.46	See Note 1
Wire (Aluminum)	13,055	LB	\$0.81	\$10,570.38	\$0.20	\$2,611.06	\$7,959.33	See Note 1
Racking System	9,073,200	LB	\$0.12	\$1,076,995.45	\$0.08	\$725,856.00	\$351,139.45	See Note 2
Solar Modules (Crystalline)	114,744	EA	\$4.00	\$458,976.00	\$2.00	\$229,488.00	\$229,488.00	See Note 3*
Inverters	30,923	LB of Metal	\$0.90	\$27,903.44	\$2,250.00	\$33,750.00	-\$5,846.56	See Note 4
Transformers	60,000	kVA	\$5.00	\$300,000.00	\$5,000.00	\$75,000.00	\$225,000.00	See Note 5
Concrete Pad	15	EA	\$0.00	\$0.00	\$1,500.00	\$22,500.00	-\$22,500.00	See Note 6
6' Chain Link Fencing	256,904	LB	\$0.04	\$10,276.14	\$3.50	\$209,107.50	-\$198,831.36	See Note 7
Substation	1	EA	\$17,000.00	\$17,000.00	\$85,000.00	\$85,000.00	-\$68,000.00	See Note 8
Battery Storage System	0	EA	\$2,000.00	\$0.00	\$15,000.00	\$0.00	\$0.00	See Note 9
Land Restoration	400	AC	\$0.00	\$0.00	\$500.00	\$200,000.00	-\$199,500.00	See Note 10
Access Control	400	AC	\$0.00	\$0.00	\$2,000.00	\$800,000.00	-\$800,000.00	See Note 11
TOTAL				\$3,165,602.69		\$2,478,516.38	\$687,586.31	

Notes:

1. Wire Excavate to cable depth at one end of trench. Use tractor or other equipment to remove all wiring and conduits in common trench.

	Length	LBS/1000 FT	Total LBS
MV - 1/0 AWG (Copper)	31,920	363.013	11,587
MV - 1/3 (AL)	31,920	409	13,055
AC output (Copper)	80,280	99.181	7,967
DC output (Copper)	6,900,000	66.155	456,470
Total Copper			476,019
Total Aluminium			13,055
Cost to Remove:	\$0.20 per pound		

2. Racking System

Racking frame: Cut legs and cross beams to appropriate size and transport to staging area. Racking Posts: Remove via post-puller and transport to staging area. Haul all removed pieces of racking system to recycle center via flatbed.

Racks:	2760
Posts (10' W6x9) per rack:	13
Total Posts:	35,880
Total post weight (LBS):	3,229,200
Total Racking Weight (LBS):	5,844,000
Total Structure Weight:	9,073,200
Cost to Remove Racking System:	\$0.10 per pound



3. Solar Modules Hand remove modules and place on pallets. Transport pallets to Module recycle center. Assumed salvage value for crystalline modules.

Cost to Remove Modules: \$2.00 Per module
Salvage Value : \$0.01 Per Watt

4. Inverters Removal by crane onto flatbed with no dissassembly. Haul to recycle center.

		<u>Total LBS</u>	<u>\$/LB</u>
Number of Inverters:	15	61,845	
Weight Per Inverter (LBS):	4123		
% Steel:	20%	12,369	\$0.12
% Aluminum:	20%	12,369	\$0.81
% Copper:	10%	6,185	\$2.66
Total:		30,923	\$0.90
Cost to Remove Inverters	\$2,250 Each		

5. Transformers Removal by crane onto flatbed with no dissassembly. Haul to recycle center. Oil removal performed by recycle center.

Total Transformers: 15
Transformer: 4,000 kVA
Total kVA: 60,000
Value: \$5/kVA
Cost to Remove Transformer: \$5,000

6. Concrete Pad Assumed (1) 100 SF precast pad per transformer and battery system. Remove precast concrete pad via excavator onto flatbed. Haul to recycle center. Assumed \$45 fee per load at recycle center.

Cost to remove pad: \$1,500

7. Chain Link Fencing Assumed 1 post per 10 LF. Assumed post weight of 3 lbs. Machine roll fence fabric, remove posts via post-puller. Transport removed fencing materials to recycle center.

Fencing:		Post weight =	17923.5 lbs
Total LF on Project:	59,745	Fence Weight =	238980 lbs
Total Weight:	256,904 lbs		
Cost to remove fencing:	\$3.50 LF		

8. Substation & Substation Equipment Remove equipment via crane onto flatbed. Haul to recycle center. Remove substation fencing via fence-roller and remove posts via post-puller. Haul to recycle center. Assumed salvage value.

Cost to Remove: \$85,000
Salvage Value: 20% of Cost to Remove

9. Battery Storage System Assumed 40' containerized system. Load battery system onto flat-bed via crane. Haul to recycle center. Assumed salvage value.

Cost to Remove: \$15,000 EA
Salvage Value: \$2,000 EA

10. Land Restoration Includes: removal of gravel access drives via skid-steer and haul off site; Re-seeding of disturbed areas via atv drill-seeder at 5lbs per acre, stablized with straw.

Cost to restore: \$500 Acre

11. Erosion Control Install perimeter erosion control measures (assumes sediment basins will not be required) before decommissioning begins and remove erosion control measures following decommissioning. Includes erosion control permitting.

Cost : \$2,000 Acre

Scrap Metal Unit Pricing

[Trading summary](#)

[Current year summary](#)

[Price graph](#)

[Average prices](#)

[Useful links](#)

Data valid for 29 November 2019

LME OFFICIAL PRICES, US\$ PER TONNE

CONTRACT	ALUMINIUM ALLOY	ALUMINIUM	COPPER
Cash Buyer	1315.00	1795.00	5853.00

LME ALUMINIUM

[Trading summary](#)

[Current year summary](#)

[Price graph](#)

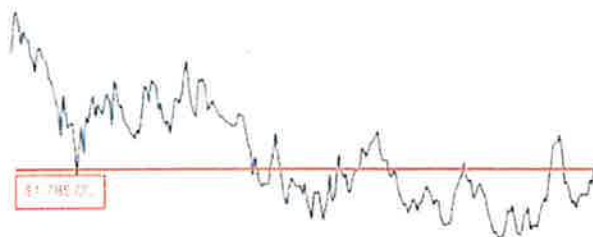
[Average prices](#)

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LME ALUMINIUM HISTORICAL PRICE GRAPH



SHOW HISTORICAL DATA FOR

Date From

Date To

29 Nov 2019 00:00

29 Nov 2019 00:00

LME COPPER

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[Price graph](#)

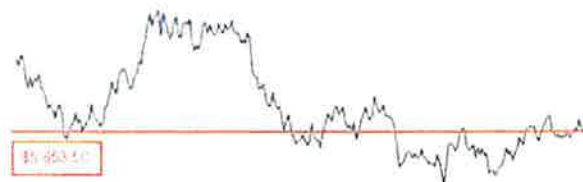
[Average prices](#)

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LME STEEL SCRAP

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[Contract specs](#)

[Monthly overview](#)

Scrap 11400000000

LME CLOSING PRICES, US\$ PER TONNE

CONTRACT	PRICE
Scrap 11400000000	141.00

LME STEEL SCRAP

[Trading summary](#)

[Current year summary](#)

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[Monthly overview](#)

HISTORICAL PRICE GRAPH



Date From

Date To

29 Nov 2019 00:00

29 Nov 2019 00:00

Price Conversion

1 Tonne = 2204.62 LBS

\$/LB

Metal

Aluminium: 0.81

Copper: 2.66

Steel: 0.12

Warwick PV1 Solar Farm

Response to County Comments from Jan 9, 2020

- a. The location of all other proposed solar energy facility sites in the County that were considered and rejected by the application, and the specific technical, legal or other reasons for the rejection of those solar power station sites by the applicant based on their analysis.

The Warwick PV the landowner agreements and the interconnection position with PJM, were purchased from another solar developer. Ecoplexus is continuing to develop and intends to construct, own and operate this project for the long term. As such, we are not aware of the particular process by which this land was chosen for development. However, at Ecoplexus, on the majority of our project we do the initial land search and our land search process is quite standard. First our land research team looks for parcels or a cluster of parcels that meet a particular size criteria based on insight from the utility and then parcels located within a half of a mile from an existing utility transmission line. Next, environmental criteria like the concentration of streams, wetlands or floodplains are considered. Parcels with a prohibitive amount of these features are removed from consideration. Then surrounding commercial or residential development is taken into careful consideration. We focus on areas with limited residential or commercial development, even if on agricultural lands because solar may not be the highest and best use for that land. If a parcel or cluster of parcels meet the above criteria but do have some existing residential properties surrounding, which is common, we focus on the amount of existing screening to limit visual disturbance and proximity to existing highways to limit impact on roads and residences during construction.

The nature of the search conducted is classified as top-down. The search begins with the consideration of a large number of parcels in a region and then hones in on a few ideal properties or clusters of properties. Prior to the purchase of this project, we reviewed this project for conformance with our search criteria and was deemed as a site with great potential for the development of a Solar Energy Project.

- b. Photographic simulations that illustrate the relationship of the proposed facility in relation with the surrounding properties and uses. The photographic simulations shall be prepared showing the relationship of any new or modified service road or utility corridors to be constructed or modified to serve the proposed solar energy facility or other infrastructure.

Renderings attached as Exhibit A show existing view from 4 points along Arwood Road. The majority of land uses adjacent to Warwick PV1 are residential, agricultural or timberland. Special consideration to adjacent residential properties has been taking in enhanced vegetative screening as seen in Exhibit B. No new utility easement will be constructed, this project will only add a point of interconnection to the existing utility line. Regarding roadways, we are using and enhancing an existing logging road on Alden Road adjacent to the Railroad that runs parallel to HWY 460. This is where the majority of construction traffic is planned. This road will be

enhanced and a DOT Driveway Permit will be obtained prior to the start of construction. The second planned site entrance will be located along Alden Road where there is an existing driveway on parcel 550(0A)00-013-0. This driveway will be enhanced and a DOT driveway permit will be procured. This driveway will not be used heavily during construction to avoid passing residences. The third and final driveway will be located west, off of Arwood Road and will be used as both a construction and regular maintenance road. This driveway does not currently exist and will be constructed following all DOT standards and guidelines. This is the only driveway proposed off of Arwood Road because of the residences located along this road and the challenging curves in this road. This portion of the site, located west along Arwood Road is important to the project and we will work with DOT regarding the road crossing which, considering we have land control on either side of the road, is not anticipated as an obstacle.

- c. Written verification that all submittals to the State Corporate Commission has been submitted for solar energy use.

This project is designated as a Small Renewable Energy Project by VA State Legislation (Title 9, Agency 15 DEQ, Chapter 60 Small Renewable Energy Projects (Solar) Permit by Rule) and as such requires only permitting Permit by Rule by VA DEQ. Please see legislation online here: <https://law.lis.virginia.gov/admincode/title9/agency15/chapter60/>

- d. Written verification that the applicant is working with the Department of Environmental Quality towards obtaining Solar Permit by Rule approval

Please see Exhibit D. the Notice of Intent for the Solar Permit by Rule approval for Warwick PV1. Though this letter has been prepared we do not intend to submit this Notice to VA DEQ's representative Mary Major until the time when zoning for this project has been permitted. We are currently in the process of acquiring all environmental and cultural surveys and reports to compile this application for approval.

- e. Documentation justifying the need for the on-site substation. Documentation should also describe the components of the substation, physical dimensions including height, and endorsement from the grid operating utility.

Please reference Exhibit E the most recent System Impact Study from PJM. The next impact study is anticipated late April of 2020 with the Interconnection Agreement expected at the same time.

- f. Written concerns of the community and responses from the community meeting on August 21, 2019

Mr. Doran was concerned with property values and the visual impact behind him and his direct neighbors since they only had an open field behind them, unlike the other properties that had existing mature vegetation. To respond to this concern, we have provided an appraisal report showing the solar farm as developed would not negatively impact the adjacent property values.

For the concerns about the visual impact, we have updated the design and moved the areas of the site located behind those properties to at least 1,500 ft. from the rear property lines. In addition, we have added a berm and large landscape buffer and have visual renderings completed as well. In order to achieve this design update, we had to back up and search for additional property to put under lease option on the east side. By increasing the total amount of project area we had to work with we could be a good neighbor and remove racking where it was in the viewshed of neighbors while still keeping the project viable.

- g. Written comments from the relevant electric companies regarding the capacity of the transmission lines or other electrical infrastructure.

Please reference Exhibit E the most recent System Impact Study from PJM. The next impact study is anticipated late April of 2020 with the Interconnection Agreement expected at the same time.

- h. Redacted offtake agreement, power purchase agreement, or other communication or document that identifies a clear path to an off taker of the electricity generated from the project

Please reference Exhibit E the most recent System Impact Study from PJM. The next impact study is anticipated late April of 2020 with the Interconnection Agreement expected at the same time.

- i. Fiscal impacts to the County by evaluating the proposed land use in comparison with the current land use and the comprehensive plan future land use.

- The current use of the parcels being proposed for the development of a solar farm is agriculture and silviculture. Loblolly and Long-leaf pines are grown and corn and soybeans are cultivated on the land currently.
- The majority of the parcels encompassed by the proposed new development are in the Land Use tax program. In 2019, the revenue to Prince George County on all of the parcels equalled \$11,510. If this land is developed for a solar use, the developer will owe the past 5 years and current year's Land Use Program roll back taxes which equals roughly \$43,000 in the first year of development. The Real Property Taxes on these properties will then be taxed at full market value. Per discussion with the Prince George County Tax Assessor's office, though it has not been officially determined at this time solar land uses will likely change to a Commercial land use assessment rate which is to be determined. The real property taxes that will be paid to the County based on the current market rate and no longer including the Land Use program reduction will be \$18,670. A difference of \$7,160 annually in real property tax revenue (based on current market and taxable values for each parcel).

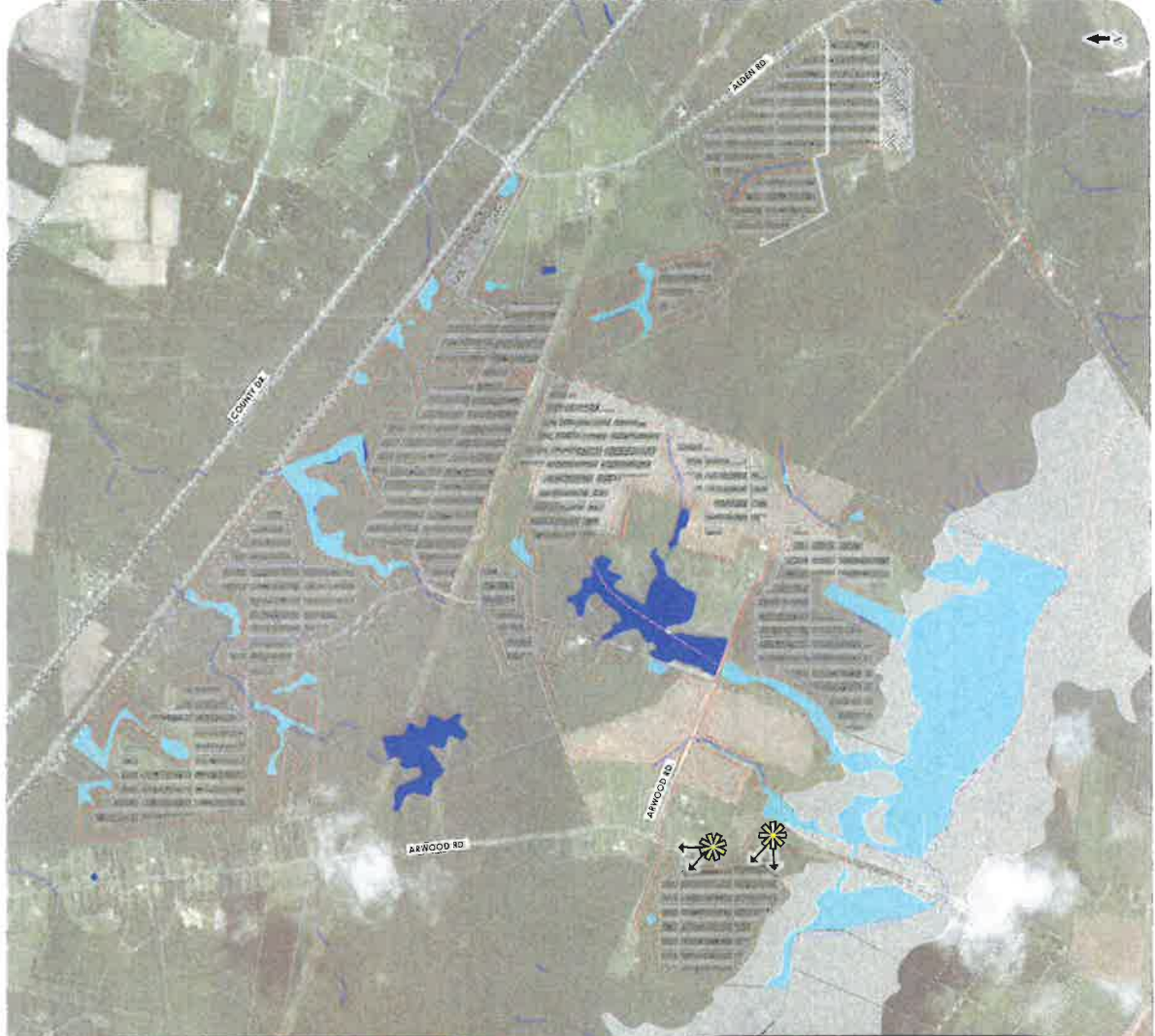
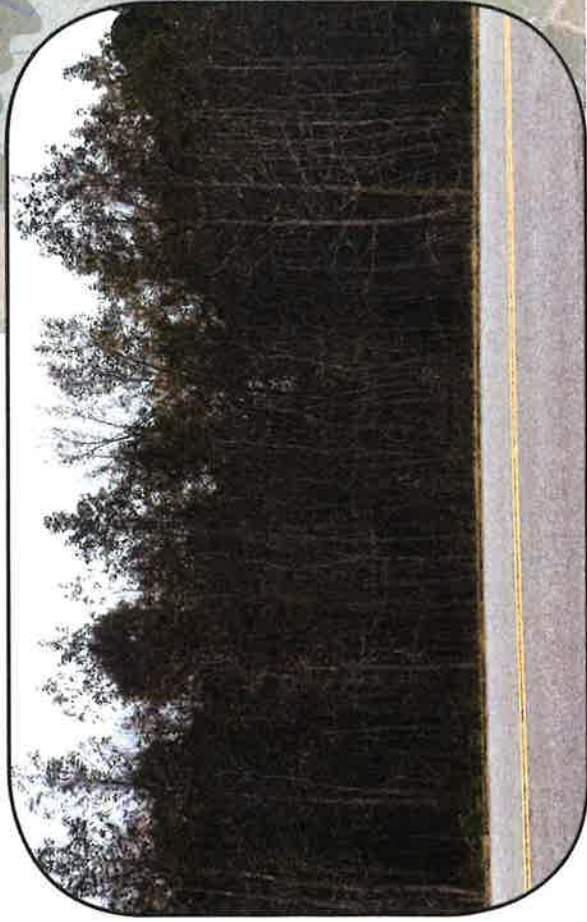
- Additionally, all of the equipment on the solar farm will be taxed as Machinery and Tools. Based on internal assessments on the value of all of the solar equipment, being taxed at the Prince George County's M&T tax rate, and including the Virginia's state level solar abatement of 80%, Prince George County will receive approximately \$179,405 in tax from the solar equipment, each year from years 1-5. There is a state supported depreciation schedule that begins at year 6. The total 30 year estimated direct tax revenue to Prince George County exclusively to Prince George County, including consideration of the State tax abatement and depreciation, is \$3,040,022.
- The market rate for a solar land lease runs on average between \$600 and \$1,000/acre annually and is assumed high enough that the property owners are willing to consider the solar lease. All of our landowners are local to the County and that extra income will stay local.
- Comprehensive Plan: Approximately 10% of the property proposed for the development of Warwick PV1 is currently in active timber production but is listed as Neighborhood Commercial in the Comprehensive Plan or Future Land Use category. Per the 2014 Comprehensive Plan, Neighborhood Commercial Future Land Use category designates an area for the potential development of small scale commercial uses-such as providing goods and services designed to meet the needs of the surrounding residential community. This area of Neighborhood Commercial is located adjacent to residences and is not yet primed for commercial development. At the end of the approximate 30 year solar lease there is likelihood that the area near Disputanta is ready for additional commercial development and this area will be fully cleared for the next highest and best use. The other 90% of the property is proposed to stay in Agricultural use. Though solar is not an agricultural use, the day-to-day activity associated with a solar farm has less traffic, less noise, less odor, and less land disturbance than crop agriculture and is similar in time and disturbance to timber (the limited construction timeline to be compared to the activity of logging). Once the solar farm is decommissioned this land will be clear and safe to place back into agricultural or timber practices.



WARWICK SOLAR - EXISTING VEGETATION EAST OF ARWOOD RD.

PRINCE GEORGE COUNTY, VIRGINIA

NOVEMBER 2019



WARWICK SOLAR - EXISTING VEGETATION WEST OF ARWOOD RD.

PRINCE GEORGE COUNTY, VIRGINIA

NOVEMBER 2019

ALDEN ROAD BUFFER

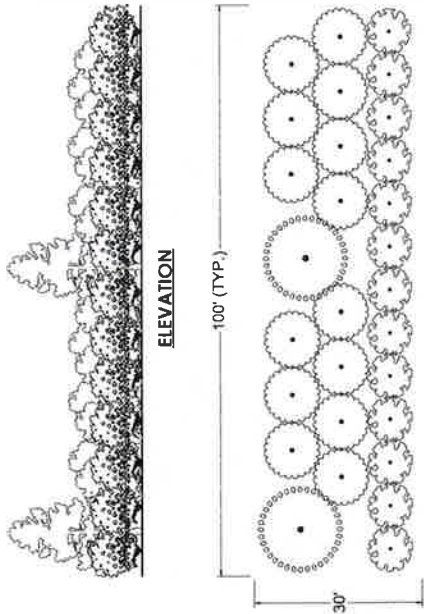


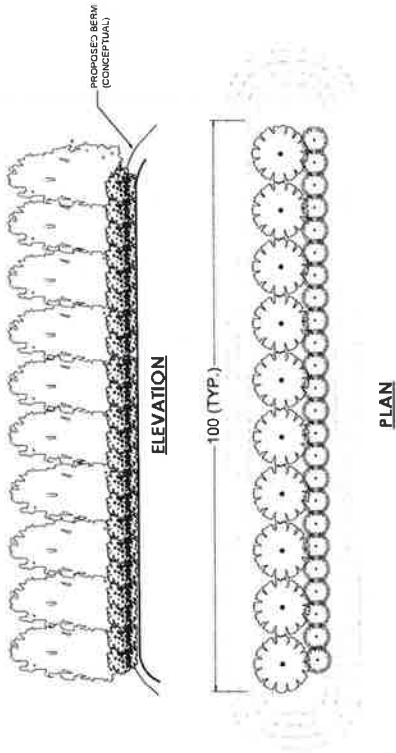
Figure 2.


PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT
	MI LI	2	MAGNOLIA GRANDIFLORA LITTLE GEM	DWARF SOUTHERN MAGNOLIA	B&B	2' MIN. 10'-12' HT.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT
	MY CE	14	MYRTLE CERIFERA	WAX MYRTLE	5 GAL	36" MIN.
	PR LA	13	PRUNUS LAUROCESTRUS SCHUMACHERI	SCHIPKA LAUREL	5 GAL	36" MIN.

BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION, THE FOLLOWING SPECIES MAY BE USED IN PLACE OF THE LANDSCAPE MATERIALS SELECTED UNDER PLANT SCHEDULE. FINAL LANDSCAPE SELECTION WILL BE COMPLIANT AND WILL BE DETERMINED AT THE TIME OF SITE PLAN AND CONSTRUCTION DRAWING SUBMITTAL.

DWARF MAGNOLIA ALTERNATIVES: AMERICAN HOLLY, EASTERN RED CEDAR
WAX MYRTLE ALTERNATIVES: NELLIE R. STEVEN'S HOLLY, RHODODENDRON MAXIMUM
SCHIPKA LAUREL ALTERNATIVES: LOROPETALUM, DWARF BURFORD HOLLY
NELLIE R. STEVENS ALTERNATIVE: WAX MYRTLE, ARBORVITAE 'EMERALD GREEN'
INKBERRY HOLLY: CAMELLIA, BURFORD HOLLY

BERM PLANTING



PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	
	ILS ST	10	ILEX 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	B&B	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	
	ILS ST	24	ILEX GLABRA 'SHAMROCK'	INKBERRY	5 GAL	