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PLANNING COMMISSION

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

PLANNING COMMISSION

REGULAR MEETING

THURSDAY, MAY 24, 2018

6:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Invocation
- IV. Pledge of Allegiance to the U.S. Flag
- V. Approval of Meeting Minutes – April 26, 2018
- VI. Citizen Comments Period
- VII. Old Business:

SPECIAL EXCEPTION SE-18-01 REQUEST OF FORT POWHATAN SOLAR LLC, PURSUANT TO § 90-53 (59) TO PERMIT A LARGE-SCALE SOLAR ENERGY FACILITY. THE COMPREHENSIVE PLAN CALLS FOR AGRICULTURAL USES. THE REQUEST IS LOCATED NEAR 17401 WARDS CREEK ROAD ON 2,602 +/- ACRES AND KNOWN AS TAX MAPS 280(0A)00-042-0, ~~180(0A)00-001-A~~, 170(0A)00-001-0, 170(0A)00-003-0, AND 170(0A)00-006-0 IN AN A-1, GENERAL AGRICULTURAL ZONING DISTRICT.

- VIII. New Business: None

IX. Communications

a. Actions of the Board of Zoning Appeals

b. Actions of the Board of Supervisors

c. General Comments to the Commission

X. Adjournment

The next regularly scheduled meeting will be **Thursday, June 28, 2018**



Planning Commission
County of Prince George, Virginia

Regular Meeting
April 26, 2018

I. CALL TO ORDER

Chairman Easter called to order the April 26, 2018 meeting of the Prince George County Planning Commission at 6:30 p.m. in the Board Room of the County Administration Building, 6602 Courts Drive, Prince George, Virginia.

II. ATTENDANCE

The following members responded to Roll Call:

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

Also present were: Douglas Miles, Planning Manager, Horace Wade, III, Planner, and Missy Greaves-Smith, Office Associate II.

III. INVOCATION

Mr. Brown provided the Planning Commission's Invocation.

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

Mr. Brockwell led in the Pledge of Allegiance to the United States Flag.

V. APPROVAL OF MINUTES

Chairman Easter asked for the approval of the minutes for the March 22, 2018 meeting. A motion was made by Mr. Bresko and seconded by Mrs. Elder and the minutes were adopted as written. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (5) Elder, Bresko, Brown, Easter, Simmons
Opposed: (0) Absent: (0) Abstain: (2) Brockwell, Joyner

VI. CITIZENS COMMENTS PERIOD

At 6:34 p.m. Chairman Easter opened the citizen comment 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, Chairman Easter closed the citizen comment period at 6:35 p.m.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

Public Hearing:

SPECIAL EXCEPTION SE-18-01 REQUEST OF FORT POWHATAN SOLAR LLC, PURSUANT TO § 90-53 (59) TO PERMIT A LARGE-SCALE SOLAR ENERGY FACILITY. THE COMPREHENSIVE PLAN CALLS FOR AGRICULTURAL USES. THE REQUEST IS LOCATED NEAR 17401 WARDS CREEK ROAD ON 2,602 +/- ACRES AND KNOWN AS TAX MAPS 280(0A)00-042-0, 180(0A)00-001-A, 170(0A)00-001-0, 170(0A)00-003-0, AND 170(0A)00-006-0 IN AN A-1, GENERAL AGRICULTURAL ZONING DISTRICT.

Mr. Wade presented to the Planning Commission Fort Powhatan Solar, LLC's request for a Special Exception to permit a large-scale solar energy facility in the A-1, General Agricultural District, as required for the use. The applicant proposes to build a 150 MW solar electric generating facility on approximately 2,600 acres near 17401 Wards Creek Road that is also bounded by the James River.

Mr. Wade indicated that the County's Comprehensive Plan identifies this area as appropriate for agricultural uses and that development occurring within this area of the County should be designed to incorporate significant open spaces and minimize environmental impacts on the County's land, air, and water resources. The properties surrounding the request are zoned A-1 and consist of single family dwellings and/or vacant parcels along Nobles Road, Wards Creek Road, and Fort Powhatan Road.

The staff is recommending a minimum fifty (50) foot buffer along the boundaries of the property because the property is adjacent to several single-family rural and agricultural properties. The subject property has a historically significant fort onsite, which has documented history from the Colonial period, Revolutionary War, and the Civil War. The fort is located on 10 acres within the proposed subject property.

Planning staff received information concerning the proposed dedication of the historic fort site from the contract purchaser last week. Staff's recommendation to the Planning Commission is to defer this case for 90 days to allow the staff time to

consider the dedication of the site, condition of the roads, and other staff recommendations.

Vice Chairman Simmons asked Mr. Wade who is the current property owner.

Mr. Wade stated that The Martin Group owned all of the properties being considered for the Special Exception including the historic fort property.

Mr. Joyner asked if they would be purchasing or leasing the land from the owner.

Mr. Wade indicated Fort Powhatan Solar LLC is the contract purchaser of the land

Linda Nwadlike and Bradley Fite from Sun Energy 1, the parent company of the purchaser, both made statements and entertained questions from the Commission.

Mr. Fite stated that his company has been in the process of purchasing these properties for approximately three years and a 90 day deferral would delay this project and could affect moving forward with the purchase of these properties.

Mr. Brown explained to Mr. Fite that the 90 deferral would be the maximum amount of time the staff is asking for. He asked Mr. Fite if a 30 Day deferral would be more appropriate than a 90 Day deferral taken by the Commission.

Mr. Fite indicated he would speak to the land owner in reference to the deferral. He also indicated that the donation of the land needed to be a separate issue and not part of the vote for the Special Exception.

Andrea Erard, Assistant County Attorney, recommended to the Commission to take a 30 day deferral on this Special Exception due to the number of issues surrounding this case and to be able to verify the final Fort Powhatan information.

Vice Chairman Simmons made a statement in favor of moving forward with the approval tonight and explained that there should not be a delay based on the possible land donation. Chairman Easter indicated that we needed to conduct the Public Hearing before he could accept any motions on the Special Exception use.

Chairman Easter opened the Public Hearing at 7:25 p.m.

PUBLIC HEARING:

Rusty Foley, the real estate broker representing The Martin Group, explained that the owner is in favor of the solar project and requested that the Commission vote to approve the Special Exception tonight.

John Smith indicated to the Commission that he has worked for the Martin's family as a forester for 31 years. He offered to help in any way to clarify any land discrepancies related to the subject property of this land use request.

Mr. Fite explained to the board that he would not be building anywhere near the fort area.

Mr. Brockwell asked Mr. Fite if he had completed title searches for the property he was planning on using and he responded that he had.

Andrea Erard, Assistant County Attorney, expressed to the Commission again her concern with the Commission taking action tonight. Her concern was not based on the land donation issue but because the Commission would be recommending a zoning action and they need to make sure what parcels would be affected by their recommendation onto the Board of Supervisors. Ms. Erard recommended that the Planning Commission defers the Special Exception to May 24th and then be heard by the Board of Supervisors on June 12th.

Mr. Miles specified that staff recommends that the Planning Commission takes a 30 day deferral as Ms. Erard stated so the details can be reviewed by County Staff.

At 7:37 p.m. Chairman Easter closed the Public Hearing.

Mr. Joyner made a motion for the Planning Commission to take a 30 day deferral on Special Exception Case SE-18-01 based on the legal recommendation of the Assistant County Attorney, Andrea Erard. Mr. Brown seconded his motion. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (5) Elder, Brown, Easter, Joyner, Brockwell
Opposed: (2) Simmons, Bresko Absent: (0) Abstain: (0)

Chairman Easter indicated that the Commission would take a five minute recess.

Mr. Wade presented the three ordinance amendments to the Planning Commission.

ORDINANCE AMENDMENT OA-18-01 ORDINANCE TO AMEND THE CODE OF THE COUNTY OF PRINCE GEORGE, VIRGINIA, 2005, AS AMENDED, BY AMENDING § 90-824, SITE PLAN REQUIRED, TO ADD REQUIREMENTS FOR NOTATIONS PERTINENT TO CHESAPEAKE BAY PRESERVATION AREAS AND THE RESOURCE PROTECTION AREA RELATIVE TO SITE PLANS.

In reference to the Site Plans Ordinance, DEQ requested that Prince George County change three additional items:

1. Pump-out of on-site sewerage treatment systems in CBPAS every five years
2. Requirement for retention of an undisturbed and vegetated 100-foot wide buffer area in the RPA.
3. Requirement of the permissibility of only water dependent facilities or redevelopment in the RPA

ORDINANCE AMENDMENT OA-18-02 ORDINANCE TO AMEND THE CODE OF THE COUNTY OF PRINCE GEORGE, VIRGINIA, 2005, AS AMENDED, BY AMENDING § 90-673 PERTAINING TO PENALTIES FOR VIOLATIONS OF THE CHESAPEAKE BAY PROTECTION PRESERVATION AREAS.

Mr. Wade explained this amended selection added needed enforcement provisions to the Prince George County Chesapeake Bay Preservation Ordinance, which will be consistent with the Code of Virginia.

ORDINANCE AMENDMENT OA-18-03 ORDINANCE TO AMEND THE CODE OF THE COUNTY OF PRINCE GEORGE, VIRGINIA, 2005, AS AMENDED, BY AMENDING § 70-512.2(C)(29),(31)&(32), SIZE AND INFORMATION REQUIRED ON A PRELIMINARY PLAT; § 70-514.4(C)(10)(C),(E)&(F), ENGINEERING PLAN SPECIFICATIONS AND § 70-516.2(B)(3)(T),(V)&(W), ELEMENTS OF FINAL PLATS, TO ADD REQUIREMENTS FOR NOTATIONS PERTINENT TO CHESAPEAKE BAY PRESERVATION AREAS AND THE RESOURCE PROTECTION AREAS RELATIVE TO SUBDIVISION PLATS.

DEQ requested that Prince George County add requirements for:

1. Pump-out of on-site sewerage treatment systems in CBPAS every five years
2. Requirement for retention of an undisturbed and vegetated 100-foot wide buffer area in the RPA.
3. Requirement of the permissibility of only water dependent facilities or redevelopment in the RPA.

PUBLIC HEARING:

At 7:50 p.m. Chairman Easter opened the Public Hearing on the Ordinance Amendments OA-18-01, OA-18-02, and OA-18-03. With no one coming forward, Chairman Easter closed the Public Hearing at 7:51 p.m.

Chairman Easter asked for a motion on OA-18-01. A motion was made by Mr. Brockwell to forward OA-18-01 onto the Board of Supervisors seconded by Mr. Brown. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (7) Elder, Bresko, Brown, Easter, Simmons, Brockwell, Joyner

Opposed: (0) Absent: (0) Abstain: (0)

Chairman Easter asked for motion on OA-18-02. A motion was made by Mr. Brown to forward OA-18-02 onto the Board of Supervisors and it was seconded by Mr. Brockwell. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (7) Elder, Bresko, Brown, Easter, Simmons, Brockwell, Joyner

Opposed: (0) Absent: (0) Abstain: (0)

Chairman Easter asked for motion on OA-18-03. A motion was made by Mr. Brown to forward OA-18-03 onto the Board of Supervisors and it was seconded by Vice-Chairman Simmons. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (7) Elder, Bresko, Brown, Easter, Simmons, Brockwell, Joyner

Opposed: (0) Absent: (0) Abstain: (0)

Mr. Miles proceeded by providing the Planning Commission members with some communication updates.

IX: Communications:

Actions of the Board of Zoning Appeals:

The April 23rd BZA meeting was cancelled. Mr. Miles anticipates the May 21st BZA meeting to also be cancelled.

Actions of the Board of Supervisors:

On April 24th the Board of Supervisors approved the conditional rezoning of the Central Wellness Center for certain B-1 zoning uses and local government uses.

Comments to the Planning Commission:

Mr. Miles shared that Chesterfield County has asked for a Commission member to volunteer to participate on a steering committee for seamless regional planning efforts and Chairman Easter indicated that he would participate in their meetings.

X. ADJOURNMENT

A Motion was made by Mr. Brown, seconded by Mr. Joyner, to adjourn the meeting at 8:00 pm until Thursday, May 24, 2018 at 6:30 pm. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (7) Bresko, Brown, Elder, Easter, Simmons, Joyner, Brockwell

Opposed: (0) Absent: (0) Abstain: (0)

**PLANNING COMMISSION
SPECIAL EXCEPTION SUMMARY REPORT**

CASE NUMBER: SE-18-01

APPLICANT: Fort Powhatan Solar, LLC

LOCATION: Near 17401 Wards Creek Road, Disputanta, VA 23842

TAX MAPS: 280(0A)00-042-0, 170(0A)00-003-0, 170(0A)00-001-0 and 170(0A)00-006-0, and ~~180(0A)00-001-A~~

REQUEST: Special Exception to permit a large-scale solar energy facility

EXISTING ZONING: A-1, General Agricultural Zoning District

EXISTING USE: Agricultural and rural residential uses

PROPOSED USE: Large-scale solar energy facility (150 MW)

PROPOSED ACREAGE: GIS: 2602 Acres and ASSESSORS: 3084.6 acres

UTILITIES: Not applicable for the solar energy facility use

REAL ESTATE TAXES: Delinquent taxes are not owed to the County

MEETING INFORMATION:

Community Meeting: Tuesday, February 20, 2018 at 6:30 p.m. – Applicant Meeting

Planning Commission: Thursday, April 26, 2018 at 6:30 p.m. – Public Hearing

Thirty (30) Day Deferral by the Planning Commission

Thursday, May 24, 2018 at 6:30 p.m. – Regular Meeting

ATTACHMENTS:

1. Special Exception Application
2. Staff Report and GIS Map of the surrounding properties

PRINCE GEORGE COUNTY, VIRGINIA
PLANNING COMMISSION STAFF REPORT
SPECIAL EXCEPTION SE-18-01 FORT POWHATAN SOLAR LLC
PUBLIC MEETING DATE: MAY 24, 2018

Request:

A Special Exception request to permit a large-scale solar energy facility use in an A-1, General Agricultural Zoning District.

Case Summary:

The applicant is proposing to construct a 150 MW solar electric generating facility and will be constructed on 2,600 acres of land zoned A-1, General Agricultural. The solar panels will be mounted on a racking system with piles driven into the ground secured by a 6-foot security fence with 40-foot wide security access gates to allow access by operations and maintenance personnel and due to the size of this project it will be constructed in phases by the applicant.

Comprehensive Plan:

The 2018 Prince George County Comprehensive Plan identifies this area as appropriate for agricultural uses and states that development occurring within this area of the County should be designed to incorporate significant open spaces and minimize environmental impacts on the County's land, air, and water resources.

Zoning Ordinance:

This Special Exception request is pursuant to Section 90-53 (59) which allows for a large-scale solar facility with an special exception. A large-scale solar facility is defined as: a photovoltaic system consisting for 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.

Existing Use and Surrounding Zoning:

The subject property is zoned A-1, General Agricultural and it contains agricultural fields. The properties to the north, south east and west are zoned A-1 and contain single family dwellings or are vacant along Nobles Road, Wards Creek Road, and Fort Powhatan Road.

Historical Significance:

This site has historical significance as it was once the site of Fort Powhatan. The fort was established in the 1808 timeframe and located on a strategic bend along the James River as a supply depot. The site was not attacked by the British during the War of 1812 and it was abandoned around 1830. It was later occupied and refortified early in the Civil War to prevent Union Army advances on Richmond. General Grant also used the fort to supply troops. It was once again abandoned after the Civil War. Recently, LIDAR data has revealed the shape and location of the Fort Powhatan within the 2,600 acre site which encompasses approximately 10

acres within the project area and it is located along the James River on Tax Map 180(0A)00-001-A.

Fort Powhatan Solar LLC has suggested the dedication of the fort site to Prince George County. Staff suggests that the Tax Map 180(0A)00-001-A be excluded from the Special Exception Application, but recommends buffering the property from the solar energy facility. **Following the thirty (30) day deferral on April 26th by the Planning Commission, both legal and planning staff members worked with the applicant to delete the 10 acre fort site parcel from their application request. The current property owner can continue to work with the historical society non-profit group to donate the land, provide a deeded access easement and other related efforts to turn this historical property over for preservation purposes.**

Community Development – Planning Division:

This proposed solar energy facility project will not use water or sewer utilities in the solar electric generation process and will be in compliance with the County's Noise Ordinance with minimal noise on site. There will be no additional burden to the County's infrastructure including roads, schools, police, fire and rescue squad calls for service. The proposed land use will add to the County's tax base but requires little to no public services to operate in Prince George County. The solar facility will operate year round generating electricity during the daylight hours only. Electric inverters which convert the DC current produced by the solar panels over to AC current which is sent to the Dominion Energy or other utility company distribution lines connected to the site and onward out into the utility grid.

The proposed project is adjacent to several single-family rural residential and agricultural properties along Wards Creek Road and Fort Powhatan Road. Staff suggests a minimum fifty (50) feet buffer requirement along the boundaries of the property and adjacent to the roads that are not internal to the project to provide proper screening from the solar panels (Condition 8).

This proposed solar energy project is located within the Chesapeake Bay Preservation Area. The site contains perennial streams and ponds with approximately 287 acres of wetlands and contains a mile of frontage along the James River. Projects within the Chesapeake Bay Preservation Area must observe vegetative buffers adjacent to the Resource Protection Areas as prescribed in the Zoning Ordinance and strictly adhere to the County's Erosion and Sediment Control Ordinance and this will be complied with through the County's site plan review process.

Community Development – Inspections Division:

The 2012 Virginia Uniform Statewide Building Code (USBC) and 2012 Virginia Statewide Fire Prevention Code would be applicable to this proposed project. The solar equipment and related wiring would be exempt from permitting if the installer is a publicly regulated utility company and they own the equipment and wiring. Any structures supporting the equipment (except poles or towers installed by the utility company) would require permits. Permits would also be required for any electric service to the property or structures. Permits would be required to be obtained from Prince George County for this use for any items that are not exempted under the USBC.

Real Estate Assessment Information:

The approval and the subsequent construction of this development will have the following real property tax impacts:

1. The rollback will be triggered upon a change in use. Based on the plan presented, the following summarizes a full rollback. If a portion of the property remains in a qualifying

use, a partial rollback would be calculated on the acreage that is developed or ceases to be utilized as a qualifying use. If the entire 3,064.63 acres were to change use, the rollback tax is estimated to be \$238,516.06. An accurate estimate of the roll-back tax charge would be difficult to accurately calculate until the final site plan is approved.

A roll-back is the recapture of deferred value and taxes that benefit the property owner when a parcel qualifies for the land use program. The Code of Virginia requires the County to calculate roll-back taxes for the current year plus the five previous tax years when a parcel in the Land Use program converts to a non-qualifying use.

2. The entire parcel will no longer qualify for the Land Use Program and will be valued at Fair Market Value. For the current tax year, the Market Value is \$6,339,300 and the Use Value (Taxable Value) is \$1,976,600. A change in use will increase the taxable value \$4,362,700. The FY2019 Real Estate Tax Rate has not been adopted, however, utilizing the FY2018 rate of \$0.86, the annual increase in real estate taxes is estimated to be \$37,519.22. The potential annual tax impact is summarized below:

FY2019 ASSESSMENT				
Martin Ent.	Current	After	Change	% Change
Land (MV)	\$6,262,700	\$6,262,700	\$6,262,700	N/A
Land (Use Val)	\$1,900,000	\$0	(\$1,900,000)	
Improvements	\$76,600	\$76,600	\$0	
Taxable Value	\$1,976,600	\$6,339,300	\$4,362,700	221%
Taxes (@\$0.86)	\$16,998.76	\$54,517.98	\$37,519.22	221%

3. Real Estate Taxes, and therefore any Roll-back taxes, are attached to the land and not directly to the property owner. Rollback taxes will be assessed and billed to the owner of record at the time the rollback is generated. It is the responsibility of the property owner to negotiate the payment of roll-back taxes with the contract purchaser.

Virginia Department of Transportation:

The submitted application did not include any information as to the number of employees that would be accessing the planned facility or other information that could be used to approximate the average daily trips that would be generated by the solar facility. Accordingly, VDOT cannot determine the type of entrances or exact locations that will be proposed with the final facility. Determination of the type of entrances will be made during the site plan review process when additional information is made available. All entrances will be required to meet VDOT standards including sight distance and geometric requirements.

The proposed project will potentially impact several VDOT maintained roadways during site construction. These include SR 614, Nobles Road, SR 615, Wards Creek Road, and SR 656 Fort Powhatan 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.

It is anticipated that the applicant will want to cross VDOT maintained roadways to provide utility interconnections between the proposed sections 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 (Condition 9).

Recommendation:

Staff recommends approval of the Special Exception request for the large-scale solar energy facility land use and recommends the following conditions to ensure that this use complies with all Federal, State and County Code requirements:

1. This Special Exception is granted for a large-scale solar energy facility use to Fort Powhatan Solar LLC or any successors as owner/operator of the solar energy facility located on Tax Maps 280(0A)00-042-0, ~~180(0A)00-001-A~~, 170(0A)00-001-0, 170(0A)00-003-0, and 170(0A)00-006-0. This Special Exception may be transferred provided that Condition 11 is met relative to the proper surety.
2. All site activity required for the construction, expansion and the operation of the solar energy facility shall be limited to the following days and times: 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.
3. 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.
4. The applicant, owner or operator of the solar energy facility shall install a security fence a minimum of six (6) feet in height around the perimeter of the solar energy facility and it shall be approved as part of the site plan submitted for the development of the property.
5. Prior to construction of the site, a parking and staging plan shall be submitted to the County subject to approval submitted for various stages of the initial construction process. All subsequent construction processes shall also adhere to submitting a parking and staging plan.
6. Site construction lighting shall be minimized and shall be directed downward and away from residential uses. Post construction lighting shall be limited to security lighting only as approved by any federal, state or county agency for the appropriate lighting needed.
7. The applicant, owner or operator shall coordinate directly with the Director of 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.
8. A minimum fifty (50) foot buffer shall be maintained from all roads and all adjacent properties, either occupied or unoccupied. The required site landscaping and screening materials will be reviewed at the time of site plan review to properly meet the screening

requirements for the solar energy facility use. In addition to the fifty (50) foot buffer, a fence shall be maintained around Parcel 180(0A)00-001-A.

9. A Construction Traffic Management Plan and mitigation measures shall be developed by the applicant, owner or operator and shall be submitted to the Virginia Department of Transportation (VDOT) and Prince George County 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 will be received and be approved by VDOT prior to site construction occurring on the premises.
10. A decommissioning plan shall be developed by the applicant, owner or operator prior to the approval of a site plan or any building permits being issued for a solar energy facility. 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 the Planning Division 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: (1) anticipated life of the solar energy facility project; (2) the estimated cost of the decommissioning in the future as expressed in current dollars; (3) how said estimate was determined; (4) the manner in which the project will be decommissioned and (5) 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.
11. Unless the large-scale 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.
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.

May 8 Meeting Recap

BOS Approves FY '19 Budget

The Board of Supervisors at its May 8 meeting gave its approval to the FY '19 Budget.

By unanimous vote, the BOS gave the nod to the spending plan that will guide County Government through June 30, 2019. The plan goes into effect July 1.

The total Budget approved was \$116,080,356. It includes no increases in property taxes, but does include a five percent increase in water fees and 7.5 percent in wastewater fees. It also includes a salary adjustment for County employees.

The Budget also includes General Fund expenditures of \$55,318,519. That includes a contribution to the Public School Division of \$16,546,295.

In addition, \$7,223,095 is included for debt service from the General Fund.

Other matters to come before the BOS at its worksession & meeting:

- Received an update on the Septic System Pump-Out/Inspection Program.
- Discussed a Memorandum of Understanding with the James River Soil & Water District Board of Directors.
- Received a presentation on a proposed Adventure Park for New Scott Park.
- Approved by consensus naming the Spring Soccer Tournament May 19-20 after late Supervisor Jerry Skalsky.
- Approved on the Consensus Agenda a resolution commending longtime dispatcher Judy Chalkley upon her retirement.
- Approved on the Consensus Agenda a resolution commending Captain Brian Kei upon his retirement from the Police Department.
- Approved on the Consensus Agenda a resolution proclaiming May as Building Safety Month.
- Received the monthly VDOT report.
- Received a report on Parks & Recreation facilities.

- Unanimously approved employee health, dental & vision rates for FY '19.
- Unanimously approved a Budget amendment & appropriation for \$1,600,508 to the Public School Division for Carry-Forward funds.
- Unanimously approved the authorization of the Police Department to complete and submit a grant application for one new School Resource Officer for Walton Elementary School.
- Unanimously approved authorization of a public hearing on June 12 to consider an ordinance amendment to designate the Planning Manager as the Director of Planning.
- Unanimously appointed Director of Utilities Frank Haltom as the alternate voting member on the Appomattox River Water & South Central Wastewater authorities.
- Held a public hearing and unanimously approved the VDOT Six-Year Plan for Secondary Roads Improvement for FY '19.
- Held a public hearing and unanimously approved a Budget amendment & appropriation of \$1,960,636 for construction of the new fire station on Route 10/Moody Road.
- Adjourned to May 15 at 5 p.m. at the Hopewell-Prince George Chamber of Commerce for a BOS retreat.