



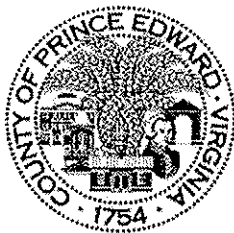
PRINCE EDWARD COUNTY
PLANNING COMMISSION

February 18, 2020

AGENDA

- 7:00 p.m.
1. The Chairman will call the February meeting to order
 2. Approval of Minutes 1
 3. Special Use Permit – Holocene Clean Energy 24
 4. Review of Board of Supervisors Actions
 5. Old Business
 6. New Business

Next Meeting: TBD



Prince Edward County Planning Commission
Meeting Minutes
January 21, 2020
7:00 pm

Members Present: John Prengaman, Chair
Donald Gilliam
Robert "Bobby" Jones
Clifford Jack Leatherwood
Teresa Sandlin
John "Jack" W. Peery, Jr., Vice Chairman
Mark Jenkins
Preston L. Hunt
Whitfield M. Paige
Cannon Watson

Staff Present: Wade Bartlett, County Administrator

Chairman Prengaman called the January 21, 2020 organizational meeting to order at 7:00 p.m.

Election of Chairman

Chairman Prengaman called for nominations for the position of Chairman. Commissioner Jones nominated Commissioner Prengaman, seconded by Commissioner Hunt. Chairman Prengaman called for any additional nominations. There being none, he closed nominations. The motion carried:

Aye: Donald Gilliam
Preston Hunt
Mark Jenkins
Robert M. Jones
Clifford Jack Leatherwood
Whitfield M. Paige
John "Jack" W. Peery, Jr.
Teresa Sandlin
Cannon Watson
Nay: (None)
Abstain: John Prengaman

Election of Vice-Chairman

Chairman Prengaman called for nominations for the position of Vice-Chairman. Commissioner Sandlin nominated Commissioner Peery, seconded by Commissioner Gilliam. Chairman Prengaman called for further nominations; there being none, he called for the vote for Commissioner Peery as Vice-Chairman. The motion carried:

Aye: Donald Gilliam
Preston Hunt
Mark Jenkins
Robert M. Jones
Clifford Jack Leatherwood
Whitfield M. Paige
John Prengaman
Teresa Sandlin
Cannon Watson
Nay: (None)
Abstain: John "Jack" W. Peery, Jr.

Set Day, Time and Place of Regular Meetings

Chairman Prengaman called for suggestions regarding the regular meeting schedule.

Commissioner Peery made a motion, seconded by Commissioner Jones, to hold the regular Planning Commission meetings on the third Tuesday of the month at 7:00 p.m. in the Board of Supervisors room of the Courthouse; the motion carried:

Aye:	Donald Gilliam	Nay:	(None)
	Preston Hunt		
	Mark Jenkins		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Whitfield M. Paige		
	John "Jack" W. Peery, Jr.		
	John Prengaman		
	Teresa Sandlin		
	Cannon Watson		

Adoption of Bylaws

Chairman Prengaman called for suggestions regarding the Bylaws.

Commissioner Gilliam made a motion, seconded by Commissioner Watkins, to adopt the Bylaws as presented; the motion carried:

Aye:	Donald Gilliam	Nay:	(None)
	Preston Hunt		
	Mark Jenkins		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Whitfield M. Paige		
	John "Jack" W. Peery, Jr.		
	John Prengaman		
	Teresa Sandlin		
	Cannon Watson		

**Bylaws Of
Prince Edward County Planning Commission**

- 1) Meetings shall be held on a monthly basis, normally on the third Tuesday of the month at 7:00 P.M. in the Board of Supervisor's room. The schedule may be altered at any regularly scheduled meeting. Meetings may be cancelled due to lack of business, but the Commission shall meet at least every two months.
- 2) Additional meetings may be held at any time upon the call of the chairman, or by a majority of the members of the commission, or upon request of the Board of Supervisors following at least twenty-four hours' notice to each member of the commission.

- 3) The commission at its regular meeting in January of each year shall elect a chairman and vice-chairman. The recording secretary shall be the Director of Planning and Community Development or a designated alternate, who shall make an audiotape of the proceedings of each meeting and prepare minutes for the permanent records of the commission.
- 4) The duties and powers of the officers of the planning commission shall be as follows:
 - A. Chairman
 - Preside at all meetings of the commission.
 - Call special meetings of the commission in accordance with the bylaws.
 - Sign documents of the commission.
 - See that all actions of the commission are properly taken.
 - B. Vice-Chairman

During the absence, disability, or disqualification of the chairman, the vice-chairman shall exercise or perform all duties and be subject to all the responsibilities of the chairman.
 - C. Recording Secretary
 - Prepare an audiotape of the proceedings of each meeting of the commission.
 - Prepare minutes from the audiotape of each meeting in detail sufficient to include the tenor of public comments and the commission's reasoning underlying each decision or recommendation.
 - Circulate a copy of the minutes to each member of the commission before the next meeting.
 - Prepare the agenda for all commission meetings.
 - Be custodian of commission records.
 - Inform the commission of correspondence relating to business of the commission and attend to such correspondence.
 - Handle funds allocated to the commission in accordance with its directives, state law, and county ordinances.
 - Sign official documents of the commission.
- 5) All maps, plats, site plans, and other materials submitted to the commission shall be filed in the office of the Director of Planning and Community Development and maintained for public access until the project to which they relate has been completed or vacated. Minutes of the commission's meetings shall be permanently filed in the office of the planner and maintained for public access.
- 6) Matters referred to the commission by the Board of Supervisors shall be placed on the calendar for consideration and possible action at the first meeting of the commission after the referral and appropriate public notification.
- 7) A majority of the members of the commission shall constitute a quorum for the transaction of business, but no quorum shall be required for informational meetings at which no action is to be taken.
- 8) Reconsideration of any decision of the commission may be taken when the interested party for such reconsideration makes a showing satisfactory to the chairman that, without fault or deliberate omission on his own part, essential facts were not presented to the chairman.
- 9) Roberts Rules of Order for Committees shall govern the commission's proceedings in all cases not specifically ordered by these bylaws.
- 10) Order of consideration of agenda items in a public hearing:

- Director of Planning and Community Development or other staff member presents report including summary of all comments (written, electronic and verbal) received from interested parties and makes a recommendation.
 - Commission members may question the staff member on the presentation.
 - Proponent(s) of the agenda item make presentations as appropriate.
 - Opponent(s) of the agenda item make presentations as appropriate.
 - Applicant make rebuttal of objections not previously covered.
 - Commission members may question applicant, proponents, or opponents or may offer comments on the agenda item.
 - Commission may opt to gather additional information about the matter and take action at a future meeting, or vote on recommendation, whether approving or denying request, to Board of Supervisors.
- 11) Any member of the commission who has any personal or financial interest in any matter before the commission shall declare the nature of that interest and shall if the interest constitutes a legal conflict of interest by Virginia law recuse him/herself from the deliberations on that matter, including lobbying other members, participating in the discussions, or voting on the matter. In cases where the interests do not raise to the level of legal conflict of interest by Virginia law, a member may voluntarily recuse him/herself in the interest of avoiding the appearance of conflict. All commission members shall be sensitive to the importance of impartiality and shall endeavor to always avoid any actual or appearance of conflict of interest.
 - 12) Each member of the commission who has knowledge that he/she will be unable to attend a scheduled meeting of the commission shall notify the County Administrator's office at the earliest opportunity. The Director of Planning and Community Development shall notify the chairman if projected absences will produce a lack of quorum. Members who are absent from three consecutive meetings, or who are absent from more than half of the commission's meetings during a calendar year, will be referred to the Prince Edward County Board of Supervisors for possible replacement.
 - 13) The vice-chairman shall succeed the chairman if he vacates his office before his term is completed. A new vice-chairman shall be elected at the next regular meeting.
 - 14) These bylaws may be recommended for amendment at any meeting having a quorum present by a majority vote, provided that notice of such proposed amendment has been given to each member in writing at least two weeks prior to its consideration. If recommended for approval, proposed amendments must then be adopted by the Board of Supervisors before becoming effective.
 - 15) Planning Commission members are strongly encouraged to attend a Virginia Certified Planning Commissioner's Training Program within two years of their appointment to the Planning Commission. This certification course will provide a basic foundation of planning law, history, and technical expertise needed by planning commissioners to maximize their competency and ability to render legally defensible decisions and recommendations. Costs associated with the program will normally be paid by Prince Edward County.

Approval of Minutes: November 19, 2019

Commissioner Watson made a motion, seconded by Commissioner Jones, to approve the meeting minutes from November 19, 2019 as presented; the motion carried:

Aye:	Donald Gilliam	Nay:	(None)
	Preston Hunt		
	Mark Jenkins		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Whitfield M. Paige		
	John "Jack" W. Peery, Jr.		
	John Prengaman		
	Teresa Sandlin		
	Cannon Watson		

In Re: Public Hearing – Amendment to Zoning Ordinance

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on an amendment to the Prince Edward County Zoning Ordinance to allow Construction Camps in the A-1, Agricultural Conservation District by Special Use Permit. Notice of this hearing was advertised according to law in the Wednesday, January 8, 2020 and Wednesday, January 15, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Wade Bartlett, County Administrator, stated this amendment would add "Construction Camps" to Section 2-100.3.B.5 of the Zoning Ordinance and add a Special Use Permit process for "Construction Camps" in the A-1, Agricultural Conservation District, to allow temporary housing (i.e., recreational vehicles) for employees and/or labor drawn to the area by large construction projects. Mr. Bartlett said Construction Camps are meant to minimize the strain on local resources, limit social impacts on the community and allow control and order to be imposed on the occupants. He said campgrounds have been allowed in the A-1 District since 2007.

Commissioner Watson asked for clarification on the difference between the construction camp and a campground. Mr. Bartlett said the difference is usually the length of time that people can stay. He said campers can stay a maximum of 30 days; construction camps do not have that restriction and people can stay for the duration of the construction job. Mr. Bartlett said all other regulations are the same as a campground. He gave an example of special septic systems are required for a camp having over 24 sites.

Chairman Prengaman said construction camps have been previously approved but not in the A-1 zoning district. Mr. Bartlett said that was correct; he said A-1 is the largest area designation in the county.

Commissioner Hunt asked what effect it would have on the water system. Mr. Bartlett said wells would have to be drilled, according to the number of campsites.

Chairman Prengaman opened the public hearing.

Steven Samaras, Lockett District, asked if there are two projects, he is interested in the one at Rice. He said a campground has a limit of a 30-day stay, his concern is once it is done being a construction camp, or if the pipeline project falls through and the project is abandoned, what becomes of the campground. Chairman Prengaman said a regular campground has a different designation, this would be a construction camp. Mr. Bartlett said the Special Use Permit goes with the land but the landowner could request a different use. Chairman Prengaman stated that once the construction camp use would be finished, the owner could come back to the Planning Commission for the campground use which would require another permit.

Brian Lokker, Lockett District, asked where he could find the updated Zoning Ordinance. He stated the one currently available on the website is from 2007 and asked how to access the amendments since that time. He then stated no

information regarding the hearings was on the web site and asked for the definition of a construction camp. Mr. Bartlett said the County is in the process of updating the web site and should be done by this summer. He said the Zoning Ordinance amendments should be on it then.

Eric Hodges, Lockett District, expressed concerns regarding safety and the increased violence that could come with the camp; he asked what kind of safety measures will be in place. Chairman Pregaman stated designations were placed on previous camps regarding security including a timeframe on how often police would be traveling through the area. He said other sites have stipulated that an attendee had to be on site. He said these can also be added as stipulations to the special use permits.

Jim Pohl, Lockett District, asked about the occupancy on each camp site; he then asked about the property setbacks. He expressed his concern regarding the number of people potentially occupying two acres, condensed into a minimum amount of space. He said this location is very close to the Trail, questioned the state easement, and also expressed concern about leaching from the septic because it is higher than the creek below.

Chairman Pregaman clarified this public hearing is for the amendment to the Zoning Ordinance to add the definition and allow for a Construction Camp to be permitted by Special Use Permit in the A-1 Zoning District, and not for a specific location or property.

Mr. Samaras stated that this amendment being county-wide, perhaps a stipulation would be to limit the number of people, adding concerns regarding traffic and density. He said the Trail takes in a lot of property in the A-1 district.

There being no one further wishing to speak, Chairman Pregaman closed the public hearing.

Commissioner Watson stated the amendment appears to be a natural add-on with just a slight adjustment from the definition of campground. He said each project would be scrutinized. He stated this just gives the ability to grant in a zone that seems well-suited to that use.

Chairman Pregaman said stipulations can be added to individual proposed projects, and forward recommendations to the Board of Supervisors.

Commissioner Jones said the Ordinance never had a need to include this type of use before. Commissioner Jones then made a motion, seconded by Commissioner Watson, to approve for recommendation to the Board of Supervisors to add the definition for Construction Camp to A-1 Zoning District by Special Use Permit; the motion carried:

Aye:	Donald Gilliam	Nay:	(None)
	Preston Hunt		
	Mark Jenkins		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Whitfield M. Paige		
	John "Jack" W. Peery, Jr.		
	John Pregaman		
	Teresa Sandlin		
	Cannon Watson		

In Re: Public Hearing – Request for Rezoning – Blackstone Building Group

Chairman Pregaman announced this was the date and time scheduled for a Public Hearing on a request by Blackstone Building Group, LLC, to rezone Tax Map Parcels 23-A-40, 23-A-40A and 23-A-23 from R-2, General Residential to R-3, Medium Density Residential. Notice of this hearing was advertised according to law in the Wednesday, January 8, 2020 and Wednesday, January 15, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Commissioner Sandlin recused herself from this public hearing.

Mr. Bartlett stated the County has received a request from Blackstone Building Group to rezone Tax Map Parcels 23-A-23, 23-A-40, and 23-A-40A from R-2, General Residential to R-3, Medium Density Residential. The total area requested to be rezoned is approximately 126.53 acres and lies south of Third Street.

Mr. Bartlett said the reason for the rezoning request is because the Blackstone Building Group would like to develop the land in question as a mixed-use development that would include single family lots, townhomes, duplexes, and multi-family units. He said multi-family units are not allowed in an R-2 zone but are allowed in an R-3 zone. A Preliminary Development Layout displaying the proposed development has been provided.

Mr. Bartlett emphasized that the development has not been approved and is still in the development stage; he said no detailed site plan has been submitted or approved. He said there has been one telephone call regarding this from a neighbor that did not want his own property rezoned.

Commissioner Jones said that if the rezoning is passed, the developer would still have to come before the Planning Commission with a site plan. Mr. Bartlett said that is correct; the developer didn't want to proceed until this issue could be addressed.

Commissioner Jones then asked if the developer has gone before Town Council and asked if the County approved it but the Town [of Farnville] did not, would that kill the project. Mr. Bartlett said the majority of the property is in the county, and recommended a voluntary boundary adjustment to take the 120+/- acres into the Town, because of the entrance to the property and as it is within the Town's water and sewer service area. He said some of the property is wetlands and cannot be developed. Discussion followed.

Chairman Prengaman stated this public hearing is only looking at the rezoning request. He then opened the public hearing.

There being no one wishing to speak, Chairman Prengaman closed the public hearing.

Chairman Prengaman said there is potential for development for the County or Town, more homes and people, with a possible impact on businesses in the area. There are a lot of hoops for developer to meet.

Commissioner Watson made a motion, seconded by Commissioner Peery, to approve for recommendation to the Board of Supervisors to allow the rezoning of Tax Map Parcels 23-A-23, 23-A-40, and 23-A-40A from R-2, General Residential to R-3, Medium Density Residential; the motion carried:

Aye:	Donald Gilliam	Nay:	(None)	Abstain:	Teresa Sandlin
	Preston Hunt				
	Mark Jenkins				
	Robert M. Jones				
	Clifford Jack Leatherwood				
	Whitfield M. Paige				
	John "Jack" W. Peery, Jr.				
	John Prengaman				
	Cannon Watson				

In Re: Public Hearing – Special Use Permit – Illuminated Sign

Chairman Prengaman announced this was the date and time scheduled for a Public Hearing on a request by the Piedmont Regional Jail for a Special Use Permit to erect a lighted sign on Tax Map Parcel 12-A-2A. This is an A-2, Agricultural Residential District. Notice of this hearing was advertised according to law in the Wednesday, January

8, 2020 and Wednesday, January 15, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Bartlett stated the County has received a Special Use Permit Application from the Piedmont Regional Jail for the installation and operation of an illuminated sign on Tax Map Parcel 12-A-2A, owned by the Piedmont Regional Jail Authority. This property is located in an A-2, Agricultural Residential District. The property is surrounded on three sides by either land owned by the Jail, the Juvenile Detention Center of the County of Prince Edward. The state probation office is located diagonally across from the property and a residential property is located across the street, Industrial Park Road, from the sign.

Mr. Bartlett said the proposed light is ground-mounted and will shine upward onto the sign and is facing away from any structure and will be shining into a wooded area owned by Prince Edward County. The sign is 8-feet wide and the masonry columns are 6-feet in height. The placement of the lighting fixture will cause any light to shine away from any existing structure.

Mr. Bartlett stated County staff has no concerns regarding the request and believes it will have little to no negative impact on the surrounding properties. He said no comments from the public were received.

Chairman Pregelman opened the public hearing.

There being no one wishing to speak, Chairman Pregelman closed the public hearing.

Commissioner Jenkins made a motion, seconded by Commissioner Sandlin, to approve for recommendation to the Board of Supervisors the request from the Piedmont Regional Jail for a Special Use Permit to erect a lighted sign on Tax Map Parcel 12-A-2A; the motion carried:

Aye:	Donald Gilliam	Nay:	(None)
	Preston Hunt		
	Mark Jenkins		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Whitfield M. Paige		
	John "Jack" W. Peery, Jr.		
	John Pregelman		
	Teresa Sandlin		
	Cannon Watson		

In Re: Public Hearing – Special Use Permit – Construction Camp - Ellington

Chairman Pregelman announced this was the date and time scheduled for a Public Hearing on a request by Mr. and Mrs. Ellington for a Special Use Permit to operate a Construction Camp on property identified as Tax Map Parcel 40-A-23 located adjacent to Highway 460; this is an A-1 Agricultural Conservation District. Notice of this hearing was advertised according to law in the Wednesday, January 8, 2020 and Wednesday, January 15, 2020 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Bartlett stated the County has received a Special Use Permit application from Mr. and Mrs. Q. Anthony Ellington to construct and operate a Construction Camp on Tax Map Parcel 40-A-23. This parcel is located Southwest of the intersection of Highway 460 and Pisgah Church Road (SR 735). In addition to requesting the use of the property as a Construction Camp for the duration of the building of the Atlantic Coast Pipeline (ACP), the Ellingtons are requesting to be allowed to continue to use the site as a campground following the completion of the ACP. Mr. Bartlett said campgrounds are an allowed use in the A-1 zone by Special Use Permit. Construction Camps would be allowed by Special Use Permit if the Board of Supervisors approve an amendment to the Zoning Ordinance allowing Construction Camps as an allowed use by Special Use Permit in the A-1, Agricultural Conservation District.

Mr. Bartlett said the request includes a site plan detailing the construction of up to 25 camp sites on the property, an office/bathhouse and a dumpster pad to hold waste. He said the entrance would be off of Pisgah Church Road. The sites would be graveled and a storm water plan must be submitted and approved prior to a final site plan approval. He stated water would be provided from wells and sewage would be handled by an on-site sewage system which must be approved by the Virginia Department of Health. The entrance permit must be approved by the Virginia Department of Transportation.

Mr. Bartlett stated the site currently contains a natural buffer along its borders. The latest traffic data shows an annual average daily traffic volume of 100 vehicles on Pisgah Church Road at the intersection with US 460. From 2013-2019, VDOT data shows there was one accident at the intersection of Pisgah Church Road and US 460. There were an additional three accidents in the near vicinity. All three of those were single vehicle accidents; two occurred when a vehicle struck a deer and the other was a single vehicle having a head-on collision with an object other than another vehicle.

Mr. Bartlett said staff recommends the following conditions be imposed if the Planning Commission approves the Special Use Permit:

1. Site Plan and Erosion & Sediment Control and Stormwater approvals be obtained prior to construction
2. VDOT Approval for the Site entrance
3. Approval from the Department of Health for both water and septic systems
4. Existing Natural buffer along the property lines not be disturbed or removed
5. Lighting be glare-shielded to prevent light from extending beyond the property
6. Facilities be provided for trash
7. Quiet hours are maintained from 10:00 p.m. until 6:00 a.m.
8. Site be free of litter and debris at all times

Chairman Prengaman said it appears the Planning Commission is looking at a dual special use permit which would transfer from a construction camp to a campground.

Andy Ellington stated his property is located along the Rails To Trails; he said he has been in negotiations with Atlantic Coast Pipeline as they are in need of housing space if the pipeline is ever approved. He said when he first bought the property, his desire was to open a campground due to the area not having enough hotels for the people coming for the historical attractions. He said his intent is to request that after the construction camp is done and the pipeline is built, he would like to maintain a campground with the access to Rails To Trails. He said this would be an economic boost for the area and would be monitored strictly, as most campgrounds are, with quiet times; he said it will be well-maintained throughout its operation.

Mr. Ellington said the plans for the Atlantic Coast Pipeline were drawn in 2017; they have met many of the hurdles they never thought would arise. He said the ACP anxiously awaits the decision from the Supreme Court early this year, anticipate construction to begin early next year, and is seeking these campgrounds to house their construction workers because there is no housing or hotel space in Prince Edward County.

Mr. Bartlett asked if the Ellingtons have contacted a representative from High Bridge Trail State Park. Mr. Ellington said that they have; he said he requested access to enter the Rails To Trails from the campground, and was advised that this can be done with an application permit process. He added that they welcomed this.

Commissioner Sandlin asked Mr. Ellington to elaborate on the planned security. Mr. Ellington stated security is their utmost concern as there are a lot of people against the pipeline and they (ACP) have to protect their workers and the community.

Commissioner Jones asked what type of security is planned for after the construction camp would become a campground. Mr. Ellington said by then he would like the Sheriff's office to come through [the campground], and he would monitor the site himself.

Commissioner Peery asked if Mr. Ellington plans to have an office onsite. Mr. Ellington said he would for the campground.

Chairman Prengaman opened the public hearing.

Steven Samaras, Lockett District, said he understands that the Ellingtons would like to handle both at the same time, because of the sewer, wells, and electric, but his concerns are that if it becomes a campground and if it doesn't succeed, what happens to the property at that time. He said he is concerned that people will use it as permanent residences. He said sites with a 30-day stay limit as a campground would eliminate that possibility. He said he is also concerned that there would not be an attendant, and is happy that the pipeline camp would be monitored, and when it becomes a public campground, it would be in Ellingtons' interest to keep people from pulling in off Route 460 and camping for free.

Larry Clements, Lockett District, expressed his concern about the property bordering the majority of this project. He stated four generations of his family have lived and enjoyed the privacy and quiet, and that his house is on the back of his property and has enjoyed that privacy for over 60 years. He stated he has nothing against his neighbors, but is concerned about what will happen to the quiet that they have had. He requested that, in addition to the natural buffer, a privacy fence be installed on the property line.

Brian Lokker, Lockett District, said the request overlaps with two separate proposals. He asked how the conditions placed on the construction camp would carry over to the campground. He said the narrative statement presented shows nothing as to how additional conditions would be addressed, such as noise, odor, dust or fumes, or how the proposed use is compatible with the adjacent properties, adding that it is not compatible and would depend on how the neighbors' concerns are addressed. He then questioned the duration of construction camp and then the changes for the campground.

Chairman Prengaman said the construction camp would be designated as such for as long as the construction camp is needed and construction is going on. He said when the pipeline is completed, the workers would move on to the next site where they would be working.

Mr. Lokker said the request should be split into two separate requests. He asked if they would bring in campers or singlewides.

Chairman Prengaman said usually they are campers or trailers; people travel with the construction crews. He said they typically use larger campers or five-wheelers as these are the workers' homes.

Mr. Lokker asked about noise restrictions. Chairman Prengaman said quiet time would be stipulated from 10:00 p.m. to 6:00 a.m., seven days a week.

Mr. Lokker then asked about the lighting and security since the property borders four residences. Chairman Prengaman said the glazed shielded lighting would be set down and inward, not to go beyond the perimeter of the site, and is a normal condition set into the special use permit.

Mr. Lokker then said it appears this project violates the ordinance minimum 35-foot setback. He asked about a review of the conditions and how this will work for the community. He then stated the agenda and information regarding the project was not online for review.

Lori Pohl, Lockett District, expressed her concerns regarding the number of people living on each of the 25 proposed lots, on less than five acres. She said she is also concerned about the cars and traffic in the area, and said it must be limited. She said it is "horrifying enough to lose your property values and to lose the land around you that you're living at. Been there now for thirty years and I am frustrated by the constant barrage that we've had on the little town of Rice. Not that sure why it would be okay to do this to us and sure it would not go through in Farnville."

Jim Pohl, Lockett District, asked in talking about the occupancy of the trailers, who owns the trailers, how many people would be in each one of them, and stated they could have 100 people on less than four acres. He asked if there would be electric or propane hookups.

Mr. Ellington said the electric hookups will be 50-amp service.

Mr. Pohl then expressed his concern about the location of the sewer and the possible leaching into the creek below. He then asked with this amount of underground wire and plumbing, someone needs to keep an eye on it. He asked about the easement from the Trail, and said the plan butts up against the Trail and it is marked where he himself cannot go in relation to the Trail.

Mr. Ellington said there will be three wells; the septic tank will be located in front of the office with a pumping station to pump it back. Mr. Bartlett asked if there would be preliminary treatment in the front tank; Mr. Ellington said it would.

Mr. Pohl asked how long the construction camp would be active, how many miles of pipeline are in the county, and who will pay for the occupancy.

Chairman Prengaman said it hasn't been established when the pipeline will begin construction, and no stipulation of a start and end time has been established.

Mr. Bartlett said there are not many miles of pipeline in Prince Edward County, and goes through the northeastern corner of Prince Edward County. He said the construction workers usually pay occupancy.

Chairman Prengaman stated camps will be competing for the occupancy of the workers, and there are positives for the County such as increased revenue at gas stations, restaurants, retail, and if they bring their families, in the schools.

Mr. Bartlett said he is not concerned about the capacity of the schools; he said when he started in 2007, there were 2,500 students and now that number is down to 2,000. He said the campsites would have gravel, or impervious surfaces; the plans will have to take that into account and they would have to build stormwater ponds and Erosion and Sediment Control as if it was an asphalt area to take care of the runoff.

Mr. Pohl asked where the stormwater pond would be located. Mr. Bartlett said that would be up to the engineer and the County would have to get it approved by a second engineer for the site and Stormwater Plan. Mr. Bartlett said not all sites have to have stormwater ponds; some may have basins or a level-spreader, and it depends on calculations by engineers. Discussion followed.

Eric Hodges, Lockett District, stated he is in opposition to the camps and said there is space somewhere more appropriate in the County than the residential area being proposed. He questioned the viability of a campground along Route 460.

Mr. Bartlett said it is against the law for the Planning Commission to issue or deny a permit for anything based on viability; he said that is not the Planning Commission or Board of Supervisors' decision.

Commissioner Watson said if the applicant wants to do the project, that is his risk. Discussion followed.

Chairman Prengaman said the County has approved camps, some on the edge of town in which no activity has occurred. He said it is up to the individuals where to stay.

Mr. Ellington said he is a lifelong resident of Rice and when he first purchased the property it was overgrown. He cleared the lot for the beauty of the Rice community and maintains it regularly. He said his heart is in Rice and he desires to have something that will add to the community. He said he would rather see a campground than a hotel or Family Dollar. He said that Rice will continue to grow. He said this is the first step of many for this [project] coming to fruition. He said as a developer, he will not do anything else until he gets support of the Planning Commission and the Board [of Supervisors] before exhausting any more money into this project.

Commissioner Jones asked if he would consider putting a privacy fence on the property line. Mr. Ellington said he would, and had been asked if he would leave the buffer when he first cleared the lot. He said he did so and discussion followed regarding the type of privacy fence.

Commissioner Jones said a fence would be a permanent barrier to keep people wandering onto private property from the campground. Mr. Ellington asked if a woven wire fence would be acceptable; discussion followed.

Mr. Bartlett asked if Dominion has been in touch regarding transportation of the workers from the camp to the work site. He said they do not want individual cars because there is no parking available for the cars. Mr. Ellington said that is up to them but stated they want to limit as much traffic around the construction area because they are concerned for their protection while on the construction sites from people that are protesting the project.

Chairman Pregaman said the County does not deal with Dominion or any other company in relation to the camp and is only involved in considering a Special Use Permit.

Commissioner Peery asked how many people are expected. Mr. Ellington said that according to Maxey & Associates, and assuming two employees at the office and 25 RV sites, and using traffic rates for a mobile home park, the average traffic is 133 vpd, with the computed hourly volume for the entrance would be 16 vehicles per hour and in the afternoon, worst case, 9 vph entering and 7 vph exiting the site. He said Pisgah Church Road has a average daily trip count of 100 vpd, with a peak hour of 12 vehicles per hour in one direction. Route 460 has an annual average daily trip count of 14,000 vpd and a peak hour of 679 vph in one direction. He said a moderate volume entrance would be required on the camp.

Commissioner Jones said he learned that they would have a bus service for the campers because they do not have enough places to park the cars; he said many already have busses.

There being no one further wishing to speak, Chairman Pregaman closed the public hearing.

Commissioner Jones said with the stipulations that staff has, restricting the use of tent camping during the construction camp phase, a woven wire fence on the property line and natural buffer, and add spruce to block the view.

Chairman Pregaman said he feels they need to separate the construction camp use and a campground use would allow a transition between the two; he suggested they only look at the construction camp during this public hearing, delete the campground and readdress that as a separate Special Use Permit. Discussion followed.

Commissioner Peery recommended a six-foot high fence.

Chairman Pregaman said the six-foot privacy fence, woven wire and the tree buffer, and no tent-camping would be stipulations. He said it would have to be approved by VDOT for the entrance and approved by the Health Department, the site has to be reviewed by an engineer once the requestor has their proposal in place, otherwise no construction can occur.

Commissioner Watson stated the Planning Commission gathers the information and makes recommendations to the Board of Supervisors.

Chairman Pregaman stated the Board will approve or deny the request at the following meeting. Discussion followed.

Chairman Pregaman said the Planning Commission is amending the application slightly and considering only the construction camp and not for the campground. He said the eight stipulations that are routine and two additional stipulations are as follows:

1. Site Plan and Erosion & Sediment Control and Stormwater approvals be obtained prior to construction
2. VDOT Approval for the Site entrance
3. Approval from the Department of Health for both water and septic systems
4. Existing Natural buffer along the property lines not be disturbed or removed
5. Lighting be glare-shielded to prevent light from extending beyond the property
6. Facilities be provided for trash
7. Quiet hours are maintained from 10:00 until 6:00 a.m.
8. Site be free of litter and debris at all times

9. Fence, six-foot high, wire or woven fence
10. Tents restricted from the construction camp

Commissioner Jones made a motion, seconded by Commissioner Hunt, to approve for recommendation to the Board of Supervisors, the Special Use Permit application for a construction camp for the duration of construction of the Atlantic Coast Pipeline, with the ten stipulations as follows:

1. Site Plan and Erosion & Sediment Control and Stormwater approvals be obtained prior to construction
2. VDOT Approval for the Site entrance
3. Approval from the Department of Health for both water and septic systems
4. Existing Natural buffer along the property lines not be disturbed or removed
5. Lighting be glare-shielded to prevent light from extending beyond the property
6. Facilities be provided for trash
7. Quiet hours are maintained from 10:00 until 6:00 a.m.
8. Site be free of litter and debris at all times
9. Fence, six-foot high, wire or woven fence
10. Tents restricted from the construction camp

The motion carried:

<p>Aye:</p> <p>Donald Gilliam Preston Hunt Mark Jenkins Robert M. Jones Clifford Jack Leatherwood Whitfield M. Paige John "Jack" W. Peery, Jr. John Prengaman Teresa Sandlin Cannon Watson</p>	<p>Nay: (None)</p>
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In Re: Amendment to the County's Zoning Ordinance, Alternative Energy Sources

Mr. Bartlett said that at the October 15, 2019 meeting of the Planning Commission, the Commission was presented a draft zoning ordinance amendment establishing a section to provide for and regulate the siting, installation, operation and decommissioning of alternative energy sources in Prince Edward County.

Mr. Bartlett said Mr. Davis Plunkett of Holocene Clean Energy has reviewed the draft ordinance and stated, "We had the chance to review the draft you provided, it seems like a great framework and one I feel sure we can work within."

The existing state-mandated exemption for Machinery & Tool Tax are:

100% exemption for:

- 20 MW or less (interconnection request filed on or before December 31, 2018)
- 20 MW or less that serve public or private colleges, and
- 5 MW or less (interconnection request filed on or after January 1, 2019)

80% exemption for:

- Projects greater than 20 MW (interconnection request filed before July 1, 2018)
- Greater than 20 MW and less than 150 MW (interconnection request filed after July 1, 2018)

Local Option for 150 MW and above

Exemption for 20-150 MW sunsets January 1, 2024

Projects greater than 25 MW are taxed at the Real Estate rate which is much less than M&T

Utility Scale solar projects have been the subject of considerable debate in regards to the state mandated tax exemption for these projects. There was also discussion concerning the impact on local land-use and decommissioning. A Bill has been submitted by Senator Lynwood Lewis who represents primarily Accomack and Northampton Counties. This bill (SB800) would change the sunset date of the state-mandated 80% tax exemption from Machinery and Tool Tax (M&T) for utility-scale solar projects greater than 20 megawatts (MW) from 2024 to 2021. This proposed change would allow counties to decide by local ordinance to determine at their discretion lower M&T rate for projects greater than 20 MW in generating capacity. But the Bill doesn't change the existing 100% exemption for projects of less than 5 MW but the solar industry is pushing hard to maintain the existing exemptions and are trying to become exempt from local land-use regulations. We will have to wait to see what, if any, bills impacting solar facilities are actually passed.

Mr. Bartlett said that after additional research, he provided to the Commission a study of the Health and Safety impacts of Utility-Scale solar photovoltaic systems or solar farms. He said that while this study by the Clean Energy Technology Center of North Carolina State University focuses on Utility-Scale systems the same solar panels are used in smaller solar farms and the conclusions can be inferred to smaller solar farms. The summary of the report is that the negative health and safety impact of solar generation facilities were negligible and that their benefits more than outweigh the impacts.

Commissioner Peery asked for clarification on the ordinance including the size limit of 1,000 acres.

Mr. Bartlett said Fauquier County, a much larger county, has a two-page ordinance and allow 1,500 acres. He said it requires solar panels have a UL listing with anti-reflective coating, to re-estimate the cost of the decommission every five years and that the surety increases if that had a recalculation that would increase the decommissioning cost by more than 10%. He added the limit of 1,000 acres with a density of no more than 2.5% of land within a five-mile radius for solar farms.

Commissioner Jones made a motion, seconded by Commissioner Peery, to approve the amendment to the Zoning Ordinance regarding Alternative Energy Generation Facility; the motion carried:

Aye:	Donald Gilliam	Nay:	(None)
	Preston Hunt		
	Mark Jenkins		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Whitfield M. Paige		
	John "Jack" W. Peery, Jr.		
	John Prengaman		
	Teresa Sandlin		
	Cannon Watson		

ARTICLE V.II. ALTERNATIVE ENERGY FACILITIES

Sec. 53-153 – Purpose and intent.

‘The intent of this ordinance is to provide for and regulate the siting, installation, operation and decommissioning of alternative energy, or “green energy,” sources in Prince Edward County in a manner that promotes safe, effective and efficient use of such facilities while protecting the safety and welfare of the community. The intent is to encourage alternative energy sources while limiting negative impacts on natural resources, including pollinator and wildlife habitats, and existing agricultural, forestal, residential, commercial, industrial, historical and recreational uses of property or the future development of property in the County. This ordinance is to provide

guidance on how “green energy” may be implemented/utilized in this community. This article does not supersede or nullify any provision of local, state, or federal law that applies to alternative energy generation facilities.

Sec. 53-154 – Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Applicant. The person or entity who submits an application to the county for a zoning permit or special use permit, as the case may be, to site, develop, construct, install, and operate an alternative generation facility under this article.

Facility owner. The person or entity that owns all or a portion of the alternative energy facility, whether or not it owns the site on which the facility is located.

Integrated PV. Photovoltaics incorporated into building materials, such as shingles.

Large scale energy facility. An alternative energy facility that has a maximum power of not more than 999 kW. Large energy systems are generally used to reduce onsite consumption of utility power for commercial and industrial applications.

Operator. The person or entity responsible for the overall operation and management of the solar energy facility, if different than the facility owner.

Photovoltaic or PV. Materials and devices that absorb sunlight and convert it directly into electricity.

Previously disturbed. Any area of a site that has undergone mechanical land-forming, construction, or demolition activities within the past 50 years.

Project area. The area within a site used for the construction and operation of the energy facility.

Rated capacity. The maximum capacity of a solar energy facility based on the sum total of each photovoltaic system’s nameplate capacity or wind generation turbine.

Residential scale energy facility. A facility that (1) utilizes generation equipment that is mounted on or over a building, grassy area or other previously disturbed area, and (2) has a rated capacity of 10kw or less.

Site. The property containing an energy facility.

Site owner. The person or entity that owns all or a portion of the site, if different than the facility owner.

Small scale energy facility. An energy facility that: (1) has a project area of one acre or less; (2) has a rated capacity of 200 kw or less; (3) is mounted on or over a building, parking lot, or other previously disturbed area; (4) is normally used to reduce onsite consumption of energy for small scale operations such as small agricultural or commercial operations.

Utility scale energy facility. An energy facility which has a rated capacity of one megawatt (1 MW) or greater. Utility Scale Energy Systems are generally used to provide electricity to a utility provider.

Sec. 53-155 – Applicability; permitting.

The requirements set forth in this article shall govern the siting, development, construction, installation, operation, and decommissioning of alternative energy facilities in the county. A special use permit is required for

each such facility proposed to be constructed, installed, or operated in the county except for residential scaled facility. A zoning permit is required for each residential scale energy facility proposed to be constructed, installed, or operated in the county. Use regulations for specific zoning classifications will state if alternative energy facilities are permitted in a particular zoning district as a matter of right or require a special use permit.

Sec. 53-156 – Applications, procedures and requirements for residential and small-scale energy facilities.

For proposed residential and small-scale energy facilities, the applicant shall submit a project narrative and site plan that comply with subsections (a) and (b) in Section 53-157. The signage, noise, and lighting requirements in Section 53-156 shall apply to all residential and small-scale energy facilities. The fencing requirement and the height restriction in Section 53-156 shall apply to all ground-mounted residential and small-scale energy facilities. The setback, vegetative buffering, and pollinator habitats requirements in Section 53-158 shall apply to all residential and small-scale energy facilities in the A-1 district. Small scale energy facilities are required to have a decommissioning plan and security that comply with Subsection (d) of Section 53-157. The zoning administrator may require additional information from the applicant to determine whether the facility meets these requirements and qualifies as a matter of right as a small-scale energy facility.

Sec. 53-157 – Applications and procedures for large and utility scale energy facilities.

In addition to materials required for a special use permit application, applications for large and utility scale energy facilities shall, unless otherwise provided herein, include the following information:

- a) *Project narrative.* A narrative identifying the applicant, facility owner, site owner, and operator, if known at the time of the application, and describing the proposed energy facility, including an overview of the project and its location; the size of the site and the project area; the current use of the site; the estimated time for construction and proposed date for commencement of operations; the planned maximum-rated capacity of the facility; the approximate number, representative types and expected footprint of the equipment to be constructed, including without limitation photovoltaic panels; any ancillary facilities, if applicable; and how and where the electricity generated at the facility will be transmitted, including the location of the proposed electric grid interconnection.
- b) *Site plan.* The site plan shall include the following information:
 - 1) Property lines, minimum required setback lines under this article, and any proposed setback lines that exceed the minimum requirements in which the project is proposed.
 - 2) Existing and proposed buildings and structures, including preliminary location(s) of the proposed equipment.
 - 3) Existing and proposed access roads, permanent entrances, temporary construction entrances, drives, turnout locations, and parking, including written confirmation from the Virginia Department of Transportation (“VDOT”) that all entrances satisfy applicable VDOT requirements; provided, however, these requirements shall not exceed VDOT requirements for other types of projects in the underlying zoning district.
 - 4) Proposed locations and maximum heights of substations, electrical cabling from the generation systems to the substations, panels, ancillary equipment and facilities, buildings, and structures (including those within any applicable setbacks).
 - 5) Fencing as required under this article and other methods of ensuring public safety.
 - 6) Solar panels shall have a UL listing and shall be designed with an anti-reflective coating, individual arrays/panels shall be designed and installed in order to prevent glare toward buildings on adjacent properties and vehicular traffic.
 - 7) Areas where the vegetative buffering required in this article will be installed and maintained and areas where pollinator-friendly and wildlife-friendly native plants, shrubs, trees, grasses, forbs, and wildflowers required in this article will be installed and maintained.
 - 8) Existing wetlands, woodlands and areas containing substantial woods or vegetation.
 - 9) Identification of recently cultivated lands and predominant soil types (based on publicly available

data) of those lands.

10) Additional information may be required, as determined by the zoning administrator, such as a scaled elevation view and other supporting drawings, photographs of the proposed site, photo or other realistic simulations or modeling of the proposed energy project from potentially sensitive locations as deemed necessary by the zoning administrator to assess the visual impact of the project, aerial image or map of the site, and additional information that may be necessary for a technical review of the proposal. The planning commission or board of supervisors may require other relevant information deemed to be necessary to evaluate the application.

- c) *Documentation of right to use property for the proposed facility.* Documentation shall include proof of control over the proposed site or possession of the right to use the proposed site in the manner requested. The applicant may redact sensitive financial or confidential information.
- d) *Decommissioning plan; security.*
 - 1) The applicant shall provide a detailed decommissioning plan that provides procedures and requirements for removal of all parts of the energy generation facility and its various structures at the end of the useful life of the facility or if it is deemed abandoned pursuant to Section 53-160. The plan shall include the anticipated life of the facility, the estimated overall cost of decommissioning the facility in current dollars, the methodology for determining such estimate, and the manner in which the project will be decommissioned. The decommissioning plan and the estimated decommissioning cost will be updated upon the request of the zoning administrator, provided the update shall be no more frequently than once every five years and no less frequently than once every ten years.
 - 2) Prior to operation, the applicant must provide security in the amount of the estimated cost of the decommissioning. Options for security include a cash escrow, a performance surety bond, a certified check, an irrevocable letter of credit, or other security acceptable to the county in an amount equal to the estimated decommissioning cost developed and updated in accordance with the decommissioning plan acceptable to the county. The security must remain valid until the decommissioning obligations have been met. The security may be adjusted up or down by the county if the estimated cost of decommissioning the facility changes. The security must be renewed or replaced if necessary, to account for any changes in the total estimated overall decommissioning cost in accordance with the periodic updated estimates required by the decommissioning plan. At a minimum, the decommissioning cost estimate shall be recalculated every five (5) years and the surety increased when the recalculated estimate exceeds the guarantee by 10%. Obtaining and maintaining the requisite security will be a mandatory condition of the special use permit. The security shall be in favor of the county and shall be obtained and delivered to the county before any construction commences.
 - 3) The decommissioning plan, cost estimates, and all updates of those plans and estimates shall be sealed by a professional engineer.
- e) *Liability insurance.* The applicant shall propose a reasonable amount of liability insurance that the applicant deems adequate to cover operations at the large and utility scale energy facility prior to the issuance of a building permit. Obtaining and maintaining the requisite liability insurance will be a mandatory condition of the special use permit.
- f) *Landscaping and screening plan.* The applicant must submit a landscaping and screening plan that addresses the vegetative buffering required in this article, including the use of existing and newly installed vegetation to screen the facility. The plan also must address the use of pollinator-friendly and wildlife-friendly native plants, shrubs, trees, grasses, forbs and wildflowers in the project area and in the setbacks and vegetative buffering as required in this article.
- g) *Erosion and sediment control plan.* An erosion and sediment control plan must be approved prior to any land disturbing activity.
- h) *Stormwater management plan.* A stormwater management plan must be approved by prior to any land disturbing activity exceeding one acre.

- i) *Virginia Cultural Resource Information System report.* A report by the Virginia Department of Historic Resources Virginia Cultural Resource Information System must be submitted to identify historical, architectural, archeological, or other cultural resources on or near the proposed facility.
- j) *Additional information.* If deemed relevant to the consideration of a special use permit application or the conditions to be included in any special use permit, the zoning administrator, planning commission or board of supervisors may require the applicant to submit any of the following information, either as part of the special use permit application or as a condition of any special use permit:
 - 1) As a condition of the special use permit, the applicant will be required to submit a construction plan, including a proposed construction schedule and hours of operation, before obtaining a building permit.
 - 2) The identification and location of any existing large or utility scale energy facilities and any known proposed large or utility scale energy facilities within a five-mile radius of the proposed site.
 - 3) A report of impact on adjacent property values prepared by a qualified third-party, such as a licensed real estate appraiser.
 - 4) An economic impact analysis prepared by a qualified third-party that reports any expected change in the value of the subject property, expected employment during the construction of the facility, any expected impact on the county's tax revenues, the estimated costs to the county associated with the facility in the form of additional services, and the information on any our economic benefits or burdens from the facility that may be requested by the zoning administrator.
 - 5) A copy of the cultural resources review conducted in conjunction with the state department of historic resources for the permit by rule process shall be submitted by the applicant prior to the issuance of a building permit. This report shall be in addition to the report required in subsection (j)(1) and shall further identify historical, architectural, archeological, or other cultural resources on or near the proposed facility.
 - 6) A report on the potential impacts on wildlife and wildlife habitats at the site and within a two- mile radius of the proposed facility using information provided by the state department of game and inland fisheries or a report prepared by a qualified third-party.
 - 7) A report on potential impacts on pollinators and pollinator habitats at the site, including but not necessarily limited to the submission of a completed site pollinator habitat assessment form as required by the zoning administrator.
 - 8) A glint and glare study that demonstrates either that the panels will be sited, designed, and installed to eliminate glint and glare effects on roadway users, nearby residences, commercial areas, and other sensitive viewing locations, or that the applicant will use all reasonably available mitigation techniques to reduce glint and glare to the lowest achievable levels. The study will assess and quantify potential glint and glare effects and address the potential health, safety, and visual impacts associated with glint and glare. Any such assessment must be conducted by qualified individuals using appropriate and commonly accepted software and procedures.
- k) *Review fees.* The county may retain qualified third-parties to review portions of a permit application that are outside the county's areas of expertise and do not have adequate state and federal review. Any out-of-pocket costs incurred by the county for such review by qualified third- parties shall be paid by applicant. The third-party reviewers and their estimated costs will be submitted to applicant for approval before the costs incurred. The county may, in the alternative, accept such review by qualified third-parties selected, retained and paid by the applicant.
- l) *Community meeting.* A public meeting shall be held prior to the public hearing with the planning commission to give the community an opportunity to hear from the applicant and ask questions regarding the proposed facility. The meeting shall adhere to the following:
 - 1) The applicant shall inform the zoning administrator and adjacent property owners in writing of the date, time and location of the meeting, at least seven but no more than 14 days, in advance of the meeting date;
 - 2) The date, time and location of the meeting shall be advertised in a newspaper of record in the county by the applicant, at least seven but no more than 14 days, in advance of the meeting date;
 - 3) The meeting shall be held within the county, at a location open to the general public with adequate

- parking and seating facilities that will accommodate persons with disabilities;
- 4) The meeting shall give members of the public the opportunity to review application materials, ask questions of the applicant and provide feedback; and
 - 5) The applicant shall provide to the zoning administrator with a summary of any input received from members of the public at the meeting.
- m) *Exemptions.* The zoning administrator may exempt applications for facilities smaller than four acres with a rated capacity equal to or less than two megawatt (MW) from some of the requirements of this section; provided, however, the zoning administrator may not exempt applications from any of the requirements concerning buffering and density.
- n) *Post-application documentation and approvals.* All documentation required to be submitted to and approvals required from the county after the issuance of the permit shall, unless otherwise stated in the conditions attached to the special use permit, be submitted or obtained no later than the date of any application for a building permit for the facility. The failure or refusal to submit required documentation or obtain required approvals following the issuance of a special use permit shall result in the suspension of the special use permit and the denial of the building permit.

Sec. 53-158 – Location, appearance, and operational requirements.

The following requirements apply to large and utility scale energy facilities:

- a) *Visual impacts.* The applicant shall demonstrate through project siting and proposed mitigation, if necessary, that the project minimizes impacts on viewsheds, including from residential areas and areas of scenic, historical, cultural, archaeological, and recreational significance. The facility shall utilize only panels that employ anti-glare technology, anti-reflective coatings, and other available mitigation techniques, all that meet or exceed industry standards, to reduce glint and glare. The applicant shall provide written certification from a qualified expert acceptable to the county that the facility's panels incorporate and utilize anti-glare technology and anti-reflective coatings and reduce glint and glare to levels that meet or exceed industry standards.
- b) *Signage.* All signage on the site shall comply with the county sign ordinance, as adopted and from time to time amended. Appropriate warning signage and a 911 address sign shall be posted in a clearly visible manner. Warning signage must identify the owner and include a 24-hour emergency contact phone number.
- c) *Noise.* Noise levels from the facility at the property line shall not exceed 50 dB.
- d) *Setbacks.* The project area shall be set back a distance of at least 75 feet from all public rights-of-way and main buildings on adjoining parcels, and a distance of at least 50 feet from adjacent property lines. Exceptions may be made for adjoining parcels that are owned by the applicant.

Increased setbacks up to 100 feet and additional buffering may be included in the conditions for a particular permit. Energy facilities also shall meet all setback requirements for primary structures for the zoning district in which the facility is located in addition to the requirements set forth above. Access, erosion and stormwater structures, and interconnection to the electrical grid may be made through setback areas provided that such are generally perpendicular to the property line.

- e) *Fencing.* The project area shall be enclosed by security fencing not less than six feet in height and equipped with an appropriate anti-climbing device such as strands of barbed wire on top of the fence. The height and/or location of the fence may be altered in the conditions for a particular permit. Fencing must be installed on the interior of the vegetative buffer required in this section so that it is screened from the ground level view of adjacent property owners. The fencing shall be maintained at all time while the facility is in operation.

- f) *Vegetative buffer.* A vegetative buffer sufficient to mitigate the visual impact of the facility is required. The buffer shall consist of a landscaped strip at least 15 feet wide, shall be located within the setbacks required under subsection (d), and shall run around the entire perimeter of the property. The buffer shall consist of existing vegetation and, if deemed necessary for the issuance of a special use permit, an installed landscaped strip consisting of multiple rows of staggered trees and other vegetation. This buffer should be made up of plant materials at least three feet tall at the time of planting and that are reasonably expected to grow to a minimum height of eight feet within three years. The planning commission or board of supervisors may require increased setbacks and additional or taller vegetative buffering in situations where the height of structures or the topography affects the visual impact of the facility. Noninvasive plant species and pollinator-friendly and wildlife-friendly native plants, shrubs, trees, grasses, forbs and wildflowers must be used in the vegetative buffer. Fencing must be installed on the interior of the buffer. A recommendation that the screening and/or buffer creation requirement be waived or altered may be made by the planning commission when the applicant proposes to use existing wetlands or woodlands, as long as the wetlands or woodlands are permanently protected for use as a buffer. Existing trees and vegetation may be maintained within such buffer areas except where dead, diseased or as necessary for development or to promote healthy growth, and such trees and vegetation may supplement or satisfy landscaping requirements as applicable. If existing trees and vegetation are disturbed, new plantings shall be provided for the buffer. The buffer shall be maintained for the life of the facility.
- g) *Pollinator habitats.* The project area will be seeded with appropriate pollinator-friendly native plants, shrubs, trees, grasses, forbs and wildflowers. The project area will be seeded promptly following completion of construction in such a manner as to reduce invasive weed growth and sediment in the project area. The owners and operator also are required to install pollinator-friendly native plants, shrubs, trees, grasses, forbs and wildflowers in the setbacks and vegetative buffering.
- h) *Height.* Ground-mounted solar energy generation facilities shall not exceed a height of 20 feet, which shall be measured from the highest natural grade below each solar panel. This limit shall not apply to utility poles and the interconnection to the overhead electric utility grid. Roof mounted systems shall not exceed the maximum height requirements for the applicable zoning district by more than four feet.
- i) *Lighting.* Lighting shall be limited to the minimum reasonably necessary for security purposes and shall be designed to minimize off-site effects. Lighting on the site shall comply with any dark skies ordinance the board of supervisors may adopt or, from time to time, amend.
- j) *Density; location.* Large and utility scale energy facilities shall not be located within one mile of an airport unless the applicant submits, as part of its application, written certification from the Federal Aviation Administration that the location of the facility poses no hazard for, and will not interfere with, airport operations. No large or utility scale generation facility shall be located within one mile of the villages of Rice, Green Bay, Prospect or the Towns of Farmville and Pamplin. In addition, no more than two and one-half percent of the land in a five-mile radius of the project area of any existing large or utility scale energy facility shall be approved for use as the project area for a new large or utility scale energy facility. In no case shall any energy facility exceed one thousand (1,000) acres. Projects consisting of multiple parcels shall be contiguous in order to be part of the same project.
- k) *Utility Connection.* No large or utility scale generation system shall be installed until evidence has been provided to the County that the owner has been approved by the appropriate electrical provider to interconnect.
- l) *Repair of facility.* Solar panels and equipment shall be repaired or replaced when in visible disrepair. Such repairs include the restoration of non-reflective finish per manufacturer specifications.
- m) *Entry and inspection.* The owners and/or operator will allow designated county officials access to the facility for inspection purposes, provided such inspectors will be subject to the owners' and/or operator's safety requirements and protocols while within the facility.

Sec. 53-159 -- Additional considerations for conditions.

To preserve and protect county view sheds and resources, to protect the health, safety and welfare of the community, and to otherwise advance the purpose and intent of this article, the following non-exhaustive list of additional criteria may be considered by the planning commission and the board of supervisors in addressing whether to recommend or grant a permit, and what conditions to impose on any permit for an energy generation facility:

- a) The topography of the site and the surrounding area.
- b) The proximity of the site to, observability from, and impact on urban and residential areas.
- c) The proximity of the site to other energy facilities and utility transmission lines.
- d) The proximity of the site, observability from and impact on areas of scenic significance and of historical, cultural and archaeological significance.
- e) The proximity of the site, observability from and impact on public rights of way to include all roads, recreational and state facilities.
- f) The preservation and protection of wildlife and pollinator habitats and corridors.
- g) The size of the site.
- h) The proposed use of available technology, coatings and other measures for mitigating adverse impacts of the facility.
- i) The preservation and protections of prime farmland and forestal land in the county, provided that:
 1. "Prime farmland" shall have the meaning assigned to it by the Natural Resource Conservation Service of the United States Department of Agriculture.
 2. If no more than ten percent of the site is prime farmland, this consideration will be waived.

The enumeration of these criteria shall not prohibit the planning commission or the board of supervisors from considering other factors deemed relevant to a specific special use permit applicant based on the details of the application. Nothing herein shall limit in any manner the nature and scope of reasonable conditions that may be recommended by the planning commission or imposed by the board of supervisors.

Sec. 53-160 -- Unsafe or abandoned projects; decommissioning.

- a) If an energy facility has been determined to be unsafe by the County building official, the facility shall be required to be repaired by the facility owner, site owner, or operator to meet federal, state, and local safety standards, or to be removed by the owners or operator. The owners or operator must complete the repair or removal of the facility, as directed by the building official, within the time period allowed by the building official. If directed to do so by the building official, the owners or operator will remove the energy facility in compliance with the decommissioning plan established for the facility.
- b) If any energy generation facility is not operated for a continuous period of 12 months, the county may notify the facility owner by registered mail and provide 45 days for a response. In its response, the facility owner shall set forth reasons for the operational difficulty and provide a reasonable timetable for corrective action. If the county deems the timetable for corrective action unreasonable, it may notify the facility owner, and the facility owner shall ensure removal of the facility in compliance with the decommissioning plan established for the facility.
- c) At such time as an energy facility is scheduled to be abandoned or cease operation, the facility owner shall ensure the zoning administrator is notified in writing.
- d) Within 365 days of the date of abandonment or non-operation, whether as declared by the county under subsection (b) or as scheduled by the owners or operator under subsection (c), the facility owner shall ensure the physical removal of the energy facility in compliance with the decommissioning plan established for such facility. This period may be extended at the request of the owners upon approval of the board of supervisors.
- e) When the facility owner, site owner, operator or other responsible parties decommission an energy facility,

he shall handle and dispose of the equipment and other facility components in conformance with federal, state and local requirements. All equipment both above and below ground must be removed as part of the decommissioning plan. This shall include but not be limited to above and below ground tanks, cables, fencing, debris, structures or equipment to include foundations and pads and the restoration of the land and related disturbed areas to a natural condition or other approved state.

- f) "Natural condition" shall mean the stabilization of soil to a depth of 3 feet and restoration of site vegetation and topography to pre-existing condition, provided that the exact method and final site restoration plan shall be subject to site plan review and approval giving, among other items, consideration to impact upon future site use, environmental and adjacent property impacts. The zoning administrator may approve a request by the landowner to allow internal paths, roads, travel ways, landscaping, pads or other items which will serve a future permitted site use to remain. Where applicable, if the zoning administrator determines the restoration plan significantly deviates from the description and conditions approved by the Board such plan shall require amendment of conditions through the zoning process.
- g) If the facility owner, site owner, or operator fails to remove or repair any unsafe abandoned or non-operating energy facility after written notice, the county may pursue legal action to have the facility removed at the expense of the facility owner, site owner or operator, each of whom shall be jointly and severally liable for the expense of removing or repairing the facility. The county may call upon the decommissioning security to remove the facility.

In Re: Holocene Clean Energy

Mr. Bartlett stated the County received a Special Use Permit application to permit the construction and operation of a solar generation facility, on Tax Map Parcels 69-4-B and 69-A-14, owned by Ana Sawyer and located in the vicinity of 1827 Piney Grove Road (SR606). He said the Planning Commission held a public hearing on August 20, 2019. During the Public Hearing, several citizens from the area were in attendance with concerns but only two spoke, asking questions but not voicing adamant opposition to the project. The Planning Commission tabled taking action until and amendment was made to the Zoning Ordinance placing controls and restrictions on solar generation facilities.

Mr. Bartlett said that due to waiting on the approval of the proposed amendment to the Zoning Ordinance, Holocene Clean Energy has not yet provided the following required information:

- Construction schedule
- Complete site plan containing information outlined in Section 53-157 of the proposed amendment
- Decommissioning or Landscaping plans
- Glint and glare study
- Community meeting

Mr. Bartlett added this is not the complete list of items that will be required. He recommended tabling the project until these items are received and reviewed.

Ms. Laura Merten, Holocene Energy, stated the proposed site is a 3MW AC, 4 MW DC site on approximately 18 acres, with about 15 acres inside a fence, off Piney Grove Road and near Southside Electric Cooperative's Moran substation. She said that is within substantial accord with the County's Comprehensive Plan, as it brings low impact development to the County and doesn't require any services or affect population. She said 40 informational letters were mailed with a narrative and decommissioning plan; she said they would be happy to hold a community meeting. Some discussion followed.

Chairman Prengaman asked if the project starts on February 1, what is the timeline for the construction before it would actually go live.

Ms. Merten said the construction manager normally estimates about 22 weeks before it is complete; she said there is a mandatory deadline. She added that there are only two weeks during which trucks would be delivering equipment, and outside of that, there is usually just a person or two in a normal vehicle.

In Re: Review of Board of Supervisors Actions

Mr. Bartlett reported that the new Chair and Vice-Chair were selected during the January 14, 2020 Board of Supervisors organizational meeting; Jerry Townsend is Chair and David Emert is Vice-Chair for 2020.

Mr. Bartlett said an update was presented on the construction and renovation at the Courthouse; he said YakAttack and the Social Services construction is complete. He said currently, the construction on the main entrance at the side of the Courthouse is expected to be completed by March 1 [2020]. He said the interior will be done within 30 days of that; the parking lot will include a new traffic pattern.

Chairman Prengaman questioned the future use of the front courthouse doors. Mr. Bartlett said that will be between the Judge and the Sheriff but there has been nothing new regarding opening those doors because if they are, they would have to be manned for security with a metal detector. Mr. Bartlett said the new entrance will include an x-ray machine and metal detector, with a new ramp leading to the door.

Mr. Bartlett then said Sheriff Tony Epps began January 1, 2020.

In Re: Old Business

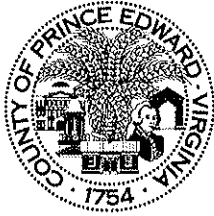
(None)

New Business

(None)

Chairman Prengaman adjourned the meeting at 8:53 p.m.

Next Meeting: February 18, 2020



**County of Prince Edward
Planning Commission
Agenda Summary**

Meeting Date: February 18, 2020
Item No.: 3
Department: Planning and Community Development
Staff Contact: Wade Bartlett
Issue: Special Use Permit – Holocene Clean Energy – Piney Grove Road

Summary:

On August 20, 2019 the Planning Commission held a public hearing on a Special Use Permit application to permit the construction and operation of a solar generation facility on Tax Map Parcels 69-A-14 and 69-4-B owned by Ana Sawyer located in the vicinity of 1827 Piney Grove Road (SR606). Two citizens spoke during the public hearing. Both asked questions but neither stated they were against the project.

The Planning Commission voted to table the request and recommended the Board of Supervisors consider amending the Zoning Ordinance by creating a specific section concerning solar generation facilities which should contain regulations and controls on the siting, installation, operation and decommissioning of such facilities. The Board of Supervisors agreed with the recommendation and agreed to place a moratorium on approving any solar generation requests until such an amendment was approved. County Staff developed an amendment to the Zoning Ordinance dedicated to solar generation facilities.

After considerable discussion and review the Planning Commission approved recommending such an amendment to the Zoning Ordinance at its meeting on January 21, 2020. This amendment has not been approved by the Board of Supervisors but will be presented to them at their meeting on March 10, 2020.

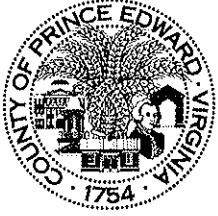
The attachments closely match the requirements of the proposed amendment to the zoning ordinance concerning solar generation facilities. Some of the items missing are (1) Proposed date of start of operations and construction schedule, (2) Did not list height of equipment/structures/fencing, (3) Missing soil types, (4) Holocene proposes to reduce decommissioning security by salvage value which is not allowed in proposed amendment to zoning ordinance, (5) landscaping & screening plan is not complete and (6) Discrepancies in the amounts listed in the decommissioning plan.

Most of these items can be remedied fairly easily and the special use permit could be approved contingent on these items being fulfilled.

Attachments:

- A. Narrative Statement
- B. Site Plan
- C. Documentation of Right to Use the Property
- D. Decommissioning Plan

Motion _____	Paige _____	Hunt _____	Jones _____
Second _____	Sandlin _____	Gilliam _____	Watson _____
Prengaman _____	Jenkins _____	Leatherwood _____	Peery _____



County of Prince Edward
Planning Commission
Agenda Summary

- E. Landscaping & Screening Plan
- F. Limited NEPA review
- G. Fiscal & Economic Impact
- H. Sample Letter sent to nearby Property Owners

Recommendations:

The Planning Commission will wish to contemplate approval of the permit.

Motion _____
Second _____
Prengaman _____

Paige _____
Sandlin _____
Jenkins _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Peery _____

NARRATIVE STATEMENT

ON BEHALF OF

HCE MORAN SOLAR I

CONDITIONAL USE PERMIT

PREPARED FOR:

PRINCE EDWARD COUNTY, VA

Prepared by:

Holocene Clean Energy

4325 Lake Boone Trail #220

Raleigh, NC 27607

August 8, 2019

Revised January 27, 2020

Table of Contents

1. Project Introduction
2. Applicant Information
3. Project Overview
4. Site Design
5. Comprehensive Plan
6. Environmental Considerations
7. Maintenance and Operations
8. Decommissioning

Introduction

To inform the county as to the nature of the proposal solar project, Moran Solar I, and its adherence to the established development standards, Holocene Clean Energy wishes to provide this narrative statement to the Planning Commission of Prince Edward County in conjunction with a request for a Conditional Use Permit.

Applicant Information

The parent company of the applicant is Holocene Finance, LLC, a North Carolina based firm doing business as Holocene Clean Energy. Holocene develops, finances, designs, builds, and operates solar generation facilities in numerous including NC, VA, NJ, SC, PA. Holocene specializes in smaller sized 2-5 MW distributed generation solar and battery storage projects that are designed to blend into local communities. We are a relationship driven company and engage directly with local stakeholders throughout the development process. Our experienced team Holocene has completed of 120 MW of solar PV projects in the 10 years since its founding. We are pleased to bring our experience and passion to Prince Edward County.

Project Information

Moran Solar I is a proposed 3MWac, 3.6MWdc photovoltaic solar and battery storage facility located off of Piney Grove road, near Southside Electric Cooperative's Moran substation in Prince Edward County Virginia. The proposed project will be approximately 20 acres in size and built on land owned by Ana Sawyer, Tax Map # 69-4-B and 69-A-14. Holocene achieved site control via long-term lease agreement with landowner. The property is currently timberland land with one residence on it. The majority of that timberland will be unaffected by the project and will continue to be managed by the landowner.

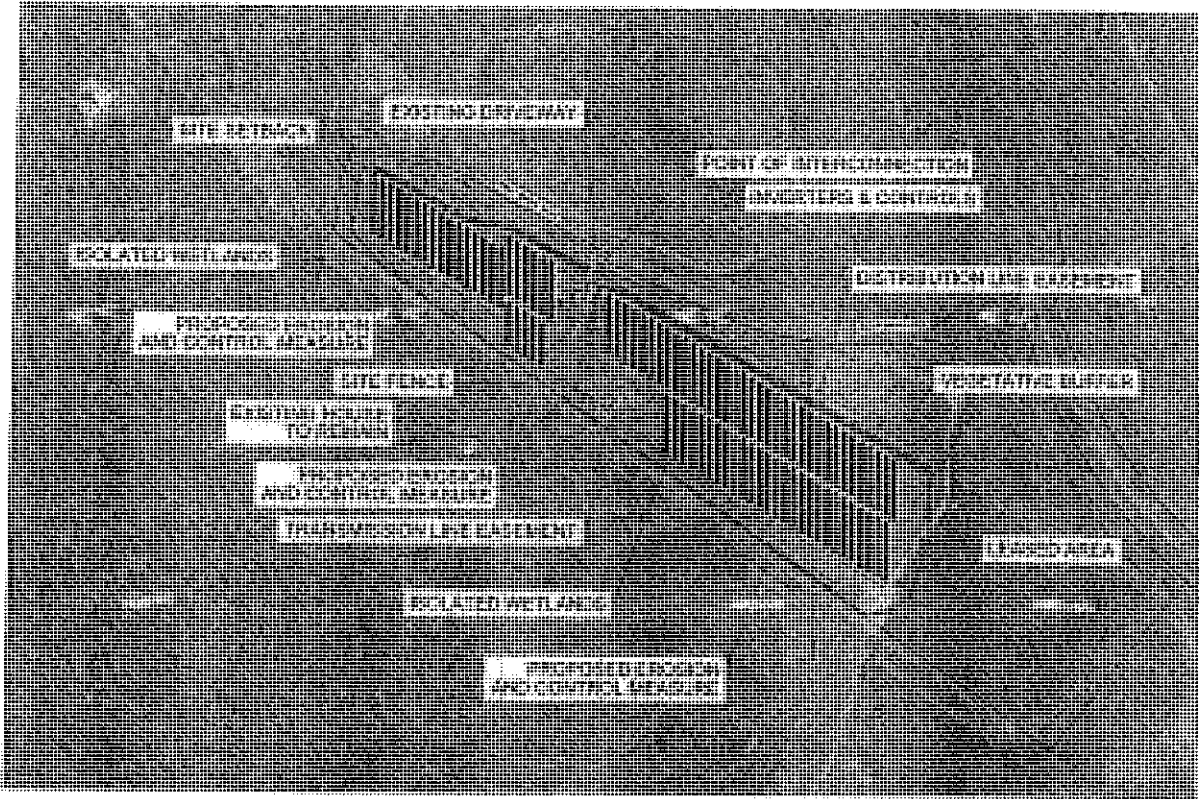
The site selected was identified as highly suitable for solar development given its proximity to the Southside substation. Holocene is working with Southside to site multiple small-scale projects throughout their territory. The energy produced at the Moran substation will be used on the local distribution grid and will provide clean, renewable energy to this community.

Holocene coordinated with the zoning administrator Rob Fowler to establish permitting and design guidance for the proposed facility. Per staff guidance, a solar project may apply for a Special Use Permit as a Major Utility. The design is subject to several specific criteria of the zoning ordinance, specifically the requirements for a vegetative buffer, security fencing, and setbacks. All required design details and application information was provided to the county on April 18, 2019 and deemed complete.

Site Design

The solar facility consists of five main components: solar modules themselves, racking for the modules to sit on, an inverter to change DC current to AC current, a transformer to increase voltage and wiring to carry the energy. The modules are laid out in arrays and connected to the inverters via underground cabling. The inverter feed into transformers which allow power to flow onto the grid. Additionally, a lithium ion battery will be installed on site, to be charged with the excess solar energy. The entire

facility is enclosed in a chain link security fence. A concept plan showing the proposed layout was provided along with the application. An image of that plan can be found below.



The total array area for this facility is estimated at 15 acres. The facility does cross a parcel line, but both properties are owned by the same landowner. The applicant plans to ask the owner to recombine these parcels.

Per the Prince Edward County solar ordinance and consultation with the planning staff, the design is updated to include a 75'f, 50's, 50'r setback. In addition, a vegetative buffer of 15 feet in width is shown parallel with Piney Grove Road.

Comprehensive Plan

Per section 15.2-2232.H of the Virginia State Code, solar facilities must be deemed to be substantial accord with the County's Comprehensive Plan. Holocene has reviewed the Comprehensive Plan and believes the proposed project is in harmony with the plan. The project diversifies the county economic base by introducing a new land use and provides local energy generation which offsets the need for power to be bought from far off generators. It brings low-impact development and economic sustainability, all without impacts to core services such as education, safety, public and private recreational facilities, or any historical landmarks. The grass planted below the panels will be seeded with native grass which benefits the local ecosystems. Vegetation planted on the road will screen the facility from view and help preserve the rural nature of this section of the county.

Environmental and Safety Considerations

Decades-long studies show photovoltaic solar generation facilities pose no significant environmental or health risks to their neighbors. On-site components consist of common building materials like glass, aluminum, steel, and copper and are not hazardous to human health or the environment. The PV cell itself is nearly 100% silicon, encapsulated from air and moisture between two layers of plastic and a layer of glass. There are no toxic materials use on site.

Solar farms have a long run beneficial impact to human health and the ecosystem through the generation of renewable electricity. Generating electricity from renewable sources like solar creates zero-emission alternative to traditional fuels like coal, natural gas and nuclear. Carbon-based fuels produce emissions of particulates and chemical compounds that have been shown to have a detrimental effect on human health and the planet.

Site studies have been conducted to evaluate the potential for the project to impact environmental and historical resources. Screening will take place for endangered and threatened species and we will ensure there is no risk of impact. Cultural and historical assessments and consultation with state agencies will ensure any such resources are also protected. Furthermore, the project produces no noise and will not disrupt the quiet enjoyment of the natural environment.

Lithium Ion battery energy storage devices similarly contain no toxic materials and are non-hazardous when operated correctly. However, the batteries can be problematic if they heat beyond the operational capacity. Excessive heat causes thermal runaway and may result in fire. Upwards of 1000 degrees, plastic and lithium burn. The storage devices have safety mechanisms installed to prevent overheating and, in the event of thermal runaway, a fire suppression safety system triggers the ventilation system to pressure out any off gassing from the batteries. The offgas consists of hydrogen fluoride, carbon monoxide and carbon dioxide which are typical byproduct gases from a combustion event.

Ownership, Maintenance and Operation

Most of the life cycle of a solar farm is spent in the operational phase. With such a long-lived asset, Holocene and its partners recognize the importance of good upkeep. Holocene plans to engage a financial partner to help fund the construction of the site and to take an ownership stake in the project. Holocene seeks to maintain a significant interest in the project and will be engaged throughout its operational life, committed to the long-term success of the project.

Maintenance of the facility will include both vegetation maintenance and equipment maintenance. Vegetation maintenance and landscaping will focus on the upkeep of any vegetative buffer to ensure site screening and grass cutting inside the array. A native grass seed mix, determined by consultation with the VA Department of Conservation and Recreation, will be planted inside the array to support local pollinators.

Routine landscaping maintenance of the solar property will typically be accomplished by a team of three workers with two mowing and one trimming and spraying of excessive weed growth, fence lines, and around the inverter/transformer pads as needed. The use of herbicides will be minimized and only targeted towards troublesome growth. Broad spectrum herbicides will be used sparingly. The amount of

mowing will vary during the seasons, with increased frequency in the growing season. Grazing sheep tended by a local farmer may also be allowed to graze within the fenced area of the project. If this method of vegetation control is used, it will be periodically supplemented by mowing. The area will also be regularly monitored for invasive species of grasses and plants.

Equipment maintenance is closely tied with the monitoring and operational productivity of the site and typically occurs very infrequently. Sites are continually monitored in real time by remote analysts who will dispatch technicians if repairs are needed. Otherwise, maintenance trips are limited to an annual site inspection. Holocene will work with a qualified operations and maintenance provider to ensure the site is well maintained and productivity is optimized.

Decommissioning

Anticipated Life

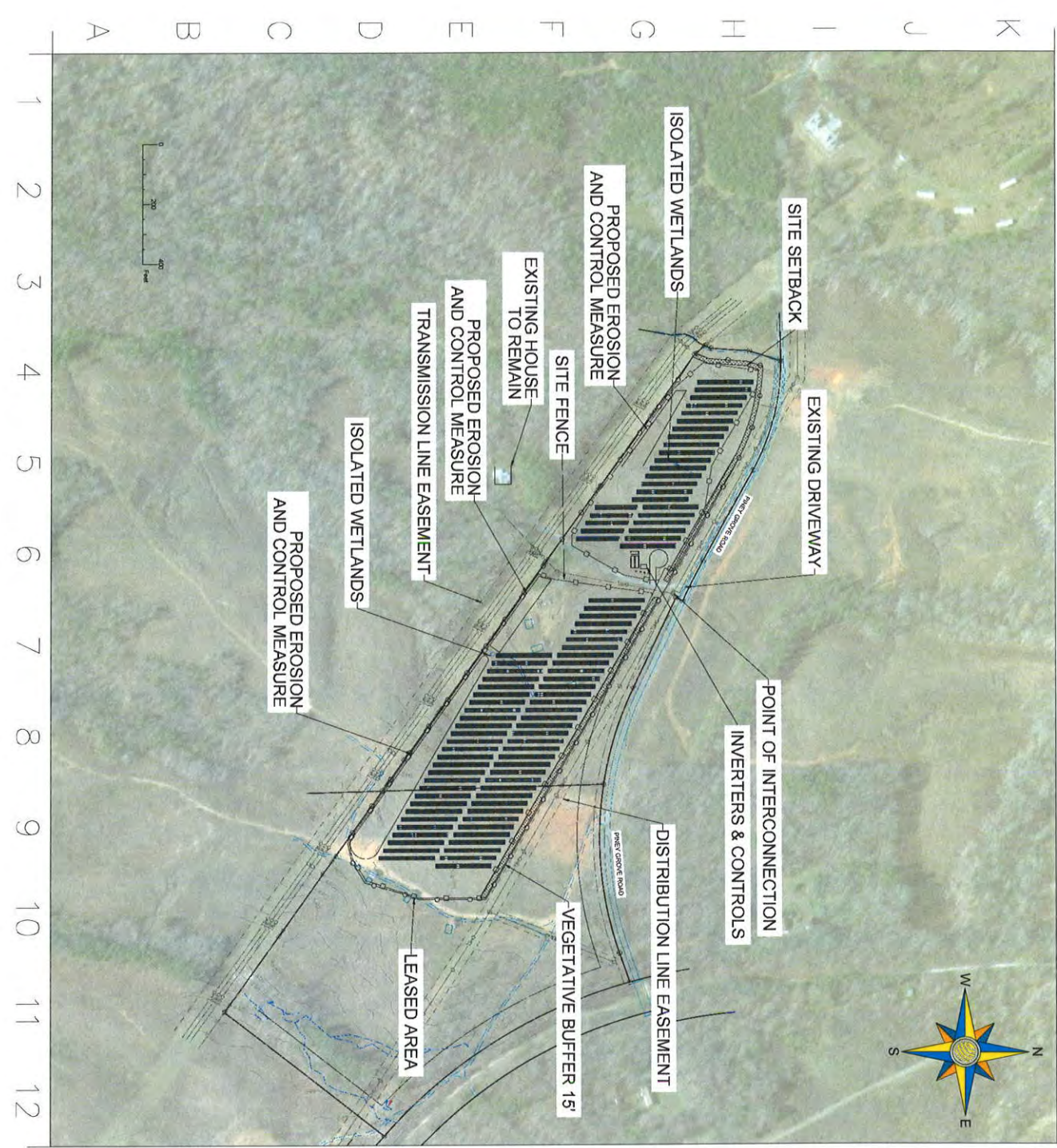
The primary component of a solar generating facility is the photovoltaic modules, and thus the operational life of a solar farm is typically associated with the operating life of the modules. The project is planned with Tier 1 crystalline solar modules, as defined by Bloomberg New Energy Finance, which have an operational life of 25 years or more. Most module manufacturers advertise even longer operational lives for their products and financing parties have been willing to accept 35 or 40-year project lifetimes. Research from the North Carolina Clean Energy Center and numerous other sources support 30-35 year operational lifetimes. In this plan, we estimate this project's operational life at 30 years, which has been corroborated with Ballentine Associates, PLLC, an independent engineering firm engaged for decommissioning estimates. If the operational life is judged to be greater than 30 years, this decommissioning plan will be updated with additional cost information.

The long-term lease agreement is in effect for 20 years with two, 10-year extension options for a total of 40 years.

Decommissioning Plan

A separate Decommissioning Plan will be provided to the county in accordance with section 15.2-2241.2 of Code of Virginia.

SITE PLAN



NOTES:

- General
- Sawyer
- Prince Edward County
- 2' Contour Interval
- 26' Racking Pitch

- System:
- 3.0 MW AC
- 3.9 MW DC
- 1.3 DC/AC Ratio


- Setbacks:
- 75' Front
- 50' Side
- 50' Rear

- Equipment:
- 405W Module (or equal)
- X2 SMA 2500KW Inverter (or equal)
- Single Axis N-S Tracker (or equal)

- Civil Takeoffs:
- Parcel Acreage: 154.19
- Fence Acreage: 16.35
- Leased acreage: 18.8
- Acreage to Clear: 0.5
- Fence [LF]: 5200
- Silt Fence [LF]: 5225
- Access Road [LF]: 350
- Cut/Fill [CY]: 5,000
- Building Demolition: 4

- Storm Water and Erosion & Control will be designed at a later date to meet state and county regulations.
- Modules to be UL1703 Certified and have anti-reflective coating.
- Construction entrance to meet VDOT regulations.

- *Locations are approximate. Subject to change based on environmental and electrical studies, permitting, civil work, surveying, county requirements, and final equipment selection.

	
Holocene DESIGN BUILD, LLC 4325 LAKE BOONE TRAIL SUITE 220 RALEIGH, NC 27607 UNITED STATES	
MORAN SOLAR I 1867 PINEY GROVE RD RICE, VA 23966 UNITED STATES	
PRELIMINARY DRAWING NOT FOR CONSTRUCTION	
DATE ISSUED: 1/26/2020 DRAWN BY: CML CHECKED BY: CML	SHEET NAME PRELIMINARY LAYOUT
SHEET NUMBER 01	MORAN SOLAR I

Attachment (B)

31

sufficiency of which are hereby acknowledged, and in accordance with Section 55-57.1.A of the Virginia Code, Lessor and Lessee hereby set forth the following provisions of the Lease as a memorandum of lease.

Capitalized terms used herein, and not otherwise defined, shall have the same meanings assigned to them in the Lease. All of the terms and conditions of the Lease are incorporated herein by this reference.

The Term of the Lease shall begin on the Placed in Service Date (as defined in the Lease) and shall expire twenty (20) years after the Placed in Service Date of the Facility, or upon earlier termination of the Lease in accordance with the terms thereof. Lessee has the right to extend the Term for three (3) additional renewal terms of five (5) years each as set forth in the Lease.

Nothing contained herein shall modify the Lease, and in the event of a conflict between the provisions of the Lease and the provisions of this Memorandum, the provisions of the Lease shall control. This Memorandum may be signed in any number of counterparts, each of which shall be an original, with the same effect as if the signatures thereto were upon the same instrument.

[SEPARATE SIGNATURE PAGES ATTACHED]

SEPARATE SIGNATURE PAGE
MEMORANDUM OF LEASE

IN WITNESS WHEREOF, Lessor has executed and delivered this Memorandum of Lease
as of the Effective Date,

LESSOR:

By: *Ana Emilia Sawyer*
Name: Ana Emilia Sawyer

COMMONWEALTH OF VIRGINIA
COUNTY OF RUSSELL

I certify that the following person(s) personally appeared before me this day, each acknowledging
to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the
capacity above indicated: Ana Emilia Sawyer

Witness my hand and official stamp or seal, this 29 day of July, 2019.

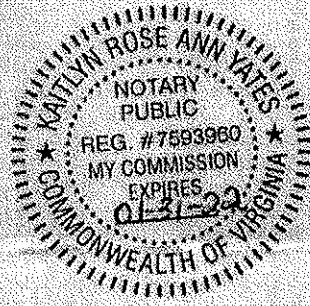
My commission expires: 01-31-2022

Kaitlyn Rose Ann Yates
Notary Public

Notary Registration Number: 7593960

Print Name: Kaitlyn Rose Ann Yates

NOTARIAL STAMP/SEAL:



34

Attachment (C)

SEPARATE SIGNATURE PAGE
MEMORANDUM OF LEASE

IN WITNESS WHEREOF, Lessee has executed and delivered this Memorandum of Lease as of the Effective Date.

LESSEE:

HOLOCENE FINANCE, LLC, a North Carolina limited liability company

By: Stanford H. Allison
Stanford H. Allison, Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity above indicated: Stanford H. Allison, Manager of Holocene Finance, LLC, a North Carolina limited liability company.

Witness my hand and official stamp or seal, this 15th day of August, 2019.

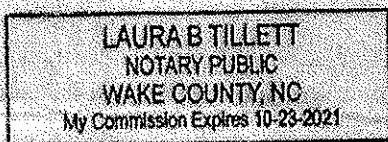
My commission expires: 10-23-21

Notary Registration Number: N/A

Laura B Tillett
Notary Public

Print Name: Laura B. Tillett

NOTARIAL STAMP/SEAL:



35

Attachment (C)

DECOMMISSIONING PLAN

OF

HCE MORAN SOLAR I

CONDITIONAL USE PERMIT

PREPARED FOR:

PRINCE EDWARD COUNTY, VA

Prepared by:

Holocene Clean Energy

4325 Lake Boone Trail, Ste 220

Raleigh, NC 27607

September 26, 2019

Revised January 27, 2020

Table of Contents

1. Project Introduction
2. Decommissioning Plan
 - a. Anticipated Life
 - b. Decommissioning Process
 - c. Explanation of Decommissioning Cost Methodology
 - d. Estimated Decommissioning Cost
 - e. Salvage Value Considerations
 - f. Remediation Funds
3. Appendix A

Project Introduction

Moran Solar I is a proposed 3MWac, 3.6MWdc photovoltaic solar and battery storage facility located off of Piney Grove road, near Southside Electric Cooperative's Moran substation in Prince Edward County Virginia. The proposed project will be approximately 20 acres in size and built on land owned by Ana Sawyer, Tax Map # 69-4-B and 69-A-14. Holocene achieved site control via long-term lease agreement with landowner. The property is currently timberland land with one residence on it. The majority of that timberland will be unaffected by the project and will continue to be managed by the landowner.

The site selected was identified as highly suitable for solar development given its proximity to the Southside substation. Holocene is working with Southside to site multiple small-scale projects throughout their territory. The energy produced at the Moran substation will be used on the local distribution grid and will provide clean, renewable energy to this community.

As requested by the Prince Edward County Planning Commission, Holocene Clean Energy is submitting this Decommissioning Plan in conjunction with a request for a Conditional Use Permit.

Decommissioning Plan

Anticipated Life

The primary component of a solar generating facility is the photovoltaic modules, and thus the operational life of a solar farm is typically associated with the operating life of the modules. The project is planned with Tier 1 crystalline solar modules, as defined by Bloomberg New Energy Finance, which have an operational life of 25 years or more. Most module manufacturers advertise even longer operational lives for their products and financing parties have been willing to accept 35 or 40-year project lifetimes. Research from the North Carolina Clean Energy Center and numerous other sources support 30-35-year operational lifetimes. In this plan, we estimate this project's operational life at 30 years, which has been corroborated with Ballentine Associates, PLLC, an independent engineering firm engaged for the decommissioning estimate. If the operational life is judged to be greater than 30 years, this decommissioning plan will be updated with additional cost information.

The long-term lease agreement is in effect for 20 years with three, 5-year extension options for a total of 35 years.

Decommissioning Process

The decommissioning requirements set forth in the lease agreement dictate that the solar facility and all associated equipment must be removed from the site within six months of the end of the lease period.

Decommissioning this site will involve the removal of all solar and ancillary equipment. Solar modules, racking, posts, concrete pads, inverters, transformers, the battery, wiring and fencing make up most of that equipment. In keeping with industry best practices, the applicant plans to recycle or salvage these materials wherever possible. The Decommissioning Cost Estimate provides additional details from the professional engineer on the removal methodology for each piece of equipment.

One possible exception to removal is subsurface improvements, including roads, which may remain if requested by the landowner. Once the equipment is removed, the land will be reseeded, stabilized and

returned to its pre-development state. All materials will be removed from site and recycled where possible.

Explanation of Decommissioning Cost Methodology

Ballentine Associates is a civil engineering firm based in Chapel Hill, NC with several years of experience designing and estimating costs for solar facilities. Holocene Clean Energy engaged Ballentine to perform a cost estimate for the decommissioning of this facility. This cost estimate represents the total cost to remove and restore the site and should be used as the basis for the county's financial assurance. The estimate was performing using Holocene's Concept Site Plan and unit costs for the removal of each item.

The full detail of their cost estimate is attached below as Appendix A.

Estimated Decommissioning Cost

The total cost to decommission the site is estimated at \$157,707. This cost assumes no materials are disassembled for salvage and is thus the least cost option for decommissioning. This cost estimate includes the major equipment listed below. Additional details and assumptions can be found in the full report at Appendix A.

ITEM	QUANTITY	UNIT	COST TO REMOVE/ RESTORE
Wire {Copper}	23,801	LB	\$4,760.19
Wire {Aluminum}	653	LB	\$130.55
Racking System	479,400	LB	\$19,176.00
Solar Modules {Crystalline}	16,744	EA	\$25,116.00
Inverters	2	EA	\$4,500.00
Transformers	2	EA	\$10,000.00
Concrete Pad	4	EA	\$6,000.00
6' Chain Link Fencing	5,150	LF	\$18,025.00
Battery Storage System	2	EA	\$30,000.00
Land Restoration	16	AC	\$8,000.00
Erosion Control	16	AC	\$32,000.00
TOTAL			\$157,707.74

Salvage Value Considerations

The analysis performed by Ballentine also included a separate methodology, where parts were disassembled and credit from salvage was included in the estimate. The salvage value was estimated for copper, aluminum and steel using current trading prices for scrap metal. The total cost to decommission the site including the cost to preserve salvage materials and the value of the salvage materials is shown on the cost estimate table below.

ITEM	COST TO REMOVE/ RESTORE	TOTAL SALVAGE VALUE	NET GAIN/ LOSS
Wire {Copper}	\$4,760.19	\$61,795.99	\$57,035.80
Wire {Aluminum}	\$130.55	\$516.68	\$ 386.12
Racking System	\$38,352.00	\$63,061.21	\$ 24,709.21
Solar Modules {Crystalline}	\$35,997.00	\$18,460.00	(\$17,537.00)

Inverters	\$4,500.00	\$3,663.28	\$ (836.72)
Transformers	\$30,000.00	\$10,000.00	(\$20,000)
Concrete Pads	\$6,000.00	\$0.00	\$(6,000)
6' Chain Link Fencing	\$18,025.00	\$885.80	\$(17,139.20)
Battery Storage System	\$4,000	\$30,000	\$(26,000)
Land Restoration	\$8,000.00	\$0.00	\$(7,500)
Erosion Control	\$32,000.00	\$0.00	\$(32,000.00)
TOTAL	\$199,919.95	\$170,227.74	\$30,192.20

Using these values, the solar facility's salvage value is predicted at \$30,192 in excess of the decommissioning cost. The applicant believes acknowledging the salvage value of these commodities is prudent and provides security to the county and landowner that the site will not be abandoned.

Security

In the unlikely event of abandonment, the funds required for decommissioning the site will be available via the salvage value of the facility. If the county requires additional assurance, the applicant is prepared to make funds available for this purpose. While bonding has been the preferred method of security for some Virginia counties, the applicant encourages the county to consider alternate methods including the creation of a remediation fund or capital investment fund where funds for decommissioning resources are managed by the county. In compliance with the Prince Edward County Ordinance, the applicant is prepared to provide security prior to construction and for reassessment every five years.

Appendix A

SOLAR FARM: Moran Solar 1
 SITE ADDRESS: Piney Grove Rd. Rice, VA 23965
 PREPARED FOR: Holocene
 PROJECT NUMBER: 116017.05
 DATE: 19-Aug-19

**Ballentine
 Associates, P.A.**

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

OPINION OF PROBABLE COST FOR SOLAR FARM DECOMMISSIONING

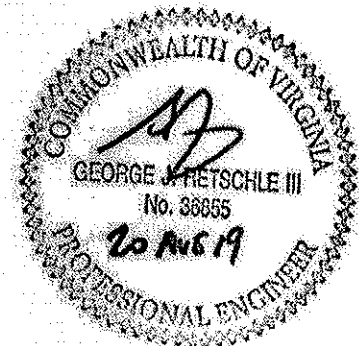
Assumptions: System Size Conversion Factor: 0.6
 3.0 MW AC
 3.6 MW DC
 1.20 DC/AC Ratio
 -- Tracker Racking
 -- Poly Modules 390W
 -- Dual Inverters
 Summary:

ITEM	QUANTITY	UNIT	SALVAGE UNIT COST	TOTAL SALVAGE VALUE	REMOVAL UNIT COST	TOTAL COST TO REMOVE/RESTORE	NET GAIN/LOSS	COMMENTS
Wire (Copper)	23,801	LB	\$2.60	\$61,795.99	\$0.20	\$4,760.19	\$57,035.80	See Note 1
Wire (Aluminum)	653	LB	\$0.79	\$516.68	\$0.20	\$130.55	\$386.12	See Note 1
Racking System	479,400	LB	\$0.13	\$63,061.21	\$0.08	\$38,352.00	\$24,709.21	See Note 2
Solar Modules (Crystalline)	9,230	EA	\$3.90	\$35,997.00	\$2.00	\$18,460.00	\$17,537.00	See Note 3*
Inverters	8,246	LB of Metal	\$0.44	\$3,663.28	\$2,250.00	\$4,500.00	-\$836.72	See Note 4
Transformers	6,000	kVA	\$5.00	\$30,000.00	\$5,000.00	\$10,000.00	\$20,000.00	See Note 5
Concrete Pad	4	EA	\$0.00	\$0.00	\$1,500.00	\$6,000.00	-\$6,000.00	See Note 6
6' Chain Link Fencing	22,145	LB	\$0.04	\$885.80	\$3.50	\$18,025.00	-\$17,139.20	See Note 7
Substation	0	EA	\$17,000.00	\$0.00	\$85,000.00	\$0.00	\$0.00	See Note 8
Battery Storage System	2	EA	\$2,000.00	\$4,000.00	\$15,000.00	\$30,000.00	-\$26,000.00	See Note 9
Land Restoration	16	AC	\$0.00	\$0.00	\$500.00	\$8,000.00	-\$7,500.00	See Note 10
Erosion Control	16	AC	\$0.00	\$0.00	\$2,000.00	\$32,000.00	-\$32,000.00	See Note 11
TOTAL				\$199,919.95		\$170,227.74	\$30,192.20	

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)	1,596	363.013	579
MV- 1/3 (AL)	1,596	409	653
AC output (Copper)	4,014	99.181	398
DC output (Copper)	345,000	66.155	22,823
Total Copper			23,801
Total Aluminium			653
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:	150
Posts (10' W6x9) per rack:	13
Total Posts:	2,080
Total post weight (LBS):	187,200
Total Racking Weight (LBS):	292,200
Total Structure Weight:	479,400
Cost to Remove Racking System:	\$0.30 per pound

4/1

Attachment (D)

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.

		Total LBS	\$/LB
Number of Inverters:	2	8,246	
Weight Per Inverter (LBS):	4123		
% Steel:	20%	1,649	\$0.13
% Aluminum:	20%	1,649	\$0.79
% Copper:	10%	825	\$2.60
Total:		8,246	\$0.44
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: 2
 Transformer: 3,000 kVA
 Total kVA: 6,000
 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 = 1545 lbs
 Total LF on Project: 5,150 Fence Weight = 20600 lbs
 Total Weight: 22,145 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, stabilized 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

NON-FERROUS

Trading summary	Current year summary	Price graph	Average prices	Useful links
---------------------------------	--------------------------------------	-----------------------------	--------------------------------	------------------------------

Data valid for 12 August 2019

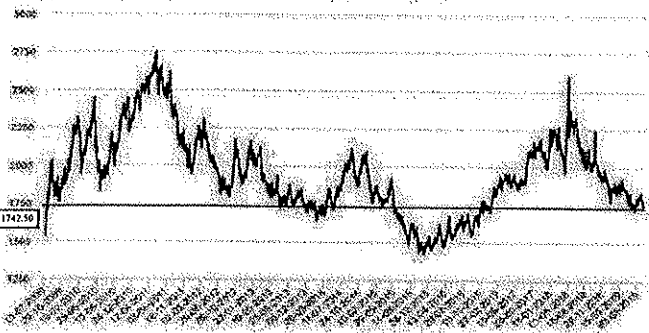
LME OFFICIAL PRICES, US\$ PER TONNE

CONTRACT	ALUMINIUM ALLOY	ALUMINIUM	COPPER
Cash/Buyer	1210.00	1742.50	5724.00

LME ALUMINIUM

Trading summary	Current year summary	Price graph	Average prices	Contract specs	Useful links
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LME ALUMINIUM HISTORICAL PRICE GRAPH

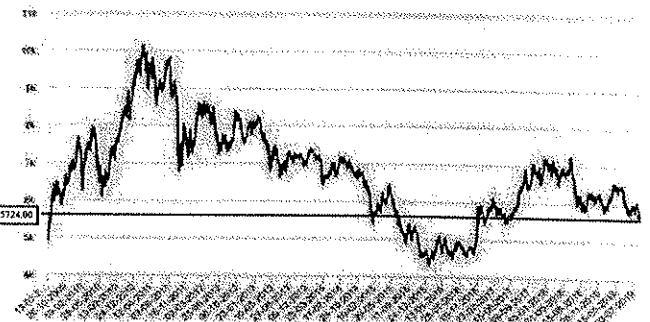


SHOW HISTORICAL DATA FOR

LME COPPER

Trading summary	Current year summary	Price graph	Average prices	Contract specs	Useful links
---------------------------------	--------------------------------------	-----------------------------	--------------------------------	--------------------------------	------------------------------

LME COPPER HISTORICAL PRICE GRAPH



SHOW HISTORICAL DATA FOR

LME STEEL SCRAP

Trading summary	Current year summary	Price graph	Average prices	Contract specs	Monthly overview
---------------------------------	--------------------------------------	-----------------------------	--------------------------------	--------------------------------	----------------------------------

Data valid for 12 August 2019

LME CLOSING PRICES, US\$ PER TONNE

CONTRACT	PRICE
Month 1	200.00

1 Tonne = 2204.62 LBS

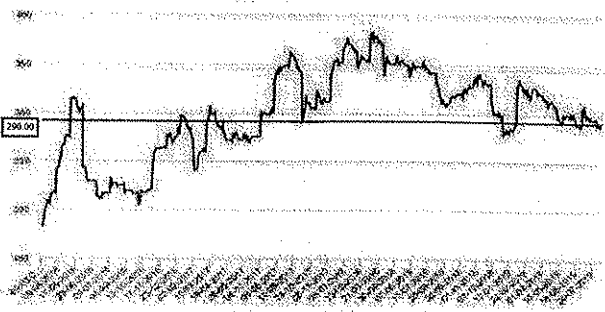
Price Conversion:

Metal	\$/LB
Aluminium:	0.79
Copper:	2.60
Steel:	0.13

LME STEEL SCRAP

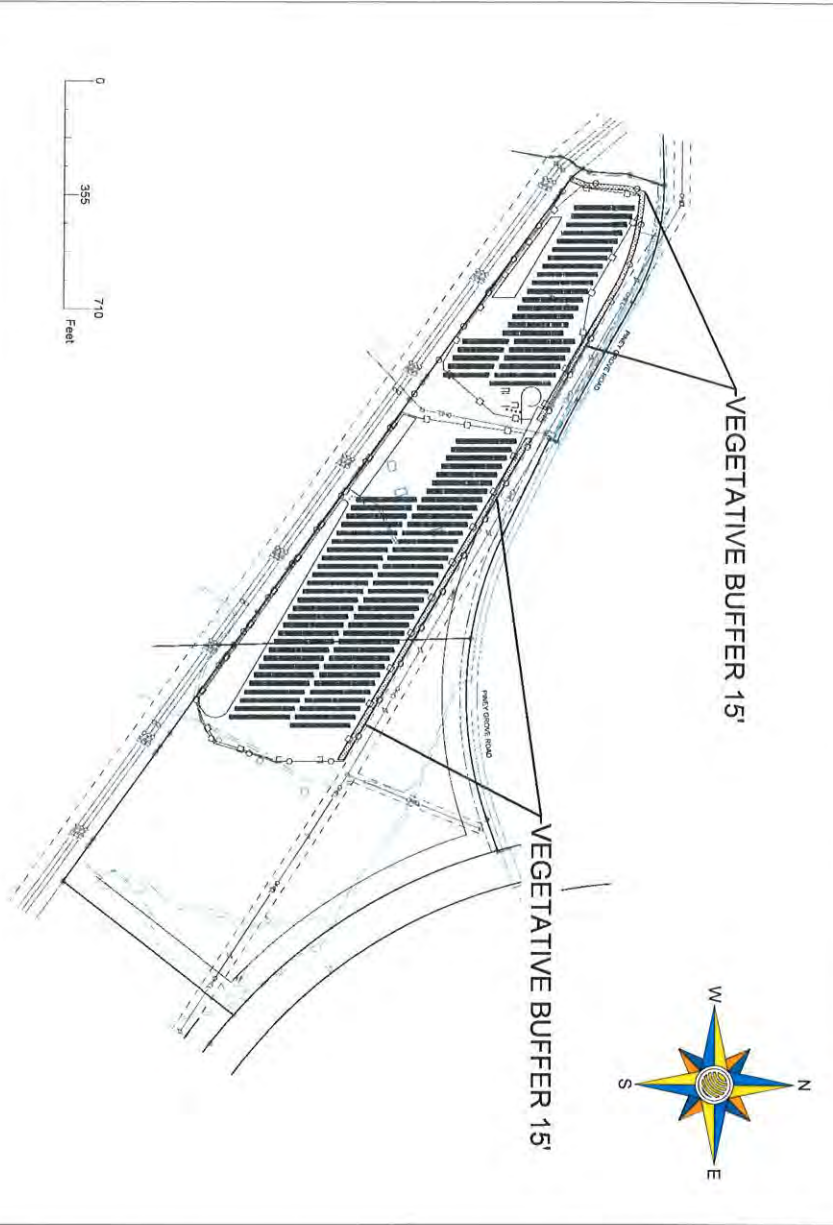
Trading summary	Current year summary	Price graph	Average prices	Contract specs	Monthly overview
---------------------------------	--------------------------------------	-----------------------------	--------------------------------	--------------------------------	----------------------------------

HISTORICAL PRICE GRAPH



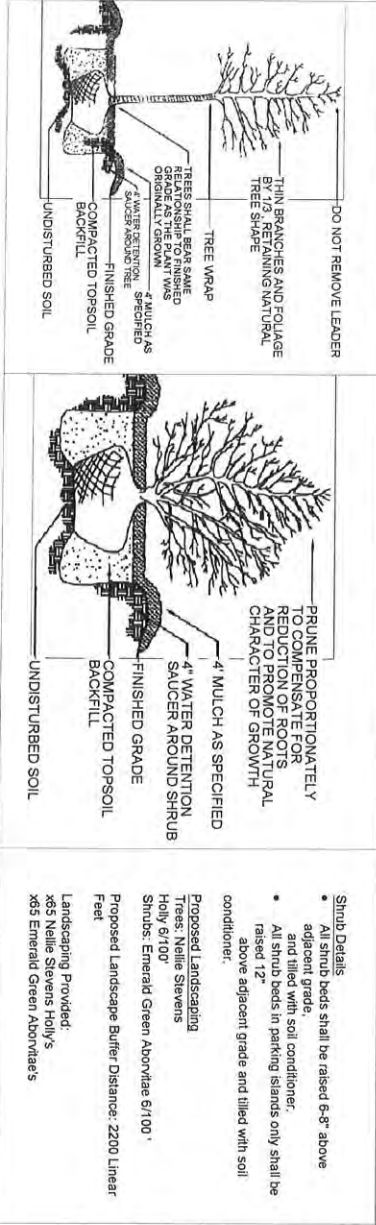
43

Attachment (D)



VEGETATIVE BUFFER 15'

VEGETATIVE BUFFER 15'



DO NOT REMOVE LEADER
THIN BRANCHES AND FOLIAGE BY 1/3, RETAINING NATURAL TREE SHAPE
TREE WRAP
TREES SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS ORIGINAL GROWTH
4" WATER DETENTION SAUCER AROUND TREE
FINISHED GRADE
COMPACTED TOPSOIL
UNDISTURBED SOIL

PRUNE PROPORTIONATELY TO COMPENSATE FOR REDUCTION OF ROOTS AND TO PROMOTE NATURAL CHARACTER OF GROWTH
4" MULCH AS SPECIFIED
4" WATER DETENTION SAUCER AROUND SHRUB
FINISHED GRADE
COMPACTED TOPSOIL
UNDISTURBED SOIL

Shrub Details

- All shrub beds shall be raised 6-8" above adjacent grade, and tilled with soil conditioner.
- All shrub beds in parking islands only shall be raised 12" above adjacent grade and tilled with soil conditioner.

Proposed Landscaping

- Trees: Nettle Stevens Holly 6/100
- Shrubs: Emerald Green Abornviteae 6/100

Proposed Landscape Buffer Distance: 2200 Linear Feet

Landscaping Provided:

- x65 Nettle Stevens Holly's
- x65 Emerald Green Abornviteae's

NOTES:

General Landscaping Notes

- All disturbed areas not occupied by structures paving or plantings shall be graded and seeded as indicated in specification.
 - All tree planting shall be mulched with 4" clean, pine, straw mulch.
 - All plant beds to be edged with typical V-Channel edge. See Detail, this sheet.
 - Contractor shall submit a soil sample for analysis by county agricultural extension service, and shall apply fertilizer, lime and soil amendments per extension service recommendations.
 - A minimum of four individual soil samples shall be taken throughout the site for overall soil analysis.
 - Contractor to utilize all onsite topsoil. Contractor shall supply additional topsoil at no additional cost to owner if existing topsoil is not sufficient to meet the needs of this project.
 - All planting areas to receive 1 CY of soil conditioner for each 75 SF of plant bed area. Acceptable soil conditioners shall be pulverized pine bark, peat moss or shredded/composted leaves.
 - Contractor to field verify location of existing utilities before beginning of grading and landscape installation.
 - Contractor to verify quantities of plantings as shown. Plantings indicated on plans shall prevail over quantities indicated in plant list if discrepancies arise.
 - All plants are to be thoroughly "Watered in" the same day as planted.
 - Holly trees growth height is 20' tall and growth width is 10' wide.
 - Abornviteae shrubs growth height is 15' and growth width is 5' wide.
- Notes For Plant Hole Sizing**
- The plant hole width shall be a minimum three times the diameter of the root ball.
 - Remove burlap from top of root ball before backfilling around ball is completed.
 - All trees which are smooth barked at the time of planting, and have more than 2" of clear trunk shall be wrapped.
 - All tree wrapping shall extend from the top of the backfill to the lowermost tree branches.
 - All trees, when planted, shall have the same relationship to finished grade as to the original planting depth.

Holocene
CLEAN ENERGY
HOLOCENE DESIGN
BUIL.D, LLC

4325 LAKE BOONE TRAIL
SUITE 220
RALEIGH, NC 27607
UNITED STATES

MORAN SOLAR
PRINCE EDWARD
COUNTY

Attachment (E)

HH



July 5, 2019

Mr. Davis Plunkett
Holocene Clean Energy
727 W. Hargett Street
Suite 201
Raleigh, North Carolina 27603

ECS Project No. 47:8304

Reference: Limited NEPA Database Review Summary Letter, Moran I Solar Site, Prince Edward County, Virginia

Dear Mr. Plunkett:

ECS Mid-Atlantic, LLC (ECS) is pleased to provide Holocene Clean Energy with the results of the Threatened & Endangered Species and Historic Resources database reviews for the above-referenced project site. Our services were provided in general accordance with Work Order #3, dated May 21, 2019 and authorized on May 29, 2019.

PROPERTY DESCRIPTION

The subject site is located west of the High Bridge Trail and south of Piney Grove Road in Rice, Virginia. The site is approximately 40-acres that consists of open land and is improved with several small structures. Evidence of timbering within the last five years was observed.

DATABASE REVIEW FINDINGS

Virginia Fish and Wildlife Information Service (VAFWIS):

ECS conducted a search of the Virginia Department of Game and Inland Fisheries Fish and Wildlife Information Service (VAFWIS) threatened and endangered species database to evaluate documented occurrences of Federal and/or state listed species within a two-mile radius of the project site (see Appendix I). According to VAFWIS, no species are listed as having the potential to occur within this radius.

U.S. Fish and Wildlife Service (USFWS):

ECS conducted a review of the U.S. Fish and Wildlife Service's Information, Planning, and Consulting (IPAC) database to evaluate the documented occurrences or potential habitat for Federally listed species within the project boundaries (see Appendix II). According to USFWS, one species is listed as having potential to occur at the project site:

- Federally-threatened northern long-eared bat (*Myotis septentrionalis*).

According to the USFWS' Species Fact Sheet, the male bat prefers large caves and abandoned mines during the winter and summer. Female bats prefer caves and mines during the winter and maternity colonies are located in riparian forests along streams in the summer. It is also known that this bat

species generally roosts in trees greater than 3 inches dbh that are found on south-facing slopes and have exfoliating bark or snags during the summer months.

The USFWS issued a Final 4(d) rule under the Endangered Species Act (ESA) effective February 16, 2016. The rule specified that for areas of the country impacted by white-nose syndrome (WNS), incidental take is prohibited under the following circumstances:

1. If it occurs within a hibernacula,
2. If it results from tree removal activities and,
 - The activity occurs within ¼-mile of a known, occupied hibernacula; or,
 - The activity cuts or destroys a known, occupied maternity roost tree or other trees within a 150 foot radius from the maternity roost tree during the pup season from June 1 through July 31.

Since there are no documented occurrences within close proximity of the subject site (see attached NLEB occurrence map), ECS believes time of year restrictions or habitat surveys will not be required by USFWS for *M. septentrionalis*. Should tree removal occur as part of construction, ECS recommends the project be submitted to the USFWS for review and concurrence with this inference.

Virginia Department of Conservation and Recreation (DCR):

A review of the VA Natural Heritage Data Explorer database showed one natural heritage resource within the project site limits, along the eastern property boundary (see Appendix III). This feature is listed by DCR as the 'Moran Outcrop' and is considered a conservation site. Information from the online database indicates this resource is associated with habitat which may support a rare plant, animal, or natural community, but the resource does not appear have legal protections such as a listed threatened or endangered species. Although other information is not available for this feature, upon your request, ECS can submit a project review to DCR to gain additional information for this feature and potential recommended conservatory measures. Since this resource appears to not be legally protected under the Endangered Species Act, the measures provided by DCR will likely be recommendations only, as opposed to project requirements. However, these recommendations could become permit requirements, should a DEQ or Army Corps wetland permit be needed.

Virginia Department of Historic Resources (DHR):

A search of the Virginia DHR Cultural Resource Information System (VCRIS) for archaeological or architectural resources within or near the project area yielded one architectural resource mapped in the vicinity of the project site (see Appendix IV). Following a review of available information for this resource (High Bridge Trail State Park; DHR ID 006-5007), it has been considered 'potentially eligible' for listing on the National Register of Historic Places by DHR due to its Civil War connections. Due to this finding, ECS believes additional coordination with DHR may be necessary following County review or if a wetland permit will be needed.

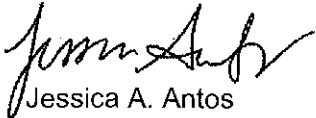
This completes our scope of service for this project. It should be noted that these recommendations are based off our review of available online information and have not been confirmed by regulatory agencies through a formal site evaluation of onsite conditions. If you have any questions or comments

Moran I Solar Site
ECS Project No. 47:8304
July 5, 2019
Page 3

concerning the contents of the enclosed documents or other related topics, please feel free to contact us at (540)-362-2000.

Respectfully submitted,

ECS MID-ATLANTIC, LLC



Jessica A. Antos
Project Manager
JAntos@ecslimited.com

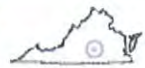


Adam M. Meurer, CHMM, PWS
Principal
AMeurer@ecslimited.com

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APPENDIX I

Virginia Fish and Wildlife Information Service (VAFWIS)
Search Results



Virginia Fish and Wildlife Information Service

Site Location

37,13,43.8 -78,16,22.3 is the Search Point

Show Position Rings

Yes No

1 mile and 1/4 mile at the Search Point

Show Search Area

Yes No

2 Search distance miles radius

Search Point is at map center

Base Map Choices

Topography

Map Overlay Choices

Current List: Position, Search, BECAR, BAEANests, TEWaters, TierII, Habitat, Trout, Anadromous

Map Overlay Legend

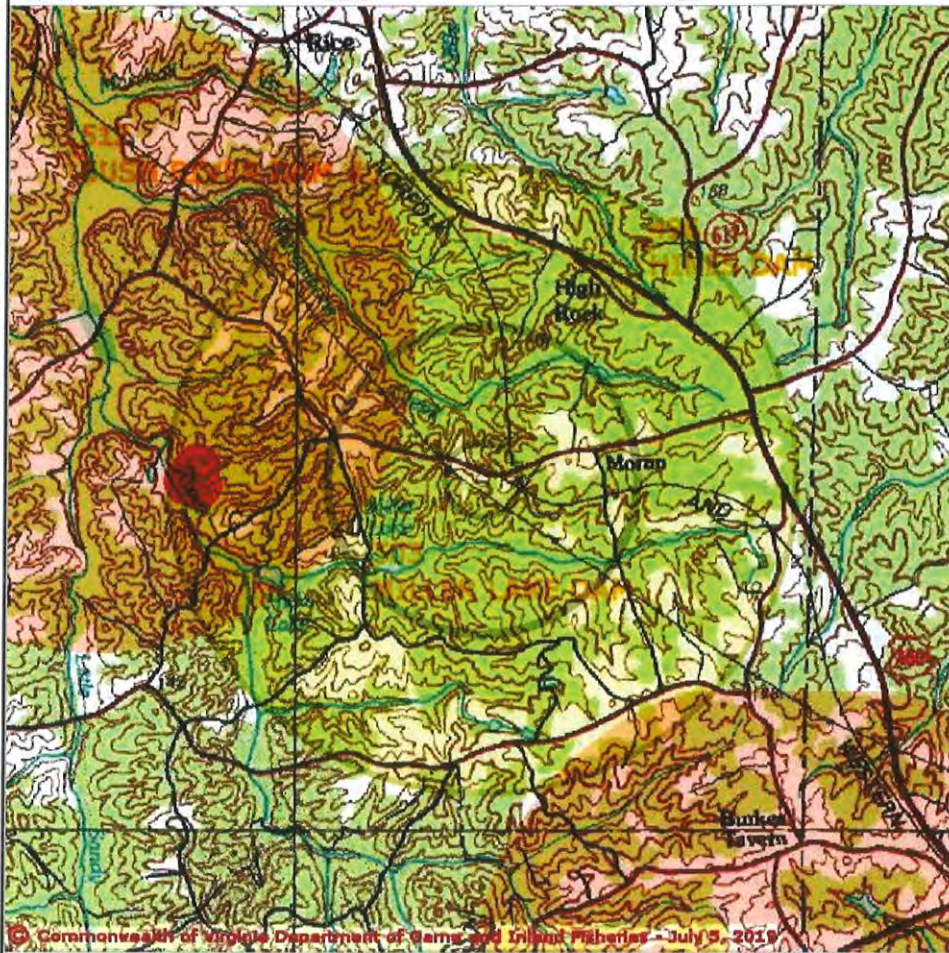
[Refresh Browser Page](#)

Map Click **Pan**

Map Scale **In** **Zoom** **Out**

Screen Size **Small** **Size** **Big**

[Help](#)



Point of Search 37,13,43.8 -78,16,22.3

Map Location 37,13,43.8 -78,16,22.3

- Select **Coordinate System**:
- Degrees,Minutes,Seconds Latitude - Longitude
 - Decimal Degrees Latitude - Longitude
 - Meters UTM NAD83 East North Zone
 - Meters UTM NAD27 East North Zone

Base Map source: USGS 1:100,000 topographic maps (see Microsoft terraserver-usa.com for details)

Map projection is UTM Zone 17 NAD 1983 with left 737146 and top 4128543. Pixel size is 16 meters . Coordinates displayed are Degrees, Minutes, Seconds North and West. Map is currently displayed as 600 columns by 600 rows for a total of 360000 pixles. The map display represents 9600 meters east to west by 9600 meters north to south for a total of 92.1 square kilometers. The

T & E Waters

- Federal
- State

Predicted Habitat WAP Tier I & II

- Aquatic
- Terrestrial

Trout Waters

- Class I - IV
- Class V - VI

Anadromous Fish Reach

- Confirmed
- Potential

Impediment

- Position Rings 1 mile and 1/4 mile at the Search Point
- 2 mile radius Search Area

Bald Eagle Concentration Areas and Roosts

map display represents 31501 feet east to west by 31501 feet north to south for a total of 35.5 square miles.

Topographic maps and Black and white aerial photography for year 1990+- are from the United States Department of the Interior, United States Geological Survey. Color aerial photography aquired 2002 is from Virginia Base Mapping Program, Virginia Geographic Information Network. Shaded topographic maps are from TOPO! ©2006 National Geographic <http://www.national.geographic.com/topo> All other map products are from the Commonwealth of Virginia Department of Game and Inland Fisheries.

map assembled 2019-07-05 09:16:21 (qa/qc March 21, 2016 12:20 - tn=982304.0 dist=32181) \$poi=37.2288333 -78.2728611

50

Attachment (F)

VaFWIS Search Report Compiled on 6/16/2019, 4:02:59 PM[Help](#)

Known or likely to occur within a **2 mile radius around point 37,13,43.8 -78,16,22.3**
in **135 Nottoway County, 147 Prince Edward County, VA**

[View Map of Site Location](#)

483 Known or Likely Species ordered by Status Concern for Conservation
(displaying first 23) (23 species with Status* or Tier I** or Tier II**)

BOVA Code	Status*	Tier**	Common Name	Scientific Name	Confirmed	Database(s)
060003	FESE	Ia	Wedgemussel, dwarf	Alasmidonta heterodon		BOVA
010214	FESE	IIa	Logperch, Roanoke	Percina rex		BOVA
050022	FTST	Ia	Bat, northern long-eared	Myotis septentrionalis		BOVA
060029	FT	IIa	Lance, yellow	Elliptio lanceolata		BOVA
050020	SE	Ia	Bat, little brown	Myotis lucifugus		BOVA
050027	SE	Ia	Bat, tri-colored	Perimyotis subflavus		BOVA
060006	SE	Ib	Floater, brook	Alasmidonta varicosa		BOVA
040293	ST	Ia	Shrike, loggerhead	Lanius ludovicianus		BOVA
040385	ST	Ia	Sparrow, Bachman's	Peucaea aestivalis		BOVA,HU6
060173	FPST	Ia	Pigtoe, Atlantic	Fusconaia masoni		BOVA
020002	ST	IIa	Treefrog, barking	Hyla gratiosa		BOVA
060081	ST	IIa	Floater, green	Lasmigona subviridis		BOVA
010070	ST	IIC	Shiner, whitemouth	Notropis alborus		BOVA
040292	ST		Shrike, migrant loggerhead	Lanius ludovicianus migrans		BOVA
030063	CC	IIIa	Turtle, spotted	Clemmys guttata		BOVA,HU6
010077		Ia	Shiner, bridle	Notropis bifrenatus		BOVA
040213		Ic	Owl, northern saw-whet	Aegolius acadicus		HU6
040052		IIa	Duck, American black	Anas rubripes		BOVA,HU6
040320		IIa	Warbler, cerulean	Setophaga cerulea		BOVA,HU6
040140		IIa	Woodcock, American	Scolopax minor		BOVA,HU6
040203		IIB	Cuckoo, black-billed	Coccyzus erythrophthalmus		BOVA
040105		IIB	Rail, king	Rallus elegans		BOVA
100166		IIC	Skipper, Dotted	Hesperia attalus slossonae		BOVA,HU6

To view **All 483 species** [View 483](#)

*FE=Federal Endangered; FT=Federal Threatened; SE=State Endangered; ST=State Threatened; FP=Federal Proposed; FC=Federal Candidate; CC=Collection Concern

**I=VA Wildlife Action Plan - Tier I - Critical Conservation Need;
 II=VA Wildlife Action Plan - Tier II - Very High Conservation Need;
 III=VA Wildlife Action Plan - Tier III - High Conservation Need;
 IV=VA Wildlife Action Plan - Tier IV - Moderate Conservation Need

Virginia Wildlife Action Plan Conservation Opportunity Ranking:

- a - On the ground management strategies/actions exist and can be feasibly implemented.;
- b - On the ground actions or research needs have been identified but cannot feasibly be implemented at this time.;
- c - No on the ground actions or research needs have been identified or all identified conservation opportunities have been exhausted.

[View Map of All Query Results from All Observation Tables](#)

Bat Colonies or Hibernacula: **Not Known**

Anadromous Fish Use Streams

N/A

Impediments to Fish Passage (2 records)

[View Map of All Fish Impediments](#)

ID	Name	River	View Map
496	HINES DAM	TR-LITTLE SAYLERS CREEK	Yes
503	MILLER LAKE DAM	TR-SANDY RIVER	Yes

Colonial Water Bird Survey

N/A

Threatened and Endangered Waters

N/A

Managed Trout Streams

N/A

Bald Eagle Concentration Areas and Roosts

N/A

Bald Eagle Nests (4 records)

[View Map of All Query Results
Bald Eagle Nests](#)

Nest	N Obs	Latest Date	DGIF Nest Status	View Map
PE0901	5	May 18 2011	UNKNOWN	Yes
PE1001	1	Jan 1 2010	UNKNOWN	Yes
PE1101	2	May 18 2011	Unknown	Yes
PE9601	20	May 6 2008	UNKNOWN	Yes

Displayed 4 Bald Eagle Nests

Species Observations (9 records)

[View Map of All Query Results
Species Observations](#)

obsID	class	Date Observed	Observer	N Species			View Map
				Different Species	Highest TE*	Highest Tier**	
623214	SppObs	Aug 7 2013	Dave; Perry	1		III	Yes
623358	SppObs	Oct 19 2013	Dave; Perry	1			Yes
622248	SppObs	Jul 17 2013	Dave; Perry	1			Yes
623209	SppObs	May 11 2013	Dave; Perry	1			Yes
622397	SppObs	May 11 2013	Dave; Perry	1			Yes
611960	SppObs	Jul 19 2011	Wayne; Starnes	2			Yes
318012	SppObs	Sep 30 2006	Frank Burbrink	1			Yes
11371	SppObs	May 20 1986	NORMAN	15			Yes
27299	SppObs	Jan 1 1900	Mitchell, J. C.	1			Yes

Displayed 9 Species Observations

Habitat Predicted for Aquatic WAP Tier I & II Species

N/A

Habitat Predicted for Terrestrial WAP Tier I & II Species

53

Attachment (F)

N/A

Virginia Breeding Bird Atlas Blocks (1 records)

[View Map of All Query Results](#)
[Virginia Breeding Bird Atlas Blocks](#)

BBA ID	Atlas Quadrangle Block Name	Breeding Bird Atlas Species			View Map
		Different Species	Highest TE*	Highest Tier**	
44076	Rice, SE	56		III	Yes

Public Holdings: (1 names)

Name	Agency	Level
Prince Edward-Gallion State Forest	VA Dept. of Forestry	State

Summary of BOVA Species Associated with Cities and Counties of the Commonwealth of Virginia:

FIPS Code	City and County Name	Different Species	Highest TE	Highest Tier
135	Nottoway	334	FESE	I
147	Prince Edward	404	FTSE	I

USGS 7.5' Quadrangles:

Green Bay
 Rice
 Crewe West

USGS NRCS Watersheds in Virginia:

N/A

USGS National 6th Order Watersheds Summary of Wildlife Action Plan Tier I, II, III, and IV Species:

HU6 Code	USGS 6th Order Hydrologic Unit	Different Species	Highest TE	Highest Tier
JA14	Bush River-Sandy River	48	ST	I
JA15	Saylers Creek	49	ST	I
JA24	Flat Creek-Little Creek	50	ST	I

Compiled on 6/16/2019, 4:02:59 PM 1979352.0 report=all searchType= R dist= 3218 poi= 37,13,43.8 -78,16,22.3
 PixelSize=64; Anadromous=0.030381; BBA=0.071382; BECAR=0.03023; Bats=0.028603; Buffer=0.098268; County=0.125279; HU6=0.109415; Impediments=0.041522; Init=0.496762; PublicLands=0.080732; Quad=0.100499; SppObs=4.372273; TEWaters=0.036012; TierReaches=0.044545; TierTerrestrial=0.076512; Total=6.182663; Tracking_BOVA=0.32147; Trout=0.033236; huva=0.058236

54

Attachment (F)

APPENDIX II

U.S. Fish & Wildlife Service (USFWS)
Search Results



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Virginia Ecological Services Field Office

6669 Short Lane

Gloucester, VA 23061-4410

Phone: (804) 693-6694 Fax: (804) 693-9032

<http://www.fws.gov/northeast/virginiafield/>



In Reply Refer To:

Consultation Code: 05E2VA00-2019-SLI-4669

Event Code: 05E2VA00-2019-E-11194

Project Name: Moran

June 16, 2019

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*). Any activity proposed on National Wildlife Refuge lands must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered

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Attachment (F)

species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries

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Attachment (F)

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Virginia Ecological Services Field Office

6669 Short Lane

Gloucester, VA 23061-4410

(804) 693-6694

Project Summary

Consultation Code: 05E2VA00-2019-SLI-4669

Event Code: 05E2VA00-2019-E-11194

Project Name: Moran

Project Type: POWER GENERATION

Project Description: Possible redevelopment of site.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/37.22886758359364N78.27183750370303W>



Counties: Prince Edward, VA

Endangered Species Act Species

There is a total of 1 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.




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Attachment (F)

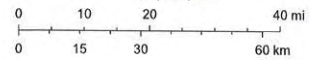
NLEB Locations and Roost Trees - Moran, VA



6/16/2019, 4:16:28 PM

-  NLEB Known Occupied Maternity Roost (Summer Habitat)
-  NLEB Hibernaculum 5.5 Mile Buffer
-  NLEB Hibernaculum Half Mile Buffer

1:1,155,581



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

VA Dept. Game & Inland Fisheries
Earthstar Geographics |

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Attachment (F)

APPENDIX III

Virginia Department of Conservation & Recreation (DCR)
Search Results

DCR Map



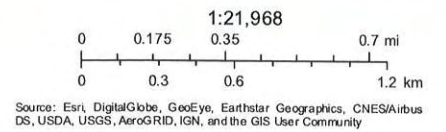
June 16, 2019

NH Screening Layer

- Conservation Site
- SCU

- Adjacent States
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



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Conservation Site ID	Conservation Site Name	Biodiversity Rank	Legal Status	Acres	Description	Type
4188	MORAN OUTCROP	B5	NL	63	Site delineates an area that provides habitat and buffer for one or more rare terrestrial plants or animals, or significant natural communities.	Conservation Site

APPENDIX IV

Virginia Department of Historic Resources (DHR)
Search Results

Virginia Dept. of Historic Resources



Virginia Cultural Resource Information System

Legend

- Architecture Resources
- Architecture Labels
- Individual Historic District Properties
- Archaeological Resources
- Archaeology Labels
- DHR Easements
- USGS GIS Place names
- County Boundaries



Feet

0 500 1000 1500 2000
1:18,056 / 1"=1,505 Feet

Title:

Date: 6/16/2019

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

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Attachment (F1)

Property Information

Property Names

Name Explanation	Name
Historic	Norfolk Southern Rail Line
Current	High Bridge Trail State Park

Property Evaluation Status

DHR Staff: Potentially Eligible
This Property is associated with the High Bridge Trail State Park.

Property Addresses

Current - Route 460

County/Independent City(s): Appomattox (County), Cumberland (County), Nottoway (County), Prince Edward (County)

Incorporated Town(s): No Data

Zip Code(s): No Data

Magisterial District(s): No Data

Tax Parcel(s): No Data

USGS Quad(s): CREWE WEST, FARMVILLE, GREEN BAY, PAMPLIN, PROSPECT, RICE

Additional Property Information

Architecture Setting: Transportation Corridor

Acreage: 608

Site Description:

31 mile stretch of abandoned rail line in Appomattox and Nottoway counties.

April 2008: The High Bridge Trail State Park encompasses 608 acres along a 33.5 mile stretch of an abandoned railroad corridor. The line extends between Pamplin, on the west, and Burkesville, on the east, and roughly parallels U.S. Route 460. The corridor passes through several small towns in a largely rural region. Much of the immediate vicinity of the corridor is heavily wooded. The two bridges cross, in a southeasterly-northwesterly direction, the low-lying flood plain of the Appomattox River. Conifers and deciduous trees forest the area to either side of the crossing, while small shrubs vegetate the cleared land around the bridge piers. The 1914 bridge is sited slightly northeast of the 1854 remains and extends between two, steep, wooded bluffs. The railroad tracks were removed from the corridor in 2005, and the grade is currently covered in crushed stone. Wooden utility poles line much of the rail-bed.

April 2008: There are no secondary resources associated with this property.

Surveyor Assessment:

End Year: 1865
Date Source: Written Data
Type: Historical Event
Notes: Union troops tried to burn bridge to block the Confederate retreat to Appomattox.

2004: 33-mile stretch of rail line that includes the pre-Civil War era High Bridge (with a new trestle dating to 1912) is being abandoned by Norfolk Southern. The corridor has strong Civil War connections and the bridge, though the trestle is a replacement, is a well-known landmark and was regularly painted and photographed from the 1850s forward.

RTD article, 10/27/2004: "On April 6, 1865, Union forces tried to burn the bridge to block the Confederate retreat to Appomattox. Confederate cavalry saved the bridge, and the next day Confederate forces crossed the bridge and succeeded in burning the four western sections, one of which fell into the river. Union troops crossed the river on the lower wagon bridge."

2007: Soon to be converted to the new High Bridge Trail State Park, for use by the general public for a number of non-motorized activities, including hiking, running, bicycling and horseback riding. Decking and side rails will be added to High Bridge, and the track will be removed for the trail along the course of the entire 31 mile park.

April 2008:

Surveyor Recommendation: Legacy

Ownership

Ownership Category	Ownership Entity
State Govt	Virginia Department of Conservation and Recreation

Primary Resource Information

Resource Category: Transportation
Resource Type: Rail-Related
NR Resource Type: Structure
Historic District Status: *No Data*
Date of Construction: 1854
Date Source: Written Data
Historic Time Period: Antebellum Period (1830 - 1860)
Historic Context(s): Commerce/Trade, Industry/Processing/Extraction, Military/Defense, Technology/Engineering, Transportation/Communication
Other ID Number: *No Data*
Architectural Style: No Discernable Style
Form: *No Data*
Number of Stories: *No Data*
Condition: Good
Threats to Resource: Development

Architectural Description:

2004: 33-mile stretch of railroad between Pamplin and Burkeville. Rail line includes High Bridge, about 15 minutes east of Farmville by rail. Built in 1854 of wooden stone piers.

2007: 31-mile stretch of rail line was transferred to the state from Norfolk Southern, for use as a rails-to-trails connecting Pamplin to Burkeville, running through Prospect, Farmville, High Bridge and Rice.

April 2008: The 608-acre district encompasses the 33.5-mile stretch of abandoned railroad corridor that extends between the towns of Pamplin and Burkeville, passing through Farmville, Rice, and Prospect. The corridor includes the site of two architecturally- and historically-significant bridges that cross the Appomattox River and a major Civil War battle.

Secondary Resource Information

Historic District Information

Historic District Name: High Bridge Trail State Park
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: NRHP Nomination

DHR ID: 006-5007
Staff Name: Andre, Elizabeth
Event Date: 4/9/2008
Staff Comment:
No Data

Event Type: DHR Staff: Potentially Eligible

DHR ID: 006-5007
Staff Name: DHR
Event Date: 7/1/2004
Staff Comment:
Project Review
Marc Holma presenting:
Norfolk & Southern Railroad, Appomattox and Nottoway counties, DHR Project Review File Number 2004-0835, DHR File Number 006-5007.
The resource, a 33 mile stretch of the Norfolk & Southern railroad that includes the pre-Civil War –era High Bridge (with a new trestle dating to

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Attachment (F)

1912) is being abandoned by Norfolk & Southern. The corridor has strong Civil War connections, and the bridge – though the trestle is a replacement – is a well-known landmark and was regularly painted and photographed from the 1850s forward. The committee recommends that the corridor is potentially eligible for listing for its Civil War associations and its role in the transportation history of the Commonwealth.

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

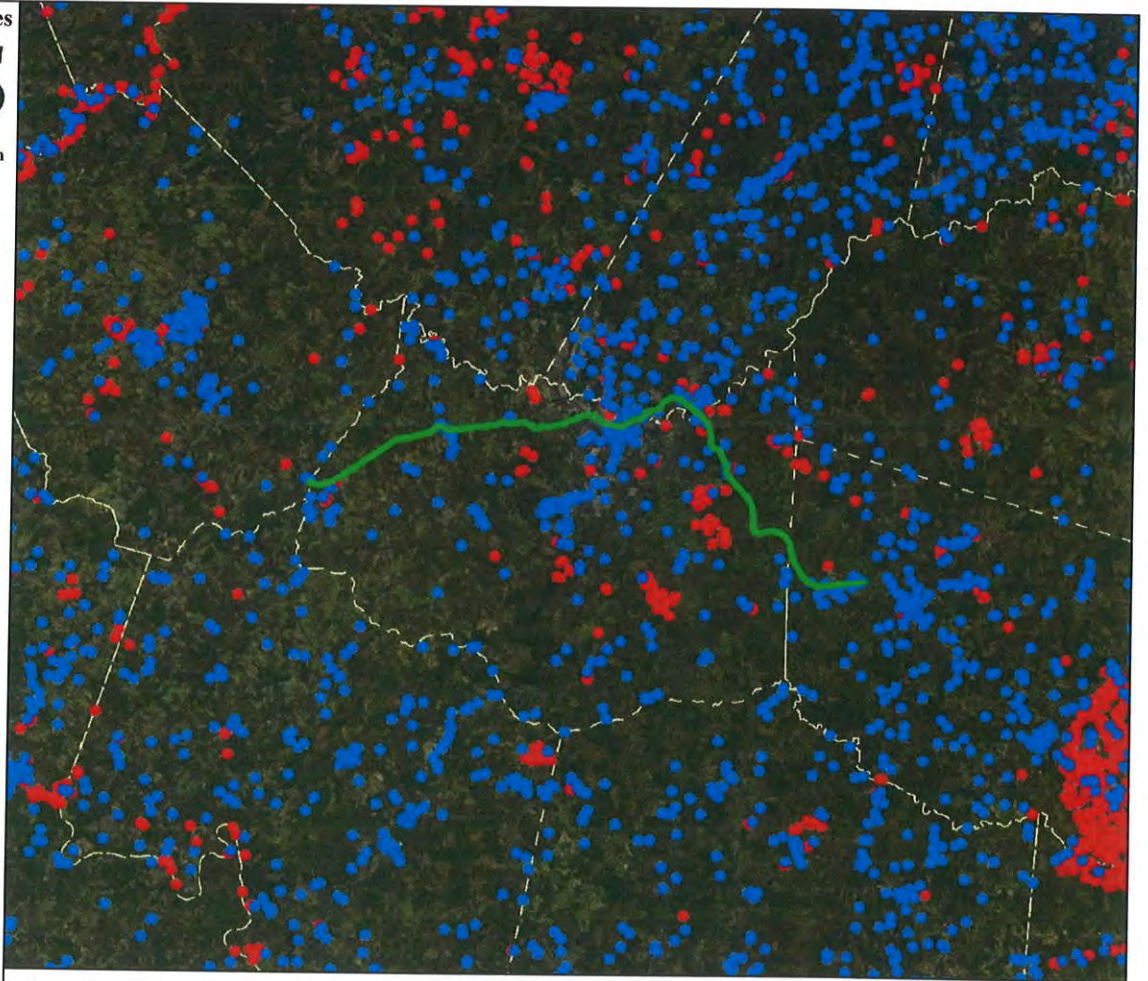
Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

- Architecture Points
- Archaeology Points
- County Boundaries



Miles

0 2 4 6 8
1:577,791 / 1"=9 Miles

Title: Architecture Labels

Date: 7/5/2019

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Attachment F

Moran Solar I

Fiscal and Economic Impact

The proposed facility will make a significant fiscal contribution to Prince Edward County, primarily through the increased real estate tax valuation. We anticipate the change of use of the property will trigger a reassessed value close to \$10,000 per acre. Using the county real estate tax rate of 0.51 per \$100, the local tax revenue is estimated to be \$1,020 annually for our 20 acre project. This totals \$30,600 over the 30-year projected lifetime of the project. The project is exempt from all property tax, and machinery/ tools tax under VA Code § 58.1-3660, and HB 1297, respectively.

Moran Solar I will make an economic contribution to the county, via jobs through construction and then through operational lifetime. An estimated one-time pulse of economic activity will occur during construction phase up to 3 full time equivalent jobs in Prince Edward County and \$20,000 associated labor income, and additional economic output in Prince Edward County. Accounting for per diem, hotel expenditures, and other local spending, projected economic impact in the county is \$48,080.

This report only accounts for direct impact and does not include any economic multipliers into the analysis. This leads the applicant to believe that the estimates included in this report are extremely conservative of the true county and regional impact that this facility will have as the Prince Edward I solar facility purchases goods and employs local laborers.



June 4, 2019

[Recipient Name]
[Street Address]
[City, State and Zip]

Dear [Name]:

Holocene Clean Energy has proposed to build a 25-acre, three-megawatt solar generation facility on portions of parcels 69-4-B and 69-A-14 in Prince Edward County, Virginia. You are receiving this letter because county records indicate you own property nearby these parcels. Holocene has initiated the county permitting process for the facility and desires to provide information on the project to the neighboring public. An aerial image of the subject property and surrounding parcels can be found on page two.

Holocene selected the location for the facility based on the electrical grid interconnection and land suitability and secured a long-term lease agreement with the landowner. The parcels have historically been used for timberland and most of the property will remain undisturbed by the project. The proposed facility will consist of photovoltaic solar panels, racking, inverters, and transformers with the possible addition of a containerized battery energy storage device. Each component has been rigorously tested to ensure human health and the environment are protected. Furthermore, Holocene is performing site-specific studies to evaluate sensitive areas on site and ensure they are safeguarded. The renewable energy produced at the facility will be used in the local community and will generate enough electricity for approximately 300 homes.

Holocene develops, designs, and builds projects to minimize any impact to the surrounding neighborhood. The construction process for the facility will include land clearing, which will take place in accordance with the Virginia Department of Environmental Quality and the Virginia Department of Transportation guidelines. The construction phase will be a brief four to six months, with most deliveries and construction traffic focused in an eight-week period. The solar facility will be a passive use of the land, much like the forestry. Once operational, the solar facility will produce no odor, fumes, or dust and only minimal noise. The farm will be screened from view using a vegetative buffer planted along County Road 606. Holocene plans to retain an ongoing ownership stake in the project throughout its lifetime and is committed to being a good neighbor. In approximately 25 to 35 years, the project will be decommissioned, and the site returned to its pre-development state.

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Should you have any further questions on the project, we invite you to reach out to us directly. Additionally, there will be a public hearing in Prince Edward County on July 17th to discuss the project with the Planning Commission.

Regards,

Stephen Young
Development Manager

Davis Plunkett
Development Project Manager

Parcel 69-4-B and 69-A-14 identified in red. Adjacent and nearby properties receiving this notice are indicated with white border.



Holocene Clean Energy is helping to build the foundation for the future of solar power supply, battery storage, and delivery. We are an industry leader in developing scalable solar generation and battery storage projects to reduce dependency on traditional fuels, increase grid reliability, and improve efficiency of power delivery. By using distributed generation, we allow commercial and industrial power consumers to procure renewable energy at competitive prices, while providing meaningful benefits to local communities hosting our generation facilities. For more information on the technical expertise of our experienced team of industry veterans visit our website at www.holocene-energy.com