

# GREENSVILLE COUNTY PLANNING COMMISSION

## AGENDA

Tuesday, June 4, 2019

6:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
  - A. Approval of Minutes – See Attachment – A.
    - 1. April 23, 2019
- IV. PUBLIC HEARING
  - A. SP-4-19 – Sadler Solar Project/Dominion Energy Virginia – See Attachment – B.
- V. REGULAR SESSION
  - A. SP-4-19 – Sadler Solar Project/Dominion Energy Virginia
- VI. OTHER MATTERS
- VII. ADJOURN

The Greensville County Planning Commission Special Called meeting was held Tuesday, April 23, 2019, 6:00 p.m., at the Greensville County Government Center, 1781 Greensville County Circle, Emporia, Virginia.

**PRESENT**

Walter Robinson, Chairman  
Jeff Robinson, Vice-Chairman  
Lofton Allen  
Stephen Allen  
Joe Antorn, Jr.  
Dianne Barnes-Rhoades  
Annie Odom  
Kim Wiley

**STAFF PRESENT**

Linwood E. Pope, Jr.  
Treva Pernell  
Russell Slayton, County Attorney  
Darren Coffey, the Berkley Group

**OTHERS PRESENT**

Dianne Corsello – Dominion Energy Virginia  
James Tew – Dominion Energy Virginia  
Brennen Keene – Dominion Energy Virginia/McGuire-Woods

**ABSENT**

William Cain

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Vice-Chairman Robinson called the special meeting of Tuesday, April 23, 2019 to order. He called on Commissioner Jeff Robinson to offer prayer.

Mr. Lin Pope, the secretary, called the roll.

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**In Re: APPROVAL OF THE AGENDA**

Chairman Robinson entertained a motion for approval of the agenda. Commissioner Stephen Allen made the motion, seconded by Commissioner Rhoades, with all voting aye, motion carried.

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**In Re: APPROVAL OF THE MINUTES**

Chairman Robinson entertained a motion for approval of the minutes of April 9, 2019. Commissioner Wiley made a motion to approve the minutes, seconded by Commissioner Rhoades, with all voting aye, motion carried.

Chairman Robinson stated that the meeting would go directly into Regular Session after comments offered by Russell Slayton, County Attorney.

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Russell Slayton, County Attorney stated that he would provide background as to why this meeting was called. He stated that after the deferral of the 2232 determination on April 9, 2019, Dominion Energy Virginia requested that the determination be made at an earlier date because they are a public utility and, as such, has to obtain approvals and permits from the Commonwealth of Virginia. He also stated that these permits take in excess of one year to acquire. He further stated that Dominion needed a decision by July 1, 2019 to accommodate their construction timeline. He stated that the Planning Commission's decision tonight, to find their application in compliance or not in compliance with the County's Comprehensive Plan would allow them to move forward with the permitting process (if approved).

Mr. Slayton stated that issues such as setbacks, buffering vegetation, decommissioning plans, etc. were conditions to be considered during the Special Use Permit application process (assuming that Dominion is determined to be in substantial compliance with the Comprehensive Plan).

#### **In Re: REGULAR SESSION**

#### **2232-2-19 – Sadler Solar Project/Dominion Energy Virginia**

Chairman Robinson asked the applicant to come forward and address the Commission.

Ms. Dianne Corsello, Director of Business Development for Power Development, Dominion Energy, addressed the Commission. She thanked the Commission for allowing them the opportunity to present their response to the Planning Commission staff report. She stated that Dominion believes that this project is in accord with the County's Comprehensive Plan.

Ms. Corsello stated that Dominion is considered the fourth (4<sup>th</sup>) largest solar owner and operator in the US. She stated that they have 30 projects that are currently in operation or under development. She also stated that on April 22, 2019, Dominion announced they had partnered with Facebook to build six (6) projects specifically for them. She further stated that large corporate customers are looking for areas where renewable energy is located.

Mr. James Tew, Business Development Manager with Dominion Energy, addressed the Commission. He stated that he would like to thank the Commission for scheduling this special meeting.

Mr. Tew stated that this proposed solar site was chosen primarily for its proximity to transmission lines. He stated that this was a benefit for this project. He stated that there would be a new switching station located on site. He also stated that Dominion uses a single-axis tracking technology that would produce approximately 100 MW<sub>AC</sub>.

Mr. Tew stated the operating life of the facility would be 35 years. He stated that Dominion wanted to be a good neighbor to the residents across the road, in the community, and in the county.

Mr. Tew stated that the site is bordered on the north by the Meherrin River, on the east and west by two large timber tracts of land and on the south by a residential area. He stated that the wetland areas would be left to grow naturally due to DEQ requirements. He also stated that they would plant trees at the fence line taking into account the topography of the area. He further stated that the switching station would be 100' from Dry Bread Road because it can be constructed on a good, flat area of land.

Mr. Tew stated that they would consider the topography of the site and plant appropriate vegetation and trees to buffer and screen the area. He stated that American Hollies and Red Cedar trees would be used in a combination of staggered and straight line planting in the proper locations. He also stated that if a tree dies, they would replace the tree.

Mr. Brennen Keene, Attorney for Dominion Energy, addressed the Commission. He stated that Dominion believes this project does meet the goals and objectives of the County's Comprehensive Plan. He stated that the information in the staff report had changed since the April 9, 2019 meeting. He also stated that there were two communities involved; the Brink and Dry Bread Road communities. He further stated that these are two different and distinct areas. With the Fountain Creek project being taken off the table, the concentration of solar projects has been lessened.

Mr. Keene stated that with the two other projects that have been approved and the Sadler Solar Project, if approved, represents 3592 acres (.018% of the land area of the County).

Mr. Keene stated that the site is not detrimental to the rural character of the County. He stated that this project is different from the other two approved projects. He also stated that the project is in substantial accord with the Comprehensive Plan, supports stated goals in the Comp Plan, and will not adversely affect the health, safety or welfare of the residents. He asked that the Planning Commission approve the 2232 Review.

Mr. Slayton stated that the time had come for discussion and decision. He stated he would read the resolutions prepared for the Planning Commission.

Commissioner Jeff Robinson stated that he would make a motion to rescind the previous motion of April 9, 2019 which deferred action on Application 2232-2-19 until the regular Planning Commission meeting June 11, 2019. He stated that after hearing the information given, he felt more comfortable with the setbacks. Commissioner Wiley seconded the motion, all voted aye, the motion carried.

Chairman Robinson entertained a motion for determination of compliance, or noncompliance, with the County's Comprehensive Plan of 2232-2-19 Application.

Commissioner Steve Allen made a motion to approve the determination of compliance, Commissioner Wiley seconded, all voting aye, motion carried.

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**In Re: OTHER MATTERS**

Mr. Pope stated that he had previously discussed the option of the Planning Commission members attending the CPC classes as outlined in literature given to each person. He stated that anyone interested should contact himself or Treva.

Commissioner Robinson asked Mr. Slayton about the process of imposing a moratorium on solar projects in the County. Mr. Slayton stated that this would be something the Board of Supervisors would consider.

Mr. Pope stated that the joint work session on May 7, 2019 would be a good time to discuss this matter with the Board of Supervisors.

**In Re: ADJOURNMENT**

Motion to adjourn by Commissioner Barnes-Rhoades, seconded by Commissioner Robinson, with all voting aye, meeting was adjourned.

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Walter W. Robinson, Jr.  
Chairman

**Staff Report**  
**Sadler Solar Project Special Use Permit**  
**SP-4-19**  
**Greensville County, Virginia**

**Report Date: May 8, 2019**  
**Planning Commission Meeting Date: June 4, 2019**

**APPLICATION SUMMARY**

**Project:** Sadler Solar Project  
**Location:** Located along the north side of Dry Bread Road up to the Meherrin River approximately midway between Jones Mill Road and I-95 approximately two miles west of Emporia in Greensville County, Virginia.

**Parcel Record Numbers:** 26-2 and 26-2A  
**Proposal:** Applicant's request for a Special Use Permit for a 100 megawatt (MW) solar energy facility in the A-1 Zoning District

**Application Submitted:** March 11, 2019

**Applicant:** Virginia Electric and Power Company  
dba Dominion Energy Virginia  
120 Tredegar Street  
Richmond, Virginia 23219  
Contact: Dianne Corsello

**Representative:** Same as above

**Owners:** Charley Brown Farms, LLC  
P.O. Box 32  
Emporia, Virginia 23847

**PLANNING COMMISSION ROLE**

The Applicant has submitted a Special Use Permit (SUP) application for a solar energy facility. The Planning Commission previously reviewed the applicant's proposal as a "public utility facility" under Virginia Code Section 15.2-2232(A), and determined that the general or approximate location, character, and extent of the proposed facility is substantially in accord with the County's Comprehensive Plan. The Planning Commission must now evaluate the merits of the SUP and determine if the proposed conditions sufficiently mitigate any associated impacts from the project and meet the County's conditional planned use development criteria as set forth in the Zoning Ordinance. The Planning Commission is requested to make a recommendation to the Board of Supervisors to approve or deny the SUP Application. The Planning Commission may also defer action to a future meeting.

## **PROPOSED DEVELOPMENT**

The Applicant proposes to construct a 100 megawatt (alternating current) photovoltaic solar energy generation facility on two (2) parcels consisting of a total of approximately 1,491 acres (the acreage to be covered by solar panels was not reported). The site is zoned A-1 and currently consists of fields, farm paths, wooded areas, and natural wetlands. Most of parcel 26-2A and parts of parcel 26-2 were timbered within the last two years. There is an existing transmission line on the eastern border of the parcels that allows for interconnection to the grid.

The project involves constructing a permanent Switchyard on a five (5) acre parcel that will be divided from parcel 26-2A and conveyed to Dominion Energy Virginia. The Switchyard will be permitted by the SUP in perpetuity and will not be subject to decommissioning.

The proposed site is approximately two (2) miles from the approved Greensville County Solar Project (Tradewind Energy Project), an 80 megawatt solar generation facility south of Emporia. This project is the fourth application for a utility-scale solar facility in this section of the county (two were approved).

The design employs predominantly single-axis tracking technology, meaning it will use solar panels mounted on a framework that tracks the movement of the sun during the day. Visually, the project will appear as long rows of solar panels mounted on posts and horizontal supports. Project development details are set forth in the SUP application along with the site plan.

## **EXISTING CONDITIONS AND ZONING**

The application property consists primarily of timbered land and wetlands. The application property is currently zoned A-1, agricultural zoning district.

## **ADJACENT AND SURROUNDING USES**

The application property is bordered by existing agricultural land consisting of a mixture of cleared land and existing timber land, single-family residential properties along Dry Bread Road and the Meherrin River. The application property is located in an agriculturally zoned area (A-1) and is not proximate to any scenic byways or known historic resources. The future land use designation for the application property is Rural Residential. The site is adjacent to the Urban Service Area.

## **COMPREHENSIVE PLAN CITATIONS**

Below are the relevant excerpts of Greensville County's Comprehensive Plan.

### **Goals and Objectives**

#### **GENERAL**

- 1) Provide adequate governmental services, including public utilities, to meet the needs of Greensville's citizens.
- 2) Coordinate development with the provision for public utilities and services.

- 3) Preserve the rural character of the County by directing and controlling growth in designated areas.

#### LAND USE GENERAL

- 1) Encourage new development that complements surrounding uses.
- 2) Concentrate development in appropriate locations by encouraging more efficient site design and incorporating proper buffers between differing uses.

#### RESIDENTIAL

- 3) Prevent the encroachment of conflicting land uses on existing viable neighborhoods.

#### COMMERCIAL/INDUSTRIAL

- 5) Evaluate large scale industrial economic development projects that will provide an economic benefit to the County but that may not be in designated development areas or near major transportation systems.

#### PUBLIC FACILITIES

- 3) Plan accordingly for the future needs of the population.

#### **Planning Issues & Strategies**

#### LOCAL PRODUCTION OF RENEWABLE ENERGY

- 1) There is a great interest in the construction of Solar Energy Farms throughout the County as a result for the quest to generate environmental friendly energy.

#### STRATEGIES/POLICIES

- a. If not detrimental to the surrounding area, Solar Energy Projects greater than 20 MW<sub>AC</sub> are encouraged in agricultural zoned districts.
- c. It is encouraged that a Decommissioning plan be provided by the owner of such Solar Energy Projects to ensure to proper dismantling of the project.

#### AGRICULTURAL AND FORESTAL LANDS ISSUES

- 1) There is concern to maintain the agricultural characteristics of the County not included in the Urban Services District.

#### STRATEGIES/POLICIES

- a. Re-evaluate current development standards to ensure all areas that lie within the Rural Development Area, with the exception of Major Commercial Hub, maintain these agricultural and rural development qualities.

## **Future Land Use Map**

The Comprehensive Plan describes Rural Residential; Conservation Area as follows:

Characterized by low-density residential development such as detached single-family units on lots larger than urban or suburban lots. Certain agricultural and farming uses are typically allowed. In addition, large scale economic development projects may be allowed subject to required land use approvals as approved by the Board of Supervisors.

## **ZONING ORDINANCE PROVISIONS**

In November 2016, the County Board of Supervisors amended the Zoning Ordinance (Articles 4 and 23) to permit solar energy facilities (projects) by special use permit (Conditional Planned Use Development) in the A-1, B-1, B-2, and M-1 zoning districts. As set forth in the Zoning Ordinance:

A conditional planned use development provides for the planning commission to recommend, and the board of supervisors to authorize, specific uses not permitted within a specific zoning district, provided that the board of supervisors considers the following in making their determination:

- (a) That the uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development.
- (b) That the uses permitted by such exception are not of such a nature or located so as to exercise a detrimental influence on the surrounding neighborhood.
- (c) If a use is not specifically enumerated in the zoning ordinance by-right, special exception, or special use in any district, then the planning commission may recommend and the board of supervisors may authorize such use. Nothing contained in this section shall be construed to permit the approval of any use specifically prohibited.

## **STAFF ANALYSIS**

This proposed solar project is the largest presented to the County to date, is located within six (6) miles of two (2) other approved utility-scale solar facility sites, and would increase solar project coverage to nearly 3,500 acres in this section of the County which may impact the rural character. In addition, the proposed site is approximately two (2) miles from the City of Emporia and abuts an existing single family residential land use in the Urban Services District. Adequate setbacks and buffer plantings are necessary to mitigate impacts to the rural character and neighboring land use.

In the application materials dated March 2019 (Attachment A), the applicant states the project was designed to minimize impacts on surrounding properties and the neighborhood; avoid, minimize, and mitigate cultural resources, wetlands, and stream impacts; and preserve the natural environment. The application includes a draft decommissioning plan that is intended to return the land to agrarian use.

The applicant identified the creation of construction jobs and economic benefits of the construction process as benefits to the County and stated that solar facilities do not require the expansion of services or create new residential growth.

The Conditional Use Planned Development considerations cited above are addressed more thoroughly below.

- (a) **That the uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development.**

Local production of renewable energy is identified in the Greenville Comprehensive Plan as a planning issue with a policy to encourage Solar Energy Projects greater than 20 MW<sub>AC</sub> in agricultural zoned districts, if not detrimental to the surrounding area. The Planning Commission must determine if the Solar Facility (the primary purpose of the development) is appropriate in the proposed location.

- (b) **That the uses permitted by such exception are not of such a nature or located so as to exercise a detrimental influence on the surrounding neighborhood.**

Solar energy facilities may be compatible with neighboring agricultural and rural uses if they are not located in proximity to, or within sight of, scenic routes or historic or recreational resources, and if they are appropriately screened from public rights-of-way and adjacent properties. Meeting and exceeding zoning district setbacks at the project boundary and natural and additional screening will help to ensure that the surrounding area is buffered from the Project.

- (c) **If a use is not specifically enumerated in the zoning ordinance by-right, special exception, or special use in any district, then the planning commission may recommend and the board of supervisors may authorize such use. Nothing contained in this section shall be construed to permit the approval of any use specifically prohibited.**

Not applicable. The Zoning Ordinance permits a Solar Energy Project greater than 20 MW<sub>AC</sub> as a Special Use through a Conditional Use Planned Development approval in Agricultural zoned districts.

Section 4-4 of the Zoning Ordinance outlines the general conditions that apply to all special uses as listed below.

- (a) **The use shall be designed or arranged on the land in such a way as to cause no more adverse impact on the adjacent property, and/or the neighborhood than might be caused by the least restrictive use otherwise permitted by right in the district.**

Adequate project setbacks, buffers and screening are critical to ensuring this criterion is met.

- (b) **The use shall comply with all licensing requirements, if any, of any County, State or Federal government or agency.**

The proposed conditions ensure compliance with all County, state and federal governmental licensing requirements applicable to the Project.

- (c) **The use shall not be operated as to cause a nuisance to the neighborhood in which it is located.**

Adequate project setbacks, buffers and screening are critical to ensuring this criteria is met.

**(d) In granting a special use, the Board of Supervisors shall consider the public convenience, necessity and general welfare and its action shall also be consistent with good zoning practices.**

The Planning Commission must determine if the Solar Facility will maintain the public welfare and be consistent with upholding good zoning practices if it meets or exceeds the requirements of the Zoning Ordinance applicable to Solar Projects in the A-1 Zoning District.

Zoning Ordinance, Article 16, states that a special use permit (SUP) shall not be issued unless the Board of Supervisors finds that the proposed use (1) would not be detrimental to the community and (2) is in conformity with the Comprehensive Plan and Policies.

### **1. Project Would Not Be Detrimental to the Community**

As required by the Greensville County SUP application, the following considerations should be adequately addressed for the proposed Project: traffic, noise, lighting, dust, fumes, vibrations, operational details, hours of operation, number of employees, type of equipment, and signage.

All of the above considerations are addressed in some manner in the Application (Attachment A). The Planning Commission must determine if the proposed conditions will ensure that the Applicant/Owner will adequately address these project details so that the Solar Facility will not constitute a detriment to the community during the proposed commercial operation duration (approximately 40 years) of the Project.

### **2. Project is in Conformity with Comprehensive Plan and Policies**

Virginia Electric and Power Company submitted a 15.2-2232 Review application for the proposed Project in March 2019. The 15.2-2232 staff report included a review of the County's Comprehensive Plan goals and objectives, and the Planning Commission determined the proposed Project is substantially in accord with the County's Comprehensive Plan.

### ***Primary Issues***

As part of the 2232 review process, staff identified a few issues that should be addressed in the SUP – setbacks, buffer plantings, wildlife corridors, height of panels, grading plan, decommissioning plan with a security as set forth herein, and site restoration.

**Setbacks** – The applicant proposed a 150-foot setback along Dry Bread Road and requested a reduced 50-foot setback along the majority of the remainder of the perimeter of the property. The applicant also requested the following reductions in specific locations:

- Reduce the 60-foot side yard to zero along the eastern boundary for the Switchyard and between the substation and Switchyard.
- Reduce the 150-foot front yard requirement for the Switchyard to account for wetlands. The exception will maintain the minimum 100 feet distance to Dry Bread Road.

- Reduce the 150-foot road frontage requirement for the proposed driveway to the substation and Switchyard.

Staff recommends a 150-foot setback along Dry Bread Road and for the first approximately 4,000 feet from Dry Bread Road along the western side to the property line between parcels 25-62 and 25-63 to mitigate the impacts of conflicting land use types. Staff recommends allowing the reduced 50-foot setback along the remainder of the western side and the transmission easement on the eastern side.

The requested yard and frontage reductions for the Switchyard parcel are allowable under the Zoning Ordinance Article 3-17 "Public Facilities Lots."

**Buffer plantings** – The applicant states that buffer plantings along the property perimeter will be difficult due to the presence of wetlands. Natural vegetation will be allowed to regrow within the wetlands. Existing trees and supplemental landscaping will screen the one adjacent property on the southwest border. Staff recommends the addition of 50-foot vegetative screening along the perimeter where possible and between wetlands and panels otherwise.

**Wildlife corridors** – The applicant did not clearly indicate wildlife corridors on the site plan. Staff recommends providing more than one (1) continuous wildlife corridor across the property.

**Height** – The applicant requested increasing the maximum height to 20' for panels and mounts at full tilt. Staff recommends allowing a 15 foot maximum height limit for solar panels at full tilt as needed for topographical adjustment and in conformance with the final site plan as long as the lowest edge of the panel is no more than 10 feet above grade.

**Grading Plan** – At this time, a grading plan was not provided. All plans should be reviewed by a third party (County on-call engineer) prior to submission for review. Separate securities (cash escrow, letter of credit, insurance bond) should be posted for this work (grading, ESC, SWP) prior to any issuance of a land disturbance permit.

**Decommissioning Plan** – At this time, a draft decommissioning plan was provided for preliminary review. There was no indication of when a final decommissioning plan would be provided. In addition, the applicant requests that no security be required so long as Virginia Electric and Power Company owns the Project.

The Decommissioning Plan should be closely examined to ensure that the interests of the property owners, adjacent owners, and the County are adequately protected by a Plan that ensures removal of the solar facilities after use thereof is terminated with restoration of the underlying land to its former condition, along with fiscal assurances deemed adequate by the County to ensure successful implementation of the Decommissioning Plan. Staff recommends a letter of credit, or, in specified situations (see "Conditions"), an alternative security arrangement should be received prior to final inspections (approval to operate).

**Restoration Criteria** – The two (2) parcel site for the solar panels is zoned for agriculture and the majority of the property was forested and recently timbered. The applicant proposes returning the site to a pre-construction condition. Staff recommends stipulating the restoration

criteria (pre-timbered or post) and factoring that cost into the decommissioning estimate and security.

### *Conditions*

If the Planning Commission determines that the application furthers the Comprehensive Plan's goals and objectives and that it meets the criteria set forth in the Zoning Ordinance, then staff recommends the following conditions to mitigate the adverse effects of this utility-scale solar generation facility with any recommendation for approval.

1. The Applicant will develop the Project Site in substantial accord with the Conceptual Site Plan dated February 12, 2019 included with the application (Attachment A, Tab 7) as determined by the Zoning Administrator. Significant deviations or additions, including any enclosed building structures to the Preliminary Site Plan will require review and approval by the Planning Commission and Board of Supervisors.

As used in these conditions, the "Project Site" shall include the "Solar Facilities", the "Transmission Line", and the "Switchyard", as herein after defined. The "Solar Facilities" shall mean the area(s) shown on the Conceptual Site Plan containing racking, panels, inverters and project substation and located within the perimeter fencing, and including all fencing but excluding the Switchyard. The "Transmission Line" shall mean the existing transmission line owned by Virginia Electric and Power Company. The "Switchyard" means the switching station to be constructed to interconnect the Solar Facilities to the Transmission Line, as shown on the Conceptual Site Plan.

The Solar Facilities and the Switchyard shall constitute separate principal uses approved pursuant to this special use permit and shall be permitted to continue in perpetuity, separate and apart from each other, such that a zoning violation occurring with respect to the operation of one of the uses shall not constitute a violation with respect to the operation of the other use, and no proceeding to revoke this permit as to one of the uses (nor any resulting revocation) shall impair the validation of this permit with respect to the other use. This permit shall run with the land.

2. Site Plan Requirements. In addition to all Virginia site plan requirements and site plan requirements of the Zoning Administrator, the Applicant shall provide the following plans for review and approval for the Solar Facility prior to the issuance of a building permit:
  - a. *Construction Management Plan.* The Applicant shall prepare a "Construction Management Plan" for each applicable site plan for the Solar Facility, and each plan shall address the following:
    - i. Traffic control methods (in coordination with the Virginia Department of Transportation [VDOT] prior to initiation of construction): i. Lane closures, ii. Signage, and iii. Flagging procedures.
    - ii. Site access planning. Directing employee and delivery traffic to minimize conflicts with local traffic.
    - iii. Site security. The Applicant shall implement security measures prior to the commencement of construction of Solar Facilities on the Project Site.

- iv. Lighting. During construction of the Solar Facility, any temporary construction lighting shall be positioned downward, inward, and shielded to eliminate glare from all adjacent properties. Emergency and/or safety lighting shall be exempt from this construction lighting condition.
- b. *Construction Mitigation Plan.* The Applicant shall prepare a "Construction Mitigation Plan" for each applicable site plan for the Solar Facility, and each plan shall address the effective mitigation of dust, burning operations, hours of construction activity, access and road improvements, and handling of general construction complaints as set forth and described in the application materials and to the satisfaction of the Zoning Administrator.
- c. *Grading plan.* The Project shall be constructed in compliance with the County approved grading plan as determined and approved by the Zoning Administrator or his designee prior to the commencement of any construction activities and a bond or other security will be posted for the grading operations. The grading plan shall:
  - i. Clearly show existing and proposed contours;
  - ii. Note the locations and amount of topsoil to be removed (if any) and the percent of the site to be graded;
  - iii. Limit grading to the greatest extent practicable by avoiding steep slopes and laying out arrays parallel to landforms;
  - iv. An earthwork balance will be achieved on-site with no import or export of soil;
  - v. In areas proposed to be permanent access roads which will receive gravel or in any areas where more than a few inches of cut are required, topsoil will first be stripped and stockpiled on-site to be used to increase the fertility of areas intended to be seeded;
  - vi. Take advantage of natural flow patterns in drainage design and keep the amount of impervious surface as low as possible to reduce storm water storage needs.
- d. *Erosion and Sediment Control Plan.* The County will have a third-party review with corrections completed prior to County review and approval. The owner or operator shall construct, maintain and operate the project in compliance with the approved plan. An E&S bond (or other security) will be posted for the construction portion of the project.
- e. *Stormwater Management Plan.* The County will have a third-party review with corrections completed prior to County review and approval. The owner or operator shall construct, maintain and operate the project in compliance with the approved plan. A storm water control bond (or other security) will be posted for the project for both construction and post construction as applicable and determined by the Zoning Administrator.
- f. *Project Screening and Vegetation Plan.* The draft Project Screening Narrative and Buffer Planting Exhibits B-1 through B-8, dated February 2019, is provided with this application (Attachment A, Tab 8). The final plan will address the conditions below in item 4.b. The owner or operator shall construct, maintain and

operate the facility in compliance with the approved plan. A separate security shall be posted for the ongoing maintenance of the project's vegetative buffers in an amount deemed sufficient by the Zoning Administrator.

- g. The Applicant shall reimburse the County its costs in obtaining an independent third-party review of any site plans or construction plans or part thereof.
- h. The design, installation, maintenance and repair of the Solar Facility in accordance with the most current National Electrical Code (NFPA 70) available (2014 version or later as applicable).

### 3. Operations.

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

### 4. Buffers.

#### a. *Setbacks.*

- i. "Principal Solar Facility Structure" shall include racking, panels, and inverters on the Project Site, but shall not include security fencing, roads, transmission poles, the project substation, the Switchyard, or the Transmission Line.
- ii. A minimum 150-foot setback shall be maintained from a Principal Solar Facility Structure to the street line (edge of right-of-way) where the Property abuts any public rights-of-way.
- iii. A minimum 150-foot setback shall be maintained from a Principal Solar Facility Structure to the adjoining property line on the west side of the Project Site to approximately 4,000 feet from Dry Bread Road at the property divide between parcels 25-62 and 25-63.
- iv. A minimum 50-foot setback shall be maintained from a Principal Solar Facility Structure to the adjoining property line on the east side and the remainder of the west side of the Project Site.
- v. There shall be no setbacks between internal lot lines on the Property.
- vi. Per Zoning Ordinance Article 3-17 "Public Facilities Lots," the following requested yard and frontage reductions for the Switchyard parcel are allowable.
  - 1. Zero side yard is allowable along the eastern boundary for

- the Switchyard and between the project substation and Switchyard.
2. The 150-foot front yard requirement for the Switchyard and project substation may be reduced to 100-foot to account for wetlands. Maintain the minimum 100 feet distance to Dry Bread Road.
  3. The 150-foot road frontage requirement may be reduced for the proposed driveway to the substation and Switchyard.
- vii. Notwithstanding the foregoing, no setback(s) shall apply to the Transmission Line, the project substation, or the Switchyard.
- b. *Screening.*
- i. Existing wetland areas will be allowed to regrow naturally.
  - ii. The blocks of solar panels within 1000 feet of Dry Bread Road shall maintain a minimum fifty (50) foot vegetative buffer (consisting of existing trees and vegetation) on their west, south, and east sides. If there is no existing vegetation or if the existing vegetation is inadequate to serve as a buffer as determined by the Zoning Administrator, a double row of structural plantings will be planted as described in the draft Project Screening Narrative dated February 2019 provided with this application (Attachment A, Tab 8).
- c. Ancillary project facilities may be included in the buffer as described in the application where such facilities do not interfere with the effectiveness of the buffer as determined by the Zoning Administrator.
- d. *Wildlife corridors.* The Applicant shall identify more than one (1) access corridor for wildlife to navigate through the Project Site. The proposed wildlife corridors shall be shown on the site plan submitted to the County. Areas between fencing shall be kept open to allow for the movement of migratory animals and other wildlife.
5. *Height of Structures.* Principal Solar Facility Structures shall not exceed 15' maximum (with a 10' maximum drip edge). Towers constructed for electrical lines and meteorological stations may exceed the maximum permitted height as provided in the A-1 zoning district regulations (§16-2), provided that no structure shall exceed the height of 25 feet above ground level.
  6. *Inspections.* The Applicant will allow designated County representatives or employees access to the facility at any time for inspection purposes as set forth in their application.
  7. *Training.* The Applicant shall arrange a training session with the Greenville Fire Department to familiarize personnel with issues unique to a solar facility before operations begin.
  8. *Compliance.* The Solar Facility shall be designed, constructed, and tested to meet relevant local, state, and federal standards as applicable.
  9. *Decommissioning.*
    - a. *Decommissioning Plan.* The Applicant shall submit a decommissioning plan to the County for approval in conjunction with the building permit. The purpose of

the decommissioning plan is to specify the procedure by which the Applicant or its successor would remove the Solar Facility after the end of its useful life and to restore the property for agricultural uses.

- b. *Decommissioning Cost Estimate.* The decommissioning plan shall include a decommissioning cost estimate prepared by a Virginia licensed professional engineer unless the Applicant is not required to provide a security or the County approves an alternative security arrangement (subsection c. (iv) and (v) below).
  - i. The cost estimate shall provide the gross estimated cost to decommission the Solar Facilities in accordance with the decommissioning plan and these conditions. The decommissioning cost estimate shall not include any estimates or offsets for the resale or salvage values of the Solar Facilities equipment and materials.
  - ii. The Applicant, or its successor, shall reimburse the County for an independent review and analysis by a licensed engineer of the initial decommissioning cost estimate.
  - iii. The Applicant, or its successor, will update the decommissioning cost estimate every five (5) years and reimburse the County for an independent review and analysis by a licensed engineer of each decommissioning cost estimate revision.

c. *Security.*

- i. Prior to the County's approval of the building permit, the Applicant shall provide decommissioning security in the form of a Letter of Credit for Full Decommissioning Cost. A letter of credit issued by a financial institution that has (i) a credit Rating from one or both of S&P and Moody's, of at least "A" from S&P or "A2" from Moody's and (ii) a capital surplus of at least \$10,000,000,000; or (iii) other credit rating and capitalization reasonably acceptable to the County, in the full amount of the decommissioning estimate; or
- ii. Upon the receipt of the first revised decommissioning cost estimate (following the 5th anniversary), any increase or decrease in the decommissioning security shall be funded by the Applicant, or refunded to Applicant (if permissible by the form of security), within ninety (90) days and will be similarly trueed up for every subsequent five year updated decommissioning cost estimate.
- iii. The security must be received prior to the approval of the building permit and must stay in force for the duration of the life span of the Solar Facilities and until all decommissioning is completed. If the County receives notice or reasonably believes that any form of security has been revoked or the County receives notice that any security may be revoked, the County may revoke the special use permit and shall be entitled to take all action to obtain the rights to the form of security.
- iv. Notwithstanding the foregoing, if a public utility company that is operating in the Commonwealth of Virginia and has an investment grade credit rating with Moody's and/or Standard and Poor's enters into an agreement to acquire and/or lease the Project Site prior to or

contemporaneously with the start of construction of the Project, no security shall be required to be issued for so long as the utility company owns the project and its credit rating remains at or above investment grade.

- v. Notwithstanding the foregoing requirements in subsections (i)-(iii) above, an alternative security arrangement may be accepted by the County so long as it is a form acceptable to the County Attorney.
- d. *Applicant/Property Owner Obligation.* Within six (6) months after the cessation of use of the Solar Facilities for electrical power generation or transmission, the Applicant or its successor, at its sole cost and expense, shall commence decommissioning of the Solar Facilities in accordance with the decommissioning plan approved by the County. If the Applicant or its successor fails to timely decommission the Solar Facilities, the property owners shall commence decommissioning activities in accordance with the decommissioning plan. Following the completion of decommissioning of the entire Solar Facilities arising out of a default by the Applicant or its successor, any remaining security funds held by the County shall be distributed to the property owners in a proportion of the security funds and the property owner's acreage ownership of the Solar Facility.
  - e. *Applicant/Property Owner Default; Decommissioning by the County.*
    - i. If the Applicant, its successor, or the property owners fail to timely decommission the Solar Facilities, the County shall have the right, but not the obligation, to commence decommissioning activities and shall have access to the property, access to the full amount of the decommissioning security, and the rights to the Solar Facilities equipment and materials on the property.
    - ii. If applicable, any excess decommissioning security funds shall be returned to the current owner of the property after the County has completed the decommissioning activities.
    - iii. Prior to the issuance of any permits, the Applicant and the property owners shall deliver a legal instrument to the County granting the County (1) the right to access the property, and (2) an interest in the Solar Facilities equipment and materials to complete the decommissioning upon the Applicant's and property owner's default. Such instrument(s) shall bind the Applicant and property owners and their successors, heirs, and assigns. Nothing herein shall limit other rights or remedies that may be available to the County to enforce the obligations of the Applicant, including under the County's zoning powers.
  - f. *Equipment/building removal.* All physical improvements, materials, and equipment related to Solar Facilities, both surface and subsurface components, shall be removed in their entirety. The soil grade will also be restored following disturbance caused in the removal process. Perimeter fencing will be removed and recycled or re-used. The exception to removal of the materials and equipment would be upon written request from the current or future landowner indicating areas where removal is not desired.

- g. *Infrastructure removal.* All access roads will be removed, including any geotextile material beneath the roads and granular material. The exception to removal of the access roads and associated culverts or their related material would be upon written request from the current or future landowner to leave all or a portion of these facilities in place for use by that landowner. Access roads will be removed within areas that were previously used for agricultural purposes and topsoil will be redistributed to provide substantially similar growing media as was present within the areas prior to site disturbance.
- h. *Reforestation.* The site will be replanted with pine seedlings to stimulate pre-timbered pre-development conditions as indicated on the Preliminary Site Plan. The exception to reforestation would be upon written request from the current or future landowner indicating areas where reforestation is not desired.
- i. *Partial Decommissioning.* If decommissioning is triggered for a portion of the Solar Facilities, then the Applicant or its successor will commence and complete decommissioning, in accordance with the decommissioning plan, for the applicable portion of the Solar Facilities; the remaining portion of the Solar Facilities would continue to be subject to the decommissioning plan. Any reference to decommissioning the Solar Facilities shall include the obligation to decommission all or a portion of the Solar Facilities whichever is applicable with respect to a particular situation.

## **PLANNING COMMISSION ACTION**

The Planning Commission has three options:

- a. Recommend approval of the application with written reasons for its decision.
- b. Recommend denial the application with written reasons for its decision.
- c. Defer the application for further discussion and consideration.

## **Draft Planning Commission Actions**

### **Option 1 – Recommend approval of the application with the stated (or amended) conditions**

I move that the Virginia Electric and Power Company's proposed 100-megawatt photovoltaic Sadler solar energy facility as described in SP-4-19, sufficiently mitigates adverse impacts associated with the project if approved with the conditions as outlined herein and recommended by the Planning Commission.

### **Option 2 – Recommend denial of the application**

I move that the Virginia Electric and Power Company's proposed 100-megawatt photovoltaic Sadler solar energy facility as described in SP-4-19, does not sufficiently mitigate the adverse impacts associated with the project and should therefore be recommended for denial. Among other concerns, the Planning Commission finds that,

1. The proposed solar energy facility does not preserve the rural character of the County.
2. The use is of such a nature or located so as to exercise a detrimental influence on the surrounding neighborhood.
3. The proposed solar energy facility does not incorporate sufficient buffers to address the impacts on adjacent areas.
4. The application property is designated in the future land use plan as Rural Residential and is planned for agricultural and farming uses and the 1,491 acre solar energy facility is inconsistent with this designation.
5. The Comprehensive Plan indicates that solar energy facilities may be acceptable if not detrimental to surrounding areas and the proposed facility encroaches on existing residential and agricultural uses.
6. Concern regarding the decommissioning of the proposed solar energy facility, such as, financial assurance that the facility will be properly removed and restoration of the application property to its agricultural uses.

### **Option 3 – Deferral of the application**

I move that the Planning Commission defer a decision on Virginia Electric and Power Company's request regarding its proposed 100-megawatt photovoltaic Sadler solar energy facility SP-4-19, until the Planning Commission meeting scheduled to begin at \_\_\_\_\_ p.m. on \_\_\_\_\_, in the Board of Supervisors meeting room.

#### Attachments:

A – SUP Application dated March 11, 2019

# Sadler Solar Project

## Special Use Permit

Dominion Energy Virginia

March 2019



**Table of Contents**  
**Special Use Permit (SUP)**  
**SADLER SOLAR**

<b>TAB</b>	<b>Application Materials</b>
<b>1</b>	<b>Application form for Special Use Permit</b>
<b>2</b>	<b>Special Power of Attorney</b>
<b>3</b>	<b>Tax Map</b>
<b>4</b>	<b>Adjacent Owners List</b>
<b>5</b>	<b>Statement of Intent</b> <b>[includes Conditional Use Planned Development (CUPD) Request]</b>
<b>6</b>	<b>Draft Conditions</b>
<b>7</b>	<b>Conceptual Site Plan</b>
<b>8</b>	<b>Project Screening and Buffer Planting Exhibits</b>
<b>9</b>	<b>Economic Impact Analysis</b>
<b>10</b>	<b>Decommissioning Plan</b>

**STAFF CONSULTATION  
SPECIAL USE REQUEST**

Description of request: Permit a Solar Energy Project for 100 MW in the A-1 district

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Tax Map/Parcel: 26-2 & 26-2A Lot Size: 1,580 acres Elect. Dist.: Hicksford Zoned: A-1

Existing Uses: Timberland

Proposed Uses: Solar Energy Facility

Relative Code Sections: (copy attached) \_\_\_\_\_

---

Application Deadline: \_\_\_\_\_

Contact: Agent/Owner: \_\_\_\_\_ Phone: 804-819-2610

Mailing Address: 120 Tredegar Street, Richmond, VA 23219

---

=====  
 Application on public file \_\_\_\_\_  
**WITH APPLICATION PROVIDE:** \_\_\_\_\_  
     Plat/sketch of property showing all existing and \_\_\_\_\_  
     proposed improvements \_\_\_\_\_  
     Septic Permit \_\_\_\_\_

Copy application to \_\_\_\_\_  
     VDOT \_\_\_\_\_  
     Health Department \_\_\_\_\_  
     Building Official \_\_\_\_\_  
     GCW&A \_\_\_\_\_

Write Notice Dates: \_\_\_\_\_ & \_\_\_\_\_ \_\_\_\_\_  
 Field Inspection \_\_\_\_\_  
 Write staff report \_\_\_\_\_  
 (Staff may reserve recommendation until all facts are obtained and \_\_\_\_\_  
   reviewed. Applicant will receive report before hearing.) \_\_\_\_\_  
 1 week before Planning Commission hearing send package \_\_\_\_\_  
 1 week before hearing notify adjacent property owners \_\_\_\_\_  
 1 week before PC hearing notify applicant \_\_\_\_\_  
 (This may be the only notice of any future meetings.) \_\_\_\_\_  
   PC hearing (Date/time/place) \_\_\_\_\_

PC recommendation to BOS \_\_\_\_\_  
 (May recommend approval, approval with conditions, or deny. \_\_\_\_\_  
   May also defer for up to 90 days\*.) \_\_\_\_\_  
 Day after PC meeting send package to BOS \_\_\_\_\_  
   BOS hearing (Date/time/place) \_\_\_\_\_

Decision by BOS \_\_\_\_\_  
 (May approve, approve with conditions, or deny. May also \_\_\_\_\_  
   defer up to 165 days.) \_\_\_\_\_

Results letter to applicant \_\_\_\_\_  
**NOTES WITH APPLICANT:** \_\_\_\_\_  
 Other options are: \_\_\_\_\_

---

\* Board of Supervisors will not hold hearing. \_\_\_\_\_  
 Press package for all meetings \_\_\_\_\_  
 Fee: \_\_\_\_\_

Reviewed procedure: Date: 3/11/19 V-N-Z  
 \_\_\_\_\_  
 Agent/Owner Signature



**SPECIAL USE PERMIT**

**Owner** \_\_\_\_\_ **FILE #:** \_\_\_\_\_  
**Agent/Applicant (if different from owner)** \_\_\_\_\_

**Name:** Virginin Electric and Power Company d/b/a Dominion Energy Virginia, c/o Dianne Corsello

**Physical Address:** 120 Tredegar Street, Richmond, VA 23219

**Mailing Address:** 120 Tredegar Street, Richmond, VA 23219

**Telephone:** 804-819-2610

Tax Map/Parcel Number(s)	Acreage(s)	Election District(s)
1. 26-2	/	/ Hicksford
2. 26-2A	/	/ Hicksford

**General Location:** North side of Dry Bread Road, 2 miles west of Emporia

Current Zoning/Proffers	Existing Use	Proposed Use
1. A-1	/ Timber	/ Solar Energy Project
2. A-1	/ Timber	/ Solar Energy Project

**YOU MUST ATTACH A SURVEY PLAT OF PROPERTY WHICH INCLUDES A SCHEMATIC DRAWING OF THE PROPOSAL SHOWING BUILDING HEIGHT AND PLACEMENT, PARKING AREA(S), STORAGE AREA(S), UTILITIES, ETC.**

**Detail Description of Request (Address impact of proposal on check list items):**  
 See detailed description and justification in attached "Statement of Intent"

**Justification:** See detailed description and justification in attached "Statement of Intent"

The foregoing information is complete and correct to the best of my knowledge. I acknowledge that representatives of Greenville County may inspect the property subject to this application and my permission to do so is hereby given.

KWZ \_\_\_\_\_ 3/11/19  
 Signature Date  
 (Agents must provide written documentation of authority)

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Commission Action: \_\_\_\_\_

Board of Supervisors Action: \_\_\_\_\_



# GREENSVILLE

• V I R G I N I A •

*...Growing Towards New Horizons*

## GREENSVILLE COUNTY SPECIAL USE PERMIT CHECK LIST

### HEALTH, SAFETY, AND WELFARE:

Traffic: See detailed information in attached "Statement of Intent" \_\_\_\_\_

Noise: See detailed information in attached "Statement of Intent" \_\_\_\_\_

Lights: See detailed information in attached "Statement of Intent" \_\_\_\_\_

Dust: See detailed information in attached "Statement of Intent" \_\_\_\_\_

Fumes: See detailed information in attached "Statement of Intent" \_\_\_\_\_

Vibrations: See detailed information in attached "Statement of Intent" \_\_\_\_\_

Operations (Outside storage of materials, screening): See detailed information in attached "Statement of Intent" \_\_\_\_\_

Hours of Operation: See detailed information in attached "Statement of Intent" \_\_\_\_\_

Number of Employees: See detailed information in attached "Statement of Intent" \_\_\_\_\_

Type of Equipment: See detailed information in attached "Statement of Intent" \_\_\_\_\_

Signage: See detailed information in attached "Statement of Intent" \_\_\_\_\_

COMPREHENSIVE PLAN (Compatibility): \_\_\_\_\_

See detailed information in attached "Statement of Intent" \_\_\_\_\_

DATE: \_\_\_\_\_

TO: Treasurer, Greensville County, VA  
1781 Greensville County Circle, Room 132  
Emporia, VA 23847

**REAL ESTATE TAX INFORMATION SHEET**

Tax Map #: \_\_\_\_\_

Acreage: \_\_\_\_\_

Owner of Property: \_\_\_\_\_  
As recorded in Clerk's Office

Real Estate taxes paid through year: \_\_\_\_\_

Amount Due/Year(s) \_\_\_\_\_  
\_\_\_\_\_

Remarks: \_\_\_\_\_  
\_\_\_\_\_

Prepared by: \_\_\_\_\_

Please return to: Linwood E. Pope, Jr.  
Planning Director

SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Elliott Sadler as Managing Member, on behalf of Charley Brown Farms, L.L.C., a Virginia limited liability company, is the owner (the "Owner") of two parcels of land located in the County of Greensville, Virginia (the "County"), which are identified among the official records of the County as Tax Map Numbers 26-2 and 26-2A (together, the "Property"). The Owner hereby consents and agrees to allow Virginia Electric and Power Company, a Virginia public service corporation (d/b/a "Dominion Energy Virginia"), its contractors and agents, to file various permit applications for approval of (i) determination pursuant to Virginia State Code §15.2-2232 and (ii) a special use permit with a conditional use planned development (collectively, the "Applications"), as may be necessary for the construction of development a solar energy project on the Property (the "Project").

The Owner, having full right and authority to do so, hereby make, constitute, and appoint Keith Windle, Vice President, Business Development for Dominion Energy Virginia and Mark D. Mitchell, Vice President, Generation Construction for Dominion Energy Virginia (collectively, the "Appointees"), either of whom may act, as the true and lawful attorneys-in-fact for the Owner in connection with the Applications. The Appointees shall have full power and authority to do and perform such actions as may be necessary to seek all Applications and to prepare documents (including but not limited to the Applications) on behalf of the Owner, and to prepare and accept conditions, amendments, modifications, substitutions, or deletions relating to the Applications, as necessary for the use of the Property for the Project.

IN WITNESS WHEREOF, I have hereunto set my hand this 5<sup>th</sup> day of MARCH



STATE OF Va

CITY/COUNTY OF EMPORIA, to-wit:

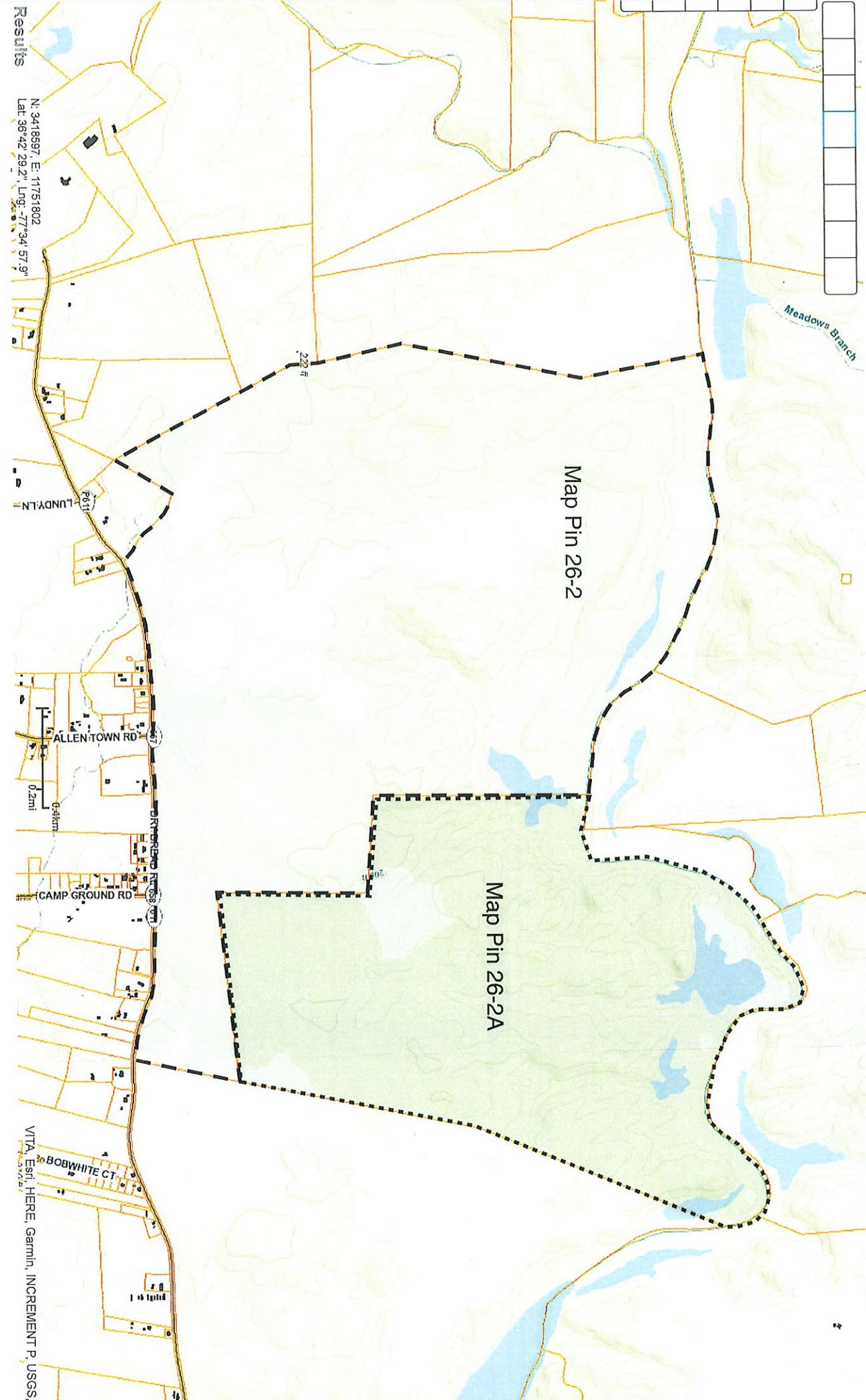
The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of MARCH, 2019, by Elliott Sadler, in his capacity as Managing Member of Charley Brown Farms, L.L.C., a Virginia limited liability company, on behalf of the company.

My commission expires: 7/31/19

Notary Registration Number: 7641434



Tracy M. Watts (SEAL)  
Notary Public



Map Pin 26-2

Map Pin 26-2A

Results

N: 3418597, E: 11751802  
Lat: 36°42' 29.2" Lng: -77°34' 57.9"

TAX MAP

Tax Map #	Sadler Solar Project – Adjacent Land Owners
19-31, 26-1	REAL TREE WOOD CORPORATION 112 W HICKS ST LAWRENCEVILLE VA 23868
25-63	TREDWAY AND BLAKE LLC C/O ELIZABETH B FERGUSON 3903 ROCK BRIDGE RD SKIPPERS VA 23879
25-62, 25-46	CHARLIE BROWN FARMS LLC 5225 DRY BREAD RD EMPORIA VA 23847
26-21B	BOWEN FRANCIS P JR- LIFE EST-AT DTH CURTIS EDWARD OR RHONDA LYNN BOWEN 2221 SALEM RD VIRGINIA BEACH VA 23456
26-21	BUCKNER DOROTHY SANDRA 208 NAMAR RD RICHMOND VA 23229
26-20	WRENN WILLIAM T JR OR CYNTHIA P 4070 DRY BREAD RD EMPORIA VA 23847
26-20A	SADLER ELLIOTT W B P O BOX 32 EMPORIA VA 23847
26-19	ATKINS MIKE JR OR CORENE AVENT C/O JANET WALKER 1200 LORIEVILLE LANE RICHMOND VA 23225
26-19A	PATILLIE HARRY JR 3818 DRY BREAD RD EMPORIA VA 23847
26-19B	GLENN JAMES W OR PEGGY JEAN ALLEN- LF EST-AT DTH-AUBREY & RONALD COKER 3782 DRY BREAD RD EMPORIA VA 23847
26-18, 26-17	RICKS EDWARD L & LAVERNE RICKS 5801 ENGLISH OAK CT RICHMOND VA 23234
26-16, 26-15C	CLEMENTS TONY MICHAEL 3546 DRY BREAD RD EMPORIA VA 23847
26-15D	BRADLEY RUFUS HENRY JR 3658 DRY BREAD RD EMPORIA VA 23847
26-15	ALLEN TROY RAY & DOROTHY JANE-LF EST AT DTH TROY RAY ALLEN JR & OTHERS 167 ALLEN TOWN RD EMPORIA VA 23847
26-17A	RICKS EDWARD L & LAVERNE RICKS 5801 ENGLISH OAK CT RICHMOND VA 23234
26A-1-1	WILLIAMS JAMES JR & RUSSELL WILLIAMS 30 ARTHUR AVE SOUTH FLORAL PARK NY 11001

26A-1-3	NEWELL ERICA CAIN 3350 DRY BREAD RD EMPORIA VA 23847
26A-1-4, 26A-1-5	OGBURN MELVIN DOUGLAS PO BOX 463 EMPORIA VA 23847
26A-4-2, 26-14	CAIN ROBERT E 3294 DRY BREAD RD EMPORIA VA 23847
26-13	ROACH JEFFREY C OR LORI ROACH JARRATT 2103 GRASSY POND RD EMPORIA VA 23847
26-10	ROBINSON PHIL EST & CHARLIE EST C/O GLENN POWELL 470 CAMP GROUND RD EMPORIA VA 23847
26-2-A 26-2-4B1	LAKE CHRISTINA LYNCH OR RONALD L JR 3094 DRY BREAD RD EMPORIA VA 23847
26-2-4A	MAINWARING FRANK N & GAIL A-LF EST AT DTH JONATHAN D OR LACI P LYNCH 3018 DRY BREAD RD EMPORIA VA 23847
26-2-4C1	HERRICK CONNIE LYNCH & KENNETH T 2998 DRY BREAD RD EMPORIA VA 23847
26-8A	LYNCH MINNIE JOE- LIFE ESTATE- AT DEATH- AMANDA PAULINE LYNCH 7300 TAW ST APT 153 RICHMOND VA 23237
26-8, 26-8B	LYNCH BURTRON L OR TERESA D 2706 DRY BREAD RD EMPORIA VA 23847
26-3-2B	LYNCH CHARLES NICHOLUS 1314 DOODLUM RD JARRATT VA 23867
26-3-2A2	LYNCH LEONARD H OR DEBRA C 76 SUNSET DRIVE WAYNESBORO VA 22980
26-3	BELVEDERE TIMBER LLC C/O FOREST INVESTMENT ASSOCIATES 15 PIEDMONT CENTER STE 1250 ATLANTA GA 30305
19-35	GOODWYN PRESLEY P JR 113 TWIN CREEK LANE KENNETT SQUARE PA 19348
19-1-C, 19-4-B	SABAR LIMITED PARTNERSHIP 532 INGLESIDE AVE EMPORIA VA 23847

**Statement of Intent  
Special Use Permit  
SADLER SOLAR PROJECT**

**Executive Summary**

Virginia Electric and Power Company, d/b/a Dominion Energy Virginia (the "Applicant" or "Dominion Energy Virginia"), requests a Special Use Permit ("SUP") to allow the construction and operation of an 100 MWac photovoltaic solar energy generation facility (the "Project" or the "Sadler Solar Project") and a for a public utility facility lot/public utility service yard (the "Switchyard" as described in the Project and Description section below). The Sadler Solar Project will be developed by Dominion Energy Virginia and is proposed on two (2) parcels, (Parcel Tax Map ID 26-2 and 26-2A) consisting of approximately 1,491 acres (the "Property"). The Project will be located in the Hicksford Magisterial District, Greensville County, Virginia. A Conditional Use Planned Development ("CUPD") is also requested to allow exceptions to certain bulk requirements.

The Project has been designed with the following considerations:

- The Project will be designed to minimize impacts on surrounding properties and the neighborhood as further described in this application.
- The Project will contribute to Dominion Energy Virginia's generation portfolio, which is projected to include 15% renewable power by 2025, as established by policymakers in Virginia.
- The Project, at peak output, will be capable of producing enough electricity to power approximately 25,000 homes.
- The Project represents an initial capital investment of approximately \$155 million.
- The Project will be designed to avoid, minimize, and mitigate cultural resources, wetlands, and stream impacts.
- The Project will preserve the natural environment. In particular, the Sadler Solar Project will be planted with low-growing grasses in the areas beneath and around the solar facility, protecting against erosion.
- The Project will provide tax revenue for the approximately 30-year operating period.
- At the end of the Project's useful life it will be decommissioned in accordance with the decommissioning plan accompanying this request. Following decommissioning, the Property will be suitable for agrarian use.

If approved by the Board of Supervisors, the Project will bring many benefits to Greensville County, including but not limited to the construction jobs and increased spending during the development of

the Project and expand the County's tax base. The Project is located in an area that will not require expansion of services or create new residential growth so that the rural character can be retained. Once operational, the use will be passive with minimal sounds, lights, traffic, or similar impacts.

### The Company

Headquartered in Richmond, VA, Dominion Energy, Inc. [NYSE: D] (Dominion Energy), which is the parent of Dominion Energy Virginia, is one of the nation's largest producers and transporters of energy, with a portfolio of approximately 31,000 megawatts of electric generation; 106,400 miles of natural gas gathering, storage, transmission and distribution pipeline; and 93,600 miles of electric transmission and distribution lines. Dominion Energy operates one of the largest natural gas storage systems in the U.S. with more than a trillion cubic feet of capacity, and serves nearly 7.5 million utility and retail energy customers.

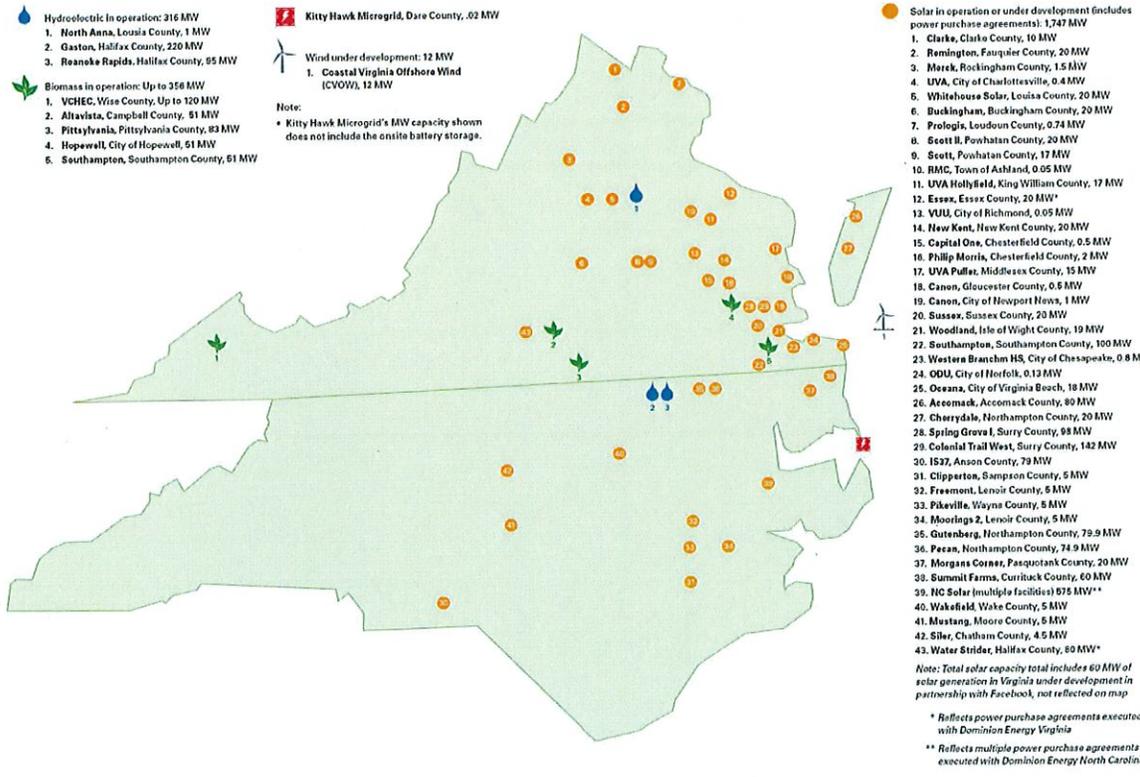
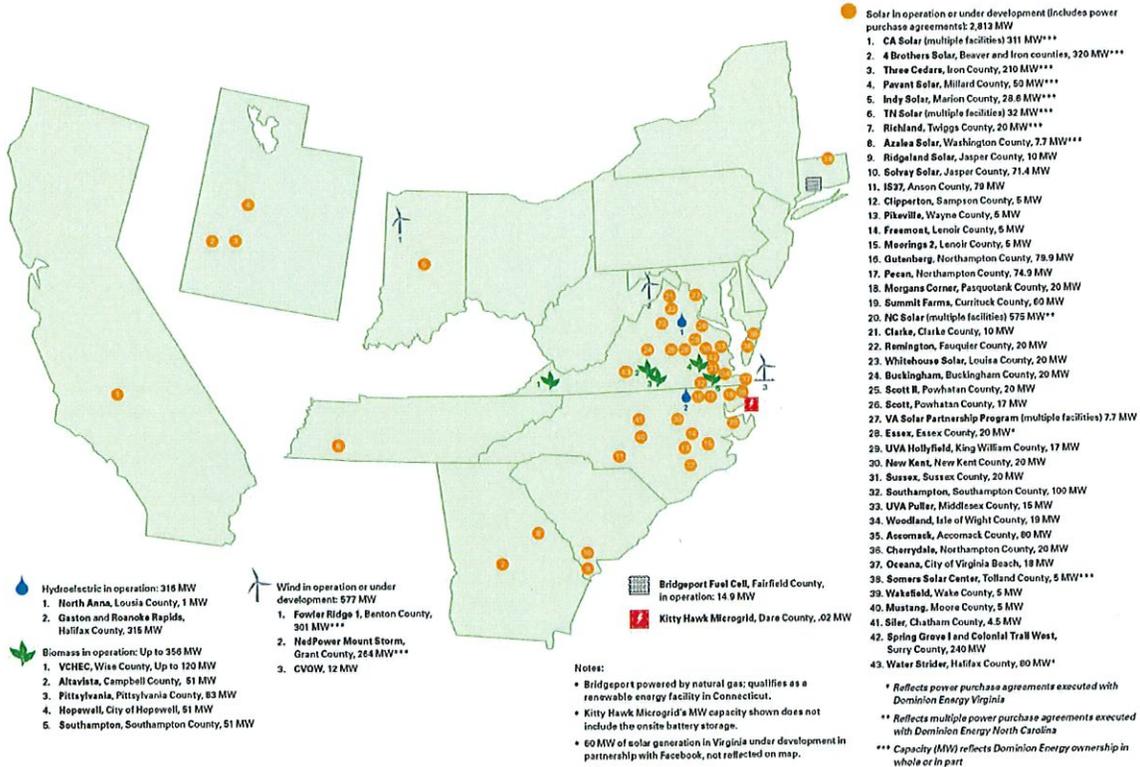
The company is built on a proud legacy of public service, innovation, and community involvement. Dominion Energy and its 21,000 employees invest in the communities by practicing responsible environmental stewardship in its operations.

The company is committed to sustainable, reliable, affordable, and safe energy and is one of the nation's largest producers and transporters of energy with about \$100 billion of assets providing electric generation, transmission and distribution, as well as natural gas storage, transmission, distribution and import/export services. As one of the nation's leading solar operators, the company intends to reduce its carbon intensity 60 percent by 2030. Through its Dominion Energy Charitable Foundation, as well as EnergyShare and other programs, Dominion Energy contributed nearly \$35 million in 2018 to community causes.

The development of renewable energy is a priority for Dominion Energy. In the United States, Dominion Energy subsidiaries currently own approximately 2600 MW of clean energy and supply power to approximately 650,000 typical households at peak output.

In Virginia and North Carolina, Dominion Energy Virginia has approximately 1750 MW of solar in operation or under development (includes power purchase agreements).

In December 2018, Dominion Energy Virginia's 1600 MW natural gas-fired Greensville County Power Station went into commercial operation. The power station represented a \$1.33 billion investment and will contribute approximately \$8 million in tax revenue to the County in the first full year of operation.



## Background

The demand and uses for energy continue to grow. As demand increases, so does the need for the diversification of energy sources, particularly renewable energy.

Solar power is rapidly growing as a source of electric power production. According to the Solar Energy Industries Association report of December 2018, 1.7 gigawatts (“GW”) of solar capacity was installed in the U.S. during the third quarter of 2018, reaching a total installed capacity of 60 GW. The 60 GW capacity is enough power for 11.3 million American homes. Total installed solar facility capacity is expected to more than double over the next five years with an estimated 14 GW annual installation by 2023.<sup>1</sup> The 2018 Virginia Energy Plan anticipates the significant expansion of solar energy uses. While Virginia currently ranks 17<sup>th</sup> nationally for installed solar, the state’s ranking fell from its 10<sup>th</sup> national ranking in 2017. Currently, the Virginia solar industry supports more than 3,565 jobs and over 250 companies across the state.<sup>2</sup>

Greensville County has recognized the benefits and importance of solar power generation. The Comprehensive Plan includes goals that indicate “[t]here is a great interest in the construction of Solar Energy Farms throughout the County as a result for the quest to generate environmental friendly energy.”<sup>3</sup> Approval of this Project will further the County’s quest to generate environmentally friendly energy and promote the state’s Energy Plan resulting in benefits realized locally and statewide.

## Application Contacts

### Company

Dominion Energy Virginia  
120 Tredegar Street  
Richmond, VA 23219

### *Contact*

Dianne Corsello  
[dianne.corsello@dominionenergy.com](mailto:dianne.corsello@dominionenergy.com)  
804-819-2610

### Legal Team

McGuireWoods LLP  
Gateway Plaza  
800 East Canal Street  
Richmond, VA 23219-3916

### *Contact*

Brennen Keene  
[bkeene@mcguirewoods.com](mailto:bkeene@mcguirewoods.com)  
804-775-1005

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<sup>1</sup> <https://www.seia.org/us-solar-market-insight>

<sup>2</sup> <https://www.seia.org/state-solar-policy/virginia-solar>

<sup>3</sup> *Comprehensive Plan 2013-2018*, County of Greensville, Virginia

### Property and Request

The Property is zoned A-1 (Agricultural) and is comprised of two parcels [identified as GPIN 7441-66-6058 (Map Pin 26-2) and GPIN 7441-14-7303 (Map Pin 26-2A)]. See Tax Map included with this Application. Together these parcels total approximately 1,491 acres. The Property is located adjacent to and south of the Meherrin River, to the north of Dry Bread Road, and approximately two (2) miles west of Emporia, Virginia and Interstate 95 (I-95). An existing Dominion Energy Virginia 230 kV transmission line and natural gas interstate pipeline runs the full length of the eastern boundary of Map Pin 26-2A. Dominion Energy Virginia owns and operates the Greenville Power Station, which is located approximately 1.5 miles northwest of the Property. Within the last two years, most of the Property has been timbered by the owner and is currently not used for agricultural production.

Article 4 of the Greenville County Zoning Ordinance (“Zoning Ordinance”) permits “Solar Energy Project, greater than 20 MW<sub>ac</sub>” in an A-1 district with a SUP. The Applicant requests an SUP to allow the construction and operation of the Project on the Property. The Applicant also requests an SUP to allow for construction and operation of a public facility lot/public facility service yard for a switchyard that is required for the Project but will remain as a stand-alone use after the Project’s decommissioning. To be sure that the substation and Switchyard are able to work together, the Applicant requests a CUPD to allow certain bulk exceptions for that portion of the Property. By separate application the Applicant has also requested a determination from the Greenville County Planning Commission that the approximate location, character, and extent of the Project is “substantially in accord” with the County’s adopted Comprehensive Plan, as required by Code of Virginia § 15.2-2232.

### Project and Description

The 100 MW<sub>ac</sub> capacity of the Project is enough energy to power approximately 25,000 homes per year. The solar facilities on the Project site will be connected to the Dominion Energy Virginia 230 kV transmission line that currently exists on the Property’s eastern boundary. The adjacency of the proposed interconnection location will minimize the need for additional above ground transmission lines to serve the Project site.

All natural and cultural resources within the Property have been evaluated and the Project will be designed to avoid, minimize and mitigate environmental impacts. As much of the Property was recently timbered, land disturbance will be limited to those areas where solar panels and appurtenant facilities will be installed.

The Project will be developed as generally depicted on the conceptual site plan included with this Application and entitled “Sadler Solar Conceptual Site Plan,” and dated February 12, 2019 (the

“Conceptual Plan”). The Conceptual Plan provides the preliminary layout of the solar panel arrays, the proposed point of interconnection with the existing transmission line, and other features of the Project.

As identified on the Conceptual Plan, three (3) points of access are proposed from Dry Bread Road. The westernmost access is an existing logging road approximately 300 feet from the Property boundary. The center access is also an existing logging road approximately 3600 feet east of the western access. The third access is proposed approximately 200 feet west of the eastern Property boundary. This final point of access will provide direct access to the Project substation and switchyard (“Switchyard”), as well as to additional solar panels. The Switchyard will be located on an approximately five (5) acre parcel which will ultimately be divided from the Property and conveyed to Dominion Energy Virginia. The Switchyard will remain a separate use permitted by the SUP in perpetuity and will not be subject to decommissioning as it will be an independent, stand-alone use.

The solar panels will be setback 600 to 2000 feet from the Meherrin River, as shown on the Conceptual Plan. Wetlands, floodplain areas, steep slopes, and cultural resource features will be avoided, protected, or subject to mitigation measures as part of the development of the Project. The turf underlying and surrounding the Project panels will be planted with low-growing grasses and will be regularly maintained during Project operation.

In accordance with the A-1 front yard setback requirement and as shown on the Conceptual Plan, a 150-foot setback will be maintained along most of Dry Bread Road. A 50-foot setback is proposed for the majority of the remaining perimeter of the Property. The Applicant is requesting a CUPD to reduce the front yard setback, side yard setback, and road frontage requirement in the A-1 district to accommodate the design of the substation and Switchyard. Specifically, the Applicant is requesting the following CUPD approvals:

- Allow up to a 60-foot side yard exception along the eastern boundary for the Switchyard to allow a zero side yard.
- Allow up to a 60-foot side yard exception between the Project substation and the Switchyard (once the Switchyard parcel is divided from the Property) to allow a zero side yard between the substation and the Switchyard.
- Allow up to a 50-foot front yard exception for the Switchyard and substation to account for the existence of wetlands on the Property. The requested exception will still require the substation and/or the Switchyard to be located a minimum of 100’ from Dry Bread Road.
- Allow an exception to the 150’ road frontage requirement, as necessary, to provide flexibility for the design of the proposed driveway to access the substation and the Switchyard.

Once operational, the Project will be an unmanned facility collecting energy from the sun. The Project will be monitored remotely 24 hours a day. In the event remote monitoring identifies any concerns, personnel will be dispatched to the site. In addition to remote monitoring, employees and/or contractors will periodically access the Property following construction to perform routine maintenance and inspections.

After the Project has reached the end of its useful life, the facility's infrastructure will be removed (excluding the Switchyard and its access road) and the land will be restored according to the agreements signed with the landowner and the decommissioning plan.

### Project Compatibility and SUP Requirements

Pursuant to Section 16-2 of the Zoning Ordinance, a SUP may be granted where the Board of Supervisors finds that (i) the proposed use would not be detrimental to the community [§ 16-2-1], and (ii) the proposed use is in conformity with the Comprehensive Plan and policies [§ 16-2-2].

In accordance with the criteria set forth in the Zoning Ordinance for SUP approval, the proposed Project will not adversely affect the health, safety, or welfare of persons residing or working in the neighborhood of the proposed use and will not be detrimental to public welfare of injurious to the Property or improvements in the neighborhood. As a passive use located in an Agricultural district, the Project will not be detrimental to, or substantively change, the character of the surrounding area. The Project can easily coexist with agricultural uses and low density residential uses such as those located near the Property.

The proposed Project will not cause any increase in County services. The Project will not increase population, housing impacts, or demands on schools. It will have minimal impacts on drainage and erosion and will not require the use of local water or sewer utilities. Sediment ponds for construction and permanent stormwater management facilities will be provided as part of the Project to the extent required by applicable laws. As the Project will be operated remotely and serviced on an as-needed basis, the Project will not increase traffic in the area and will not be disruptive of its rural character.

During construction the following potential impacts will be addressed as follows:

#### **Traffic**

The Project will have three access points from Dry Bread Road and the internal Project road layout will allow easy access to all areas of the Project site. The two existing logging roads will require upgrades to accommodate the Project's anticipated low-volume commercial traffic, and one new access point will need to be constructed. In addition, the Project is located about two miles west of I-95 providing easy access for construction vehicles. All temporary construction areas, trailers, parking, and laydown construction will occur within the boundaries of the Project site during the construction period. The Virginia Department of Transportation (VDOT) construction management requirements will be followed while the Project is under construction.

### **Noise, Odors, Dust, Fumes, Vibrations**

Once operational, the Project is expected to be no more audible than the ambient noise levels at the Property lines. The Project will not generate air emissions. During construction, general construction noise would be expected to occur, however, the Applicant intends to reduce any inconvenience caused by such noise by ensuring heavy construction activities are generally limited to daylight hours. Once operational, no odors, trash, or recycled materials will be produced. No fuel or fuel storage and no outside storage will be needed on the Project after construction is completed. There will be no impact on water or air quality.

### **Lighting**

Except for minimal safety and security lighting in a few locations, the Project will not be lit. Any installed lighting will comply with applicable County ordinances.

### **Screening and Visibility**

The Project has been designed to minimize visual impacts as much as possible. Solar panels, mounting systems, and inverters are generally no greater than ten (10) feet in height. The MET (meteorological/weather) stations and any poles for electric lines that must span environmental areas or cultural resource protection areas will generally be no greater than twenty (20) feet in height.

The Project will be located outside the Residential Areas depicted on the Urban Services Area Map in the Comprehensive Plan. Due to the topography of the Property and recent timbering, some Project visibility would be expected. However, such visibility will be reduced by natural buffering. Several existing residential uses are located across Dry Bread Road from the Property. However, because the majority of the Dry Bread Road frontage has been delineated as wetlands, supplemental plantings cannot be added to this area. A 150-foot setback to the Project will be provided along Dry Bread Road; however, the solar panels are expected to be located at least 300 feet from Dry Bread Road. In addition, natural vegetation shall be allowed to regrow within the wetlands to create a buffer over time. On the southwest border of the Property, there is also one adjacent residential parcel that will be screened by existing trees and supplemental landscaping planted during construction.

### **Fire Safety / Security**

The Project will not pose increased security or safety risks or fire hazards. Once the Project is constructed, a permanent perimeter/boundary fence will enclose the solar panels. The fence will be a metal chain-link fence with a minimum height of six (6) feet, and topped with one (1) foot of barbed wire. The fence will be posted with security signage along with contact information for a 24-hour manned communication system.

The Project will be monitored remotely on a 24/7 basis to ensure the Project is operating properly. If any emergency did arise, the remote operator will remotely de-energize the Project as may be necessary and immediately contact and coordinate with the appropriate local fire and EMS personnel. Training will be provided to local fire and EMS on Dominion Energy Virginia emergency procedures and notification in case of emergency.

## Comprehensive Plan

As required by Section 16.2 of the Zoning Ordinance, the Project is in conformance with the Greenville County *Comprehensive Plan 2013-2018* (the "Comprehensive Plan"). The Comprehensive Plan sets out certain goals, objectives, and strategies/policies to guide the future of the County. Specific sections of the Comprehensive Plan relevant to the Project are quoted below followed by the Applicant's responses in italics.

### Goals and Objectives

#### GENERAL

- 1) Provide adequate governmental services, including public utilities, to meet the needs of Greenville's citizens. (p. 27)

*The Project will not need public water, public sewer, or related government services. Once operational, there will be no impacts to public schools and minimal to no impacts to public roads and public safety services. Traffic during construction will be limited to a relatively short timeframe.*

- 2) Coordinate development with the provision for public utilities and services. (p. 27)

*As stated above, there will be no need for public utilities or other County services other than minimal, infrequent needs for public safety services.*

- 3) Preserve the rural character of the County by directing and controlling growth in designated areas. (p. 27)

*The Project is proposed to be constructed on the approximately 1,491 acres located on the north side of Dry Bread Road. The Property is made up of two large parcels (26-2 and 26-2A) zoned A-1. Part of the County's rural character and agricultural uses include forestry uses and timbering. Most of Parcel 26-2A and parts of Parcel 26-2 were timbered within the last two years.*

*Since the Project will be an unmanned facility and serviced on an as-needed infrequent basis, the Project will not increase traffic in the area and will not be disruptive to the rural character. The Project will generate minimal noise, and that noise will be the same as or less than the ambient noise levels at the Property lines. The Project will not generate air emissions. Once the Project has reached the end of its useful life, the infrastructure will be removed and the land restored according to the agreements signed with the landowner and in accordance with the*

*decommissioning plan. Because the Project will remain on the Property for a number of years, it will not encourage growth in this area.*

#### **LAND USE GENERAL**

- 1) Encourage new development that compliments surrounding uses. (p. 27)

*The Sadler Solar Project is a passive use and will not impact the surrounding timber, agricultural, and residential uses. Most of the Project site either will be revegetated with a native grass seed mix and maintained throughout the Project's life or left in its natural state. Stormwater will be controlled and soils will remain permeable.*

- 2) Concentrate development in appropriate locations by encouraging more efficient site design and incorporating proper buffers between differing uses. (p. 27)

*The proposed Project will comply with the applicable Zoning Ordinance and Subdivision Ordinance. A CUPD has been requested to address certain setbacks due to wetlands, floodplains, cultural resources, and topographic changes which limits the location of certain equipment. In addition, the existing transmission line located on the eastern border allows for interconnection to the electric grid without creating new transmission lines. Buffers will be provided in those areas necessary to protect existing residential uses.*

#### **RESIDENTIAL**

- 3) Prevent the encroachment of conflicting land uses on existing viable neighborhoods. (p. 27)

*The Project is located in an A-1 Zoning district and outside the Residential Areas depicted on the Urban Services Area Map in the Comprehensive Plan. A number of existing residential uses are located across Dry Bread Road from the Property. The one residential parcel adjacent to the Property on the southwest border will be buffered by existing trees and additional plantings on the Project site. A 150' buffer will be provided along most of Dry Bread Road. Supplemental landscaping will be provided where needed.*

## COMMERCIAL/INDUSTRIAL

- 5) Evaluate large scale industrial economic development projects that will provide an economic benefit to the County but that may not be in designated development areas or near major transportation systems. (p. 28)

*The Project site was selected because of its proximity to the existing VEPCO transmission line along the Property's eastern boundary. This location minimizes the need to build additional above ground transmission lines to serve the Project site. In addition, the Project is located about two miles west of I-95 providing easy access for construction vehicles.*

*As a utility-scale solar facility, the Project will provide long-term tax revenue for the County. Approximately 500 temporary jobs will be provided during construction; and 3 permanent jobs will be created for operation of the Project.*

## PUBLIC FACILITIES

- 3) Plan accordingly for the future needs of the population. (p. 28)

*The Comprehensive Plan notes that the health of the County's economy is based, in part, on the diversity of industry. The Comprehensive Plan also states that there has been a shift away from agricultural employment. Because the solar facility has a limited life span, the Property will be available in the future for a similar use or use that addresses the needs of the population at that time.*

## Planning Issues & Strategies

### LOCAL PRODUCTION OF RENEWABLE ENERGY

- 1) There is great interest in the construction of Solar Energy Farms throughout the County as a result for the quest to generate environmental friendly energy. (p. 29)

*According to the Solar Energy Industries Association report of December 2018, 1.7 GW of solar capacity was installed in the U.S. during the third quarter of 2018, reaching a total installed capacity of 60 GW. The 60 GW capacity is enough power for 11.3 million American homes. Total installed solar facility capacity is expected to more than double over the next five years with an estimated 14 GW annual installation of by 2023.<sup>4</sup> The 2018 Virginia Energy Plan expects to significantly expand solar energy uses. While Virginia ranks 17<sup>th</sup> nationally for installed solar, the state's ranking fell from its 10<sup>th</sup> national ranking in 2017. Currently, the Virginia solar industry supports more than 3,565 jobs and over 250 companies across the state.<sup>5</sup>*

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<sup>4</sup> <https://www.seia.org/us-solar-market-insight>

<sup>5</sup> <https://www.seia.org/state-solar-policy/virginia-solar>

*Approval of this Project will benefit the County's quest to generate environmentally friendly energy and to increase Virginia's position.*

#### **STRATEGIES/POLICIES**

- a. If not detrimental to the surrounding area, Solar Energy Projects greater than 20 MW<sub>AC</sub> are encouraged in agricultural zoned districts. (p. 29)

*The Project is located in an Agricultural district and will not be detrimental to the surrounding area. Solar facilities and agricultural uses and low density residential uses as those located near the Property can easily coexist.*

- c. It is encouraged that a Decommissioning plan be provided by the owner of such Solar Energy Projects to ensure to proper dismantling of the project. (p. 29)

*A decommissioning plan has been filed with the application.*

#### **Planning Issues & Strategies**

##### **ECONOMIC DEVELOPMENT ISSUES**

- 1) Unemployment rates in Greensville County, as in all of Southside Virginia, are higher than the rates of the Commonwealth of Virginia. In June 2013, Greensville County unemployment rate was 8.7% and the Commonwealth's unemployment rate was 6.0%. (p. 29)

*The proposed Project will create approximately 500 temporary jobs during construction; and 3 permanent jobs during operations. To the extent practical, the Applicant will encourage utilization of local residents for construction and permanent jobs.*

#### **STRATEGIES/POLICIES**

- b. Update the County's current Economic Development Strategy regarding new commercial and industrial activities to include large scale economic development projects in areas outside of existing planned areas for commercial and industrial development. (p. 29)

*With construction of this Project, the Applicant will be making a substantial, long-term capital investment in the County. The Project Property is outside the planned areas for commercial and industrial development, and it will not negatively impact*

*the Services and utilities required for commercial and industrial development in other parts of the County. The Project will provide an economic benefit to the County and its residents in the form of tax revenues and temporary and permanent employment opportunities.*

#### **AGRICULTURAL AND FORESTAL LANDS ISSUES**

- 1) There is concern to maintain the agricultural characteristics of the County not included in the Urban Services District. (p. 34)

*The Property currently is used for timber operation and not for operational agricultural uses. The timber requires periodic cutting, temporarily changing the Property and the surrounding area. The Property will be restored as required by the decommissioning plan and the landowner agreements, and as such, the solar facility will not prevent the use of the Property for timber or agricultural uses after the Project is decommissioned.*

#### **STRATEGIES/POLICIES**

- a. Re-evaluate current development standards to ensure all areas that lie within the Rural Development Area, with the exception of Major Commercial Hub, maintain these agricultural and rural development qualities. (p. 34)

*While the Property is located in the Rural Development Area, the Comprehensive Plan also encourages the area to be used for solar projects.*

#### **Future Land Use Map**

The Comprehensive Plan describes Rural Residential; Conservation Area as follows:

Characterized by low-density residential development such as detached single-family units on lots larger than urban or suburban lots. Certain agricultural and farming uses are typically allowed. In addition, large-scale economic development projects may be allowed subject to required land use approvals as approved by the Board of Supervisors. (p. 36)

*The Project is a large-scale economic development project that can be converted to timbering, agricultural, or low-density residential uses as identified in the current Comprehensive Plan or as may be provided in future Plans.*

## Construction Plan and Schedule

Construction of the Project is estimated to take approximately 16 months to achieve substantial completion. Additional work may continue after substantial completion to establish finished grading, vegetation, and punch list items. After obtaining erosion and sediment control approvals, the Property will first be cleared and graded for positive drainage, where necessary, to allow solar panel installation. Posts that will serve as the main structural components will then be installed and the solar panels will be mounted to the posts. Inverters will be installed to convert the direct current (DC) from the solar power systems into alternating current (AC) for delivery into the electrical transmission system. The locations of and spacing of the panels will be based on final engineering. Cabinets, pads, and enclosures of the electrical infrastructure and associated wiring will connect the solar components and transfer the power to the transmission system. An electrical substation for the Project and the Switchyard will be constructed on the Property's southeastern boundary to connect the Project to the existing electrical transmission system that runs along the eastern parcel boundary.

The Conceptual Plan accompanying this request contemplates a single axis tracking solar energy system design. These systems track the sun from east to west for maximum energy production. The proposed surface facilities, including roads, fencing, and vegetative screening, will be contained within the boundaries of the Property.

The hours of construction activity, the level of traffic, and the number of employees on the Property will vary by the type and phase of construction. Heavy construction work will generally occur during daylight hours. In addition, non-daylight work hours may be necessary to make up for schedule deficiencies or to complete critical construction activities.

### **Local, State, and Federal Approvals and Consultations**

In addition to the requested SUP, other local, state, and federal approvals will be required prior to construction.

At the local level, Greensville County is authorized to enforce the Virginia Stormwater Management Program (VSMP) on behalf of the Virginia Department of Environmental Quality (DEQ). A Land Disturbance Permit Application and erosion and sediment control plan will be submitted to the Director of Planning as the designated VSMP Administrator. Prior to construction, the Applicant will also submit a final site plan and an application for a Building Permit from the County.

In addition to an opportunity for public comment, the Applicant will work with DEQ and will consult with other agencies in the Secretary of Natural Resources [such as the Department of Historic Resources (DHR), the Department of Conservation and Recreation (DCR), and the Department of Game and Inland Fisheries (DGIF)] to determine whether an application is complete and whether it meets the requirements of the regulations.

The Project will also require coordination with VDOT to ensure that construction traffic does not negatively impact the safety of adjoining public roads, and that any impacts are properly mitigated.

At the federal level, the Applicant will coordinate closely with the Army Corps of Engineers (USACE) to ensure that impacts to wetlands are minimized and properly mitigated, if necessary. A wetland delineation has been completed for the Property, and aside from limited road crossings, all streams and wetlands will be avoided. The Project is designed to comply with applicable USACE Nationwide Permitting regulations.

**Project Costs and Economic Development**

Chmura Economics & Analytics (Chmura) was contracted to evaluate the estimated economic and fiscal impacts of the Sadler Solar Project in Greenville County and Virginia. The economic impact of such a project in state and local economies occurs in two phases. The first is during the development and construction period and the second phase is the ongoing operation of the project. For both cases, the direct, indirect, and induced impacts in spending and job creation are estimated through the IMPLAN model. In addition, tax revenue is assessed for Greenville County and the Commonwealth of Virginia. As determined by Chmura, the estimated economic and fiscal impacts of the Sadler Solar Project are reflected in the tables below.

**Table 1: Economic Impact of the Sadler Solar Project in Greenville County**

		Direct	Indirect	Induced	Total
<b>One-time Impact from Construction and Development</b>					
Total (2018-2021)	Spending (\$Million)	\$4.7	\$0.2	\$0.2	\$5.1
	Employment	23	2	1	26
Annual Average (2018-2021)	Spending (\$Million)	\$1.2	\$0.1	\$0.0	\$1.3
	Employment	6	0	0	6
<b>Ongoing Operations</b>					
Annual, 2021 Onward	Spending (\$ Million)	\$2.0	\$0.1	\$0.4	\$2.6
	Employment	3	1	4	8

Note: Impacts are measured in the year in which they occur. Numbers may not sum due to rounding

Source: IMPLAN 2017, Dominion Energy, and Chmura

**Table 2: Economic Impact of the Dominion Sadler Solar Project in Virginia**

		Direct	Indirect	Induced	Total
<b>One-time Impact from Construction and Development</b>					
Total (2018-2021)	Spending (\$Million)	\$67.0	\$12.9	\$25.4	\$105.3
	Employment	480	84	212	776
Annual Average (2018-2021)	Spending (\$Million)	\$16.7	\$3.2	\$6.3	\$26.3
	Employment	120	21	53	194
<b>Ongoing Operations</b>					
Annual, 2021 Onward	Spending (\$Million)	\$2.0	\$0.2	\$0.9	\$3.1
	Employment	3	1	8	12

Note: Impacts are measured in the year in which they occur. Numbers may not sum due to rounding

Source: IMPLAN 2017, Dominion Energy, and Chmura

**Table 3: Tax Revenue for County and State Government from the Sadler Solar Project**

		Greensville County	Virginia
<b>Tax Category</b>			
Cumulative Construction (2018-2021)	Local BPOL Tax	\$6,882	
	Individual Income Tax		\$1,348,189
	Corporate Income Tax		\$333,779
<b>Total Construction &amp; Development (2018-2021)</b>		<b>\$6,882</b>	<b>\$1,681,968</b>
Annual 2021 Onward	Real Estate Tax	\$10,385	
	Business Personal Property Tax	\$205,623	
	Individual Income Tax		\$28,240
<b>Total Operations (2021 Onward)</b>		<b>\$216,008</b>	<b>\$28,240</b>

Source: Chmura Economics & Analytics

### Community Engagement

The Applicant has taken steps to ensure that the public, and in particular, the adjacent property owners, have been well-informed of the plans for the Project. Adjacent landowners and those along both the northern and southern side of Dry Bread Road near the Project site were invited to participate in an informational briefing held on February 18, 2019, at Golden Leaf Commons auditorium. Dominion Energy Virginia subject matter experts presented an overview of the Project and responded to adjacent landowner questions and concerns.

On March 25, 2019, the Applicant will hold a public information briefing that will be open to the general public at the Golden Leaf Commons auditorium. The public informational briefing will be advertised for two weeks in the Greensville County local newspaper.

Ms. Dianne Corsello, the Dominion Energy Virginia contact listed in this application is available to meet with any person that is unable to attend the information briefing should there be questions or concerns.

### Conclusion

The Sadler Solar Project is mutually beneficial to both Dominion Energy Virginia and Greensville County. Dominion Energy Virginia has taken the time to discuss the Project with neighbors and perform the necessary studies to determine the suitability of the Project for Greensville County. The Project will provide Dominion Energy Virginia an additional source of renewable energy for its generation portfolio while providing Greensville County with approximately 30 years of tax revenue from Dominion Virginia Energy's approximately \$155 million capital investment. Dominion Energy Virginia will be minimizing impacts on surrounding properties and preserving the natural environment. The Project will not have a significant impact on County services and is in conformance with the Comprehensive Plan.

**DRAFT**  
**SADLER SOLAR PROJECT**  
**PROPOSED CONDITIONS**  
**MARCH 11, 2019**

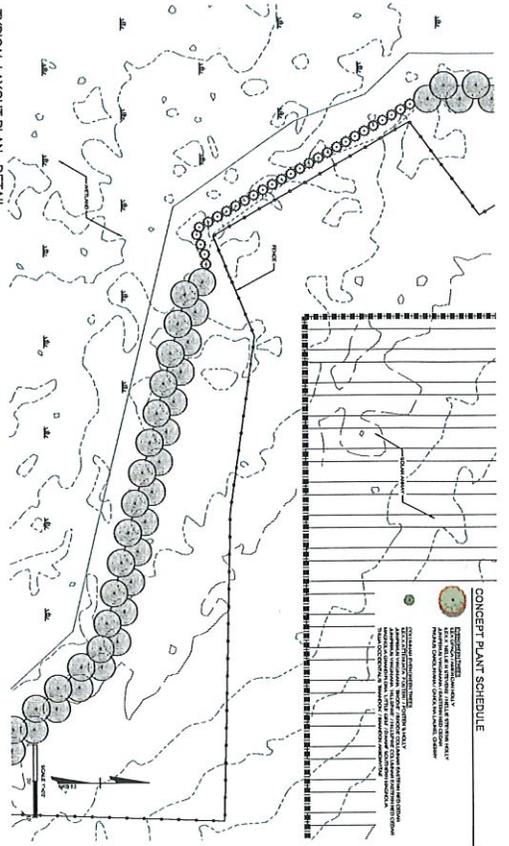
1. Conceptual Plan.
  - A. The Applicant will develop the Project Site (Tax Map numbers 26-2 and 26-2A) generally in accordance with the Conceptual Site Plan dated February 12, 2019 (the “Conceptual Plan” or “Exhibit A”), and included with the special use application filed by the Applicant on or about March 11, 2019, as determined by the Zoning Administrator. Significant deviations from or additions to the Conceptual Plan, including any enclosed building structures, shall require Planning Commission review and approval by the Board of Supervisors.
  - B. As used in these conditions, the “Project Site” shall include the “Solar Facilities,” the “Transmission Line” and the “Switchyard,” as herein after defined. The “Solar Facilities” shall mean the area(s) shown on the Conceptual Plan containing racking, panels, inverters, and the project substation and located within the perimeter fencing, and shall include all fencing but excluding the Switchyard. The Transmission Line shall mean the existing transmission line owned by Virginia Electric and Power Company. The Switchyard means that switching station to be constructed to interconnect the Solar Facilities to the existing Transmission Line, as shown on the Conceptual Plan.
  - C. The Solar Facilities and the Switchyard shall constitute separate principal uses approved pursuant to this special use permit and shall be permitted to continue in perpetuity, separate and apart from each other, such that a zoning violation occurring with respect to the operation of one of the uses shall not constitute a violation with respect to the operation of the other use, and no proceeding to revoke this permit as to one of the uses (nor any resulting revocation) shall impair the validation of this permit with respect to the other use. This permit shall run with the land.
2. Buffer Plantings. Areas outside the fence of the Project Site will be maintained or planted as set forth in the on the February 2019 plans titled “Sadler Solar Buffer Planting Exhibit” (the “Buffer Exhibit”) and in accordance with Condition 3. The Buffer Exhibit consists of a compiled plan (“Exhibit B-1”) and seven (7) enlarged details titled as follows.
  - A. Site (“Exhibit B-2”)
  - B. Typical Layout Plan – Detail (“Exhibit B-3”)
  - C. Typical Section (“Exhibit B-4”)
  - D. Elevation (@ 2 Years) (“Exhibit B-5”)
  - E. Elevation (@ 5 Years) (“Exhibit B-6”)

- F. Elevation (@ 10 Years) (“Exhibit B-7”)
  - G. Elevation (East Corner of Property) (“Exhibit B-8”)
3. Setbacks and Supplemental Plantings.
- A. The existing vegetation located in the areas identified as “Setbacks” on the Conceptual Plan shall be maintained.
    - 1. Setbacks from Dry Bread Road shall generally be 150 feet, except in the specific locations shown on the Conceptual Plan as 100 feet.
    - 2. Setbacks around the remaining Property boundary shall be 50 feet, except in the specific locations shown on the Conceptual Plan as 150 feet.
  - B. Supplemental plantings shall be provided as set forth on Exhibits B-2, B-3, and B-8 and as identified at the time of Site Plan approval.
  - C. The Applicant shall not be required to provide supplemental plantings within the areas identified as “Wetlands” on the Conceptual Plan and adjacent to Dry Bread Road. In the alternative, natural vegetation shall be allowed to regrow within the wetlands to create a buffer over time as shown on Exhibits B-5, B-6, and B-7.
  - D. Ancillary project facilities, including but not limited to fencing, roads, and transmission line poles, may be constructed within the Setbacks and supplemental planting areas where such facilities do not interfere with the effectiveness of buffering for the Project as determined by the Zoning Administrator.
  - E. Notwithstanding the foregoing, no supplemental landscaping shall be required for the Switchyard (including any parcel subdivided for Switchyard use) or the Transmission Line except as shown on Exhibit B-8.
4. Plans. At the time of site plan (“Site Plan”) submission, the Applicant shall provide the following plans to the Zoning Administrator:
- A. A Construction Management Plan that addresses the following minimum criteria:
    - 1. Traffic control methods in coordination with the Virginia Department of Transportation (VDOT) prior to initiation of construction, including lane closures, signage, and flagging procedures.
    - 2. Site access planning, including management of employee and delivery traffic to minimize conflicts with local traffic.
  - B. A Construction Mitigation Plan that addresses, at a minimum, the effective mitigation of dust, burning operations, hours of construction activity, access and road improvements, and handling of general construction complaints.
  - C. A Grading Plan which includes the following minimum criteria, to the extent practicable:
    - 1. Identification of existing and proposed contours.
    - 2. Identification of the locations and amount of topsoil to be removed (if any) and the percent of the site to be graded.

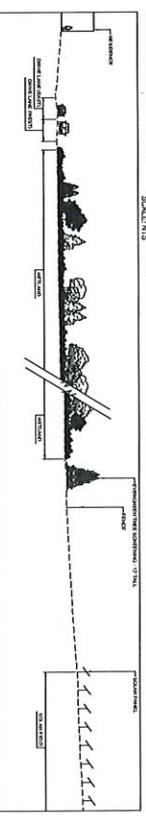
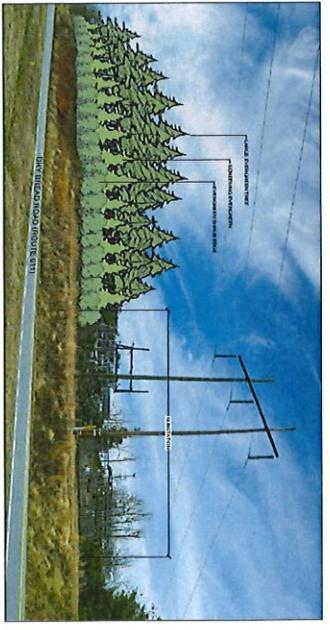
3. Limitations on grading to avoid steep slopes and the positioning of solar arrays in consideration of existing landforms.
  4. Notation that where permanent access roads will receive gravel or in any area(s) where cut in excess of six inches (6") is required. Existing topsoil will be stripped and stockpiled on-site to be used on areas intended to be seeded.
  5. Drainage design that utilizes natural flow patterns and minimizes the amount of impervious surface to reduce storm water storage needs.
- D. An Erosion and Sediment Control Plan that satisfies the requirements of state Erosion and Sediment Control laws and regulations.
  - E. A Stormwater Management Plan that satisfies the requirements of state Stormwater Management laws and regulations.
  - F. A Solar Facility Screening and Vegetation Management Plan to ensure the installation and maintenance of the landscaping shown on the Site Plan.
5. Compliance with Plans. The Applicant shall construct, maintain, and operate the Project Site in compliance with all approved plans. The Applicant shall reimburse the County its reasonable costs in obtaining any independent third-party review of any of the plans required by these conditions or any other site plan(s) or construction plan(s). The Zoning Administrator may require that the Applicant provide security to ensure the performance of the requirements of the required approved plans, which securities may be combined upon the agreement of the Applicant and the County.
  6. Operations.
    - A. Security Fencing. A permanent security fence, consisting of chain link, two-inch square mesh, a minimum six (6) feet in height, topped with barbed wire, around the Solar Facilities prior to the commencement of operations of the Solar Facilities.
    - B. Lighting. During construction, temporary lighting (except emergency and/or safety lighting) shall be positioned downward, inward, and shall be shielded to eliminate glare from all adjacent properties. Any on-site lighting provided for the operational phase of the Solar Facilities shall be dark-sky compliant, shielded away from adjacent properties, and positioned downward to minimize light spillage onto adjacent properties.
    - C. Noise. Following construction, daytime noise generated by the Solar Facilities will be under 67dBA during the day with no audible noise emissions at night, as measured at the Project Site boundary.
    - D. Ingress/Egress. Permanent access roads and parking areas will be stabilized with gravel, asphalt, or concrete to minimize dust and impacts to adjacent properties.
  7. Height of Structures. The total height of the Solar Facilities' structures shall not exceed twenty (20) feet above ground, including panels and mounts when oriented at maximum tilt. This restriction shall not apply to power poles, substation or Switchyard equipment, and the connections to the existing transmission lines on the Property.

8. Inspections. The Applicant will allow designated County representatives or employees access to the Project Site, upon reasonable notice and with an accompanying company representative, during construction and decommissioning, to inspect the project to ensure compliance with these conditions. During operations, the County shall be permitted access to the Project Site to ensure compliance with these conditions upon times and at intervals mutually agreeable to the County and the Applicant.
9. Training. The Applicant shall arrange a training session with the Greenville Fire Department to familiarize personnel with the operation of the Solar Facilities.
10. Compliance. The Solar Facilities shall be designed, constructed, and tested to meet relevant local, state, and federal standards as applicable, including but not limited to the most current National Electrical Code (NFPA 70) available (2014 version or later as applicable).
11. Decommissioning. Decommissioning will be completed as set forth in the Decommissioning Plan. For so long as a public utility company that has an investment grade credit rating with Moody's and/or Standard and Poor's owns the Project, no security shall be required to be posted under the Decommissioning Plan.
12. Removal of Solar Facilities. The Solar Facilities (in whole or in part) shall be decommissioned in accordance with the Decommissioning Plan and removed within 18 months after the Solar Facilities ceases to electrical generation for a continuous 12-month period. Decommissioning shall include removal of all above-ground solar collectors, cabling, electrical components, and other associated items and to fill in and compact all trenches, borings, or excavations in accordance with the lease.





TYPICAL LAYOUT PLAN - DETAIL



SITE PLAN

**SADLER SOLAR**  
Buffer Planting Exhibit - February 2019

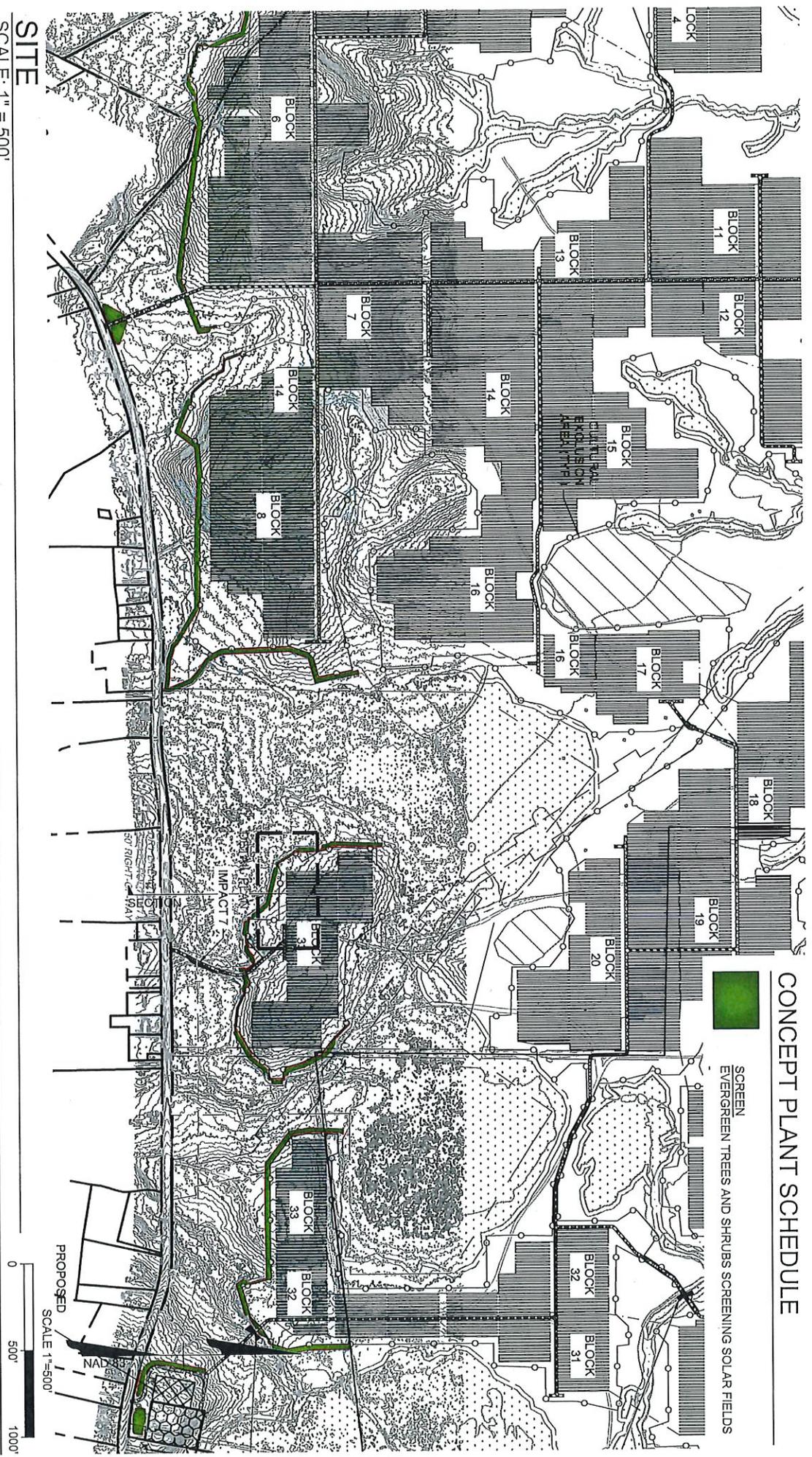
Exhibit B-1



# CONCEPT PLANT SCHEDULE



SCREEN  
EVERGREEN TREES AND SHRUBS SCREENING SOLAR FIELDS



SITE

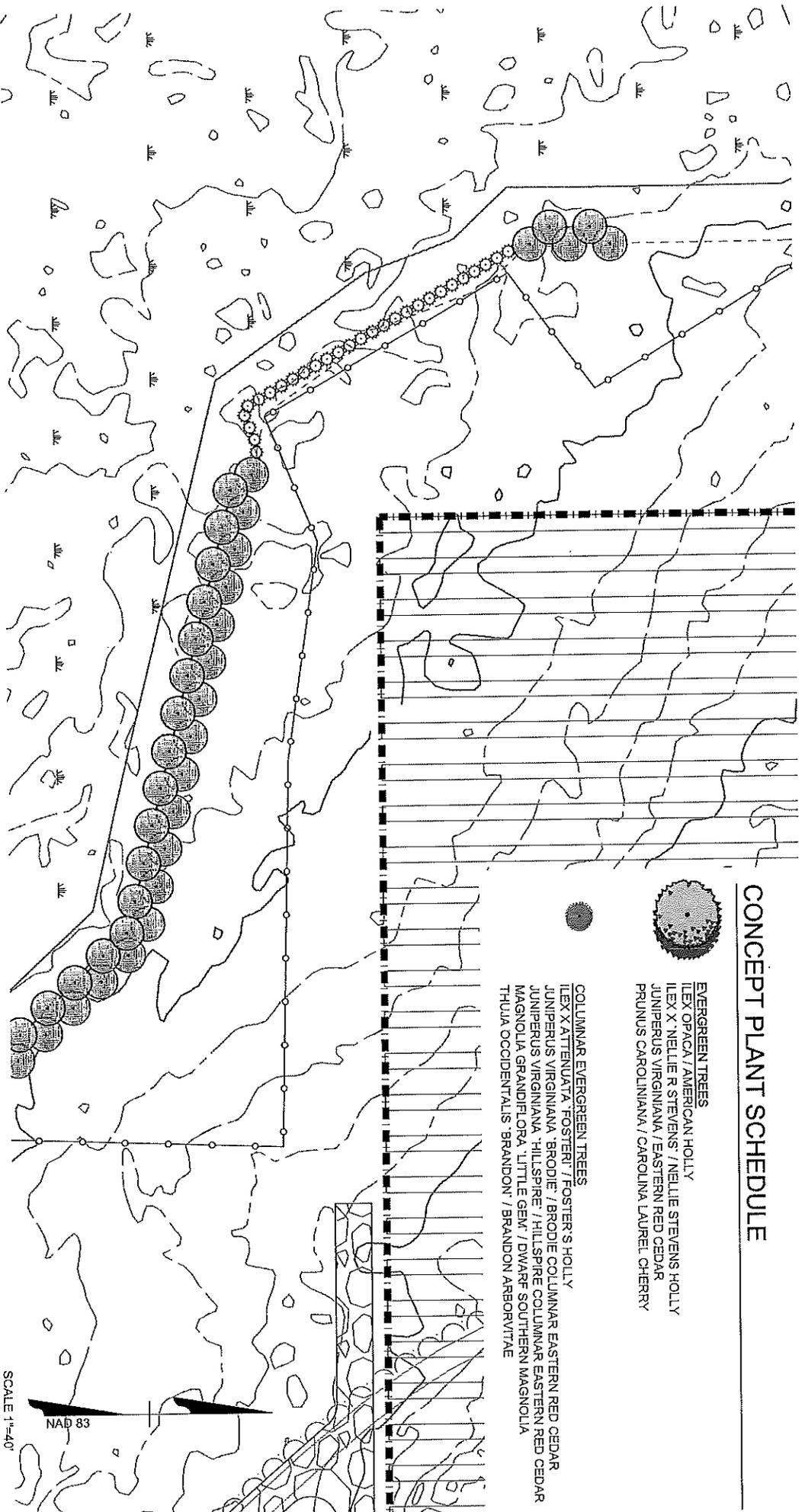
SCALE: 1" = 500'

# SADLER SOLAR

Buffer Planting Exhibit - February 2019

Exhibit B-2





TYPICAL LAYOUT PLAN - DETAIL  
 SCALE: 1" = 40'

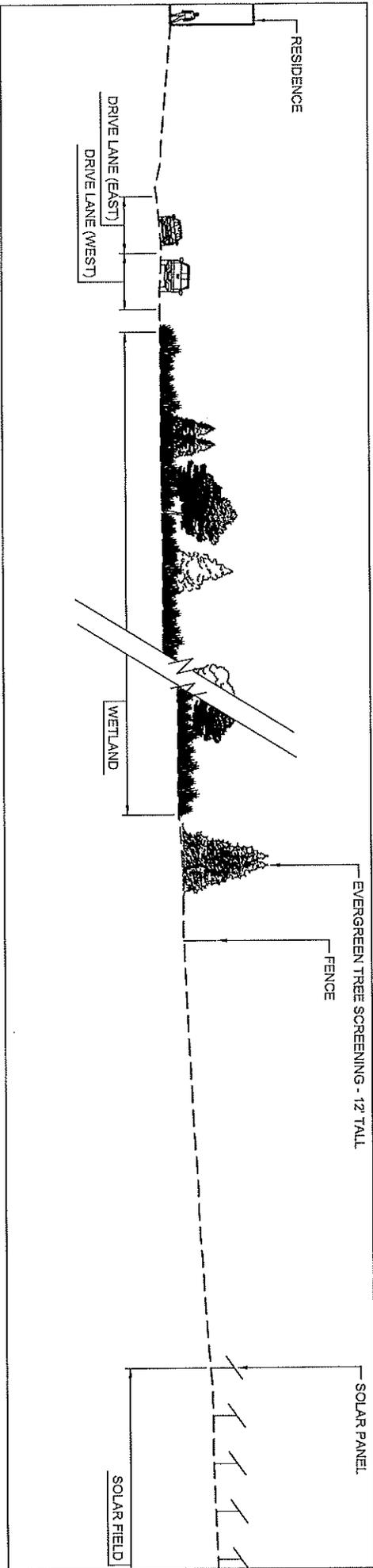
**SADLER SOLAR**

Buffer Planting Exhibit - February 2019

**CONCEPT PLANT SCHEDULE**

-  **EVERGREEN TREES**  
 ILEX OPACA / AMERICAN HOLLY  
 ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY  
 JUNIPERUS VIRGINIANA / EASTERN RED CEDAR  
 PRUNUS CAROLINIANA / CAROLINA LAUREL CHERRY
-  **COLUMNAR EVERGREEN TREES**  
 ILEX X ATTENUATA 'FOSTERI' / FOSTER'S HOLLY  
 JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR EASTERN RED CEDAR  
 JUNIPERUS VIRGINIANA 'HILLSPIRE' / HILLSPIRE COLUMNAR EASTERN RED CEDAR  
 MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA  
 THUJA OCCIDENTALIS 'BRANDON' / BRANDON ARBORVITAE

Exhibit B-3



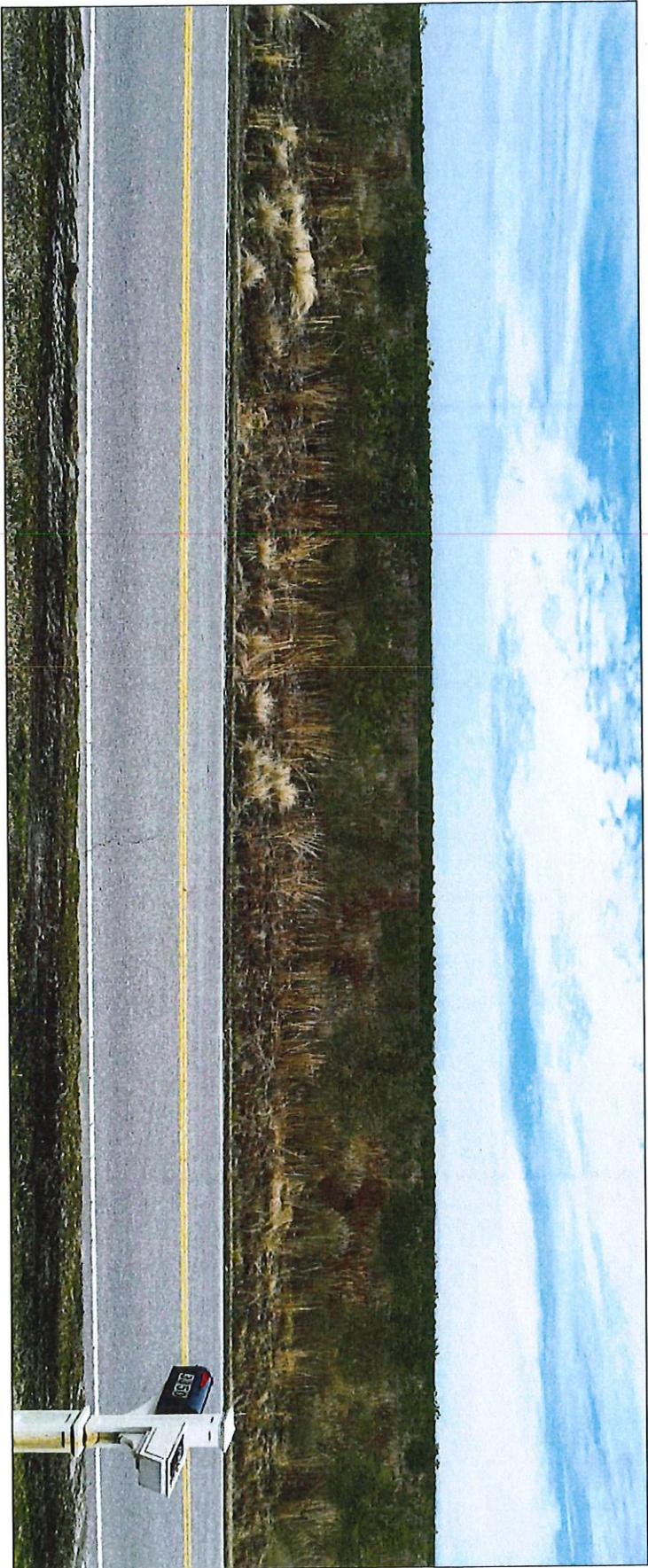
TYPICAL SECTION

SCALE: 1" = 20'

SADLER SOLAR

Buffer Planting Exhibit - February 2019

Exhibit B-4



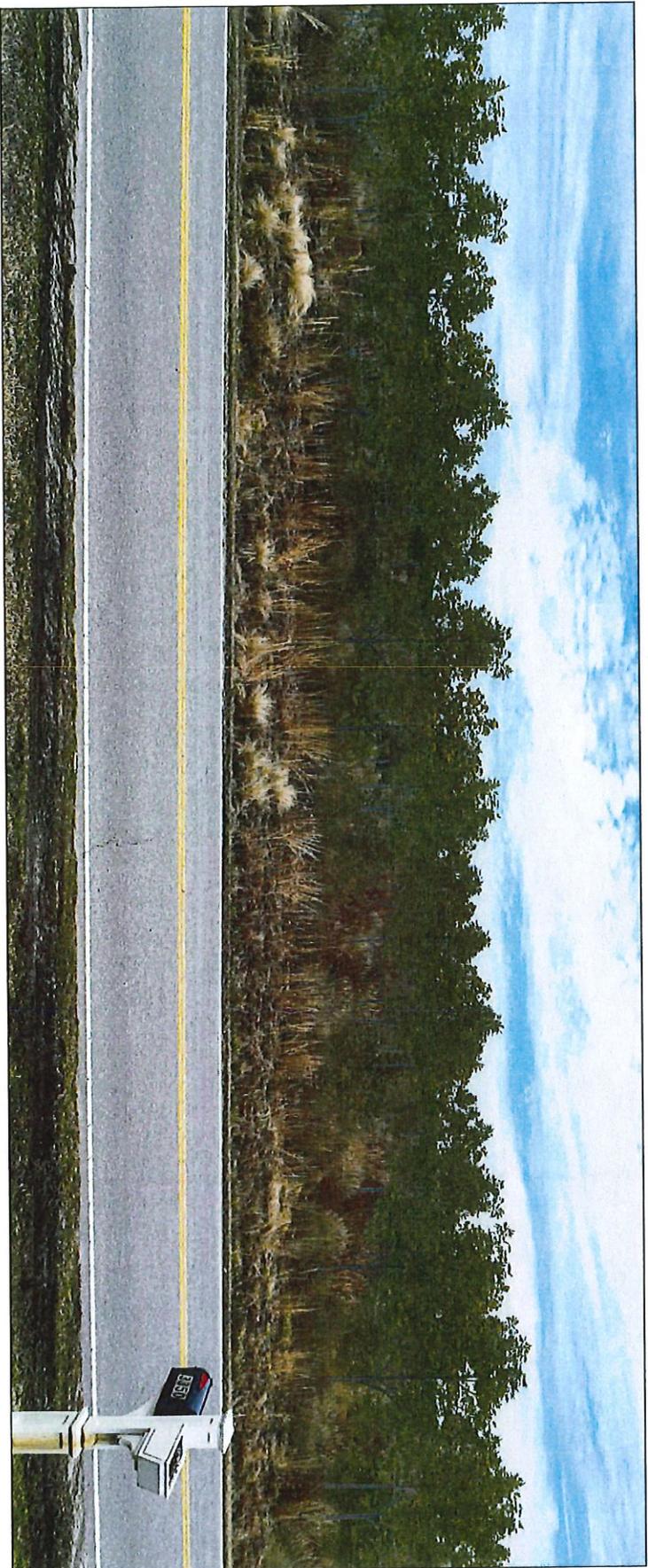
ELEVATION (@ 2 YEARS)

SCALE: NTS

## SADLER SOLAR

Buffer Planting Exhibit - February 2019

Exhibit B-5



ELEVATION (@ 5 YEARS)

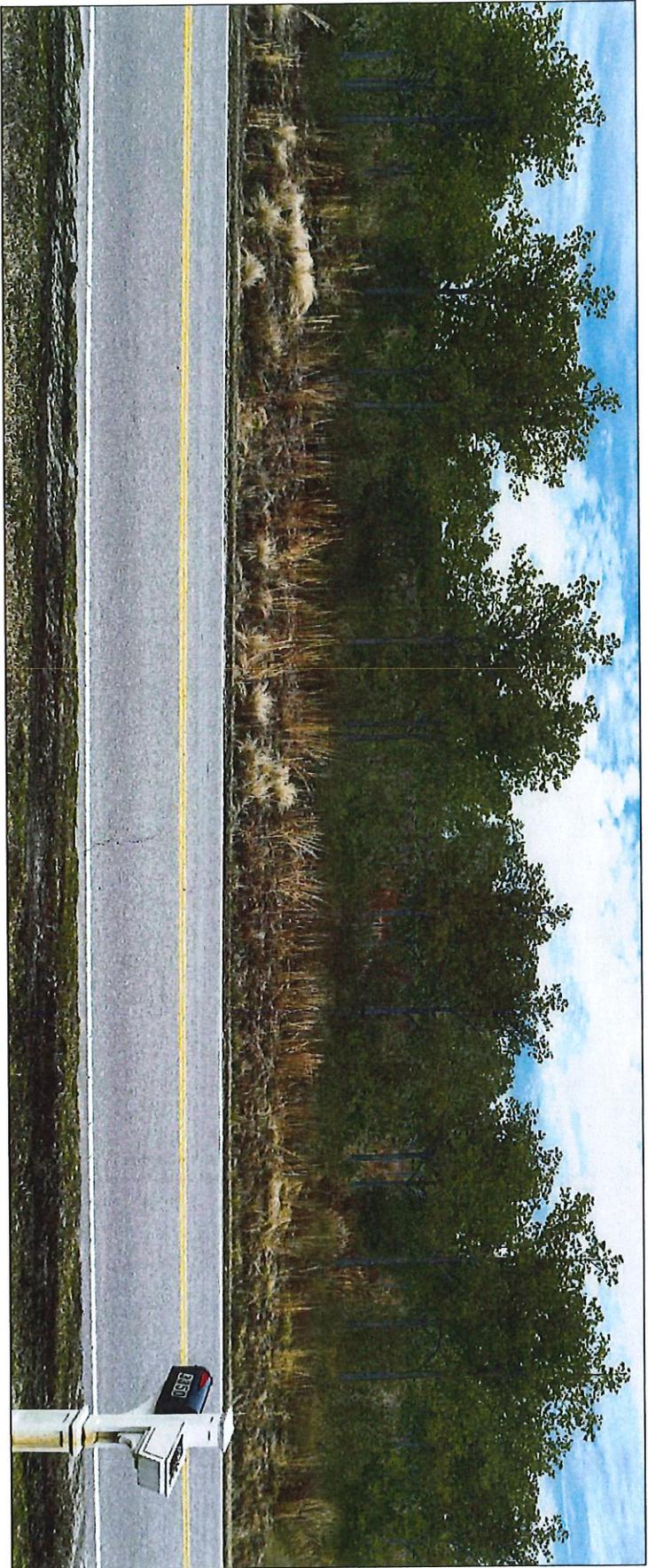
SCALE: NTS

## SADLER SOLAR

Buffer Planting Exhibit - February 2019

Exhibit B-6

**TIMMONS GROUP**  
YOUR VISION ACHIEVED THROUGH OURS.



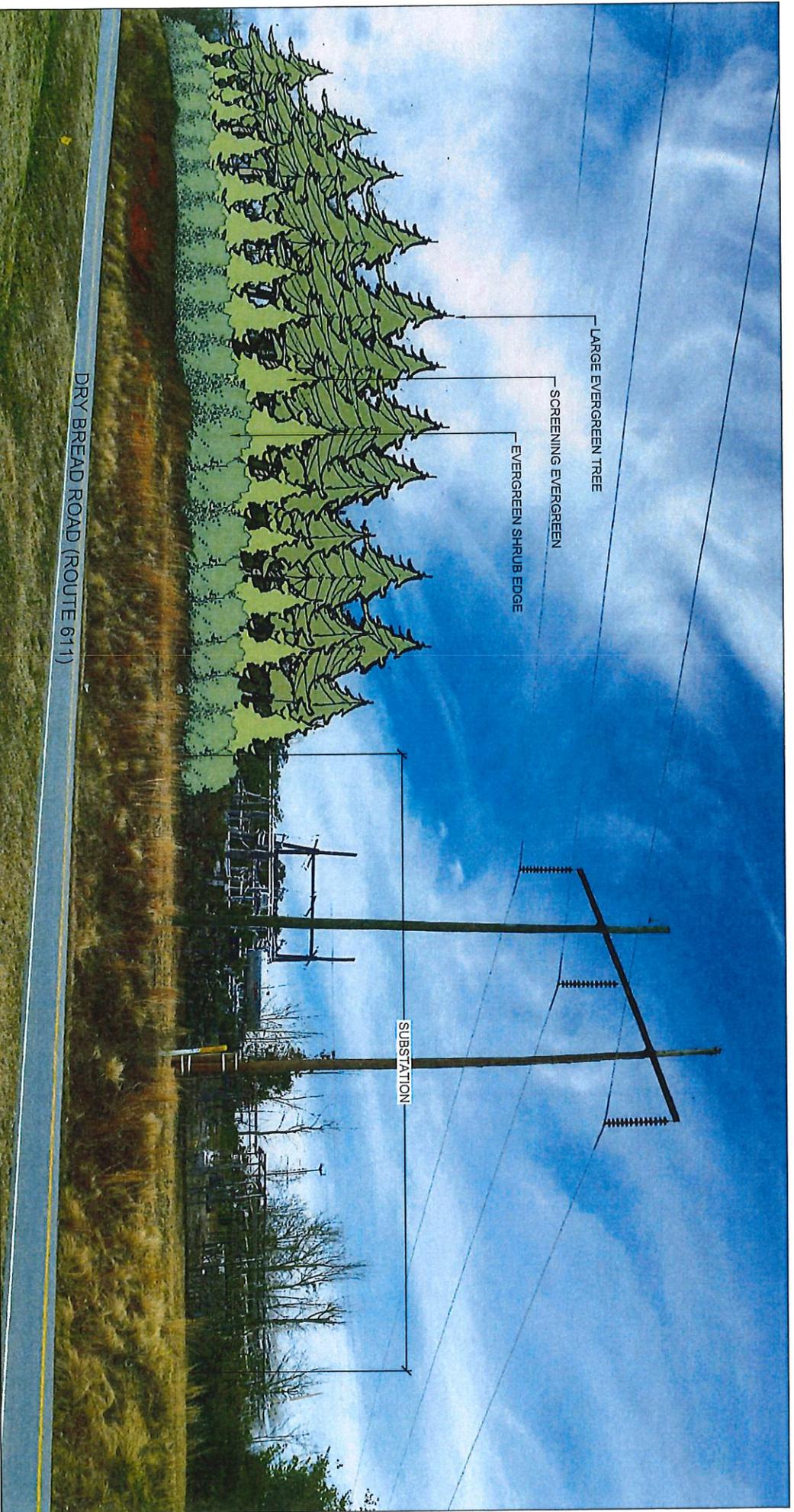
ELEVATION (@ 10 YEARS)

SCALE: NTS

**SADLER SOLAR**

Buffer Planting Exhibit - February 2019

Exhibit B-7



ELEVATION (EAST CORNER OF PROPERTY)

SCALE: NTS

**SADLER SOLAR**

Buffer Planting Exhibit - February 2019

Exhibit B-8