A G E N D A
ISLE OF WIGHT COUNTY PLANNING COMMISSION
March 28, 2023

1. CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

2. ROLL CALL/DETERMINATION OF A QUORUM

BRIAN CARROLL, CHAIRMAN
BOBBY BOWSER, VICE-CHAIRMAN
CYNTHIA TAYLOR
JAMES FORD
JENNIFER S. BOYKIN
GEORGE RAWLS
THOMAS J. DISTEFANO
RICK SIENKIEWICZ
RAYNARD GIBBS
MATTHEW SMITH

3. ACTION ON REQUESTS TO WITHDRAW OR TABLE PENDING AGENDA ITEMS

4. APPROVAL OF AGENDA

5. CONSENT AGENDA

A. January 24, 2023 Planning Commission Regular Meeting Minutes

B. February 23, 2023 Board of Supervisors Regular Meeting Action List

C. February 28, 2023 Planning Commission Regular Meeting Minutes

6. CITIZENS' COMMENTS

7. PUBLIC HEARINGS

8. OLD BUSINESS

A. Prairie Solar, LLC Conditional Use Permit Application (CUP-7-22) and Agricultural and Forestal District Withdrawal Request

Application of Prairie Solar, LLC, a subsidiary of Energix, US, applicant, and Everets Properties, Inc., property owner, for a conditional use permit to establish a major utility service, specifically a 20 MWac utility-scale solar facility on 152 acres, located on private property located off of Longview Drive (Route 602) at 19604 Longview Drive with tax parcel numbers 41-01-018, 50-01-009, 41-01-019, 41-01-017, 50-01-007, and 50-01-006 in the Rural Agricultural Conservation (RAC) zoning district. The properties are agricultural and silvicultural uses and a portion of the property is used as a private hunt club. This request is also for withdrawal of approximately 103 acres of land owned by Everets Properties, Inc., from the Longview Agricultural/Forestal District.

9. NEW BUSINESS

A. EXC-3-22 Troy Marine NDSO Exception

The application of Troy Marine LLC, applicant and owner, for an exception to section 6-2010.A.3.a of the Zoning Ordinance, Newport Development Service Overlay (NDSO) District regulations for the property located at 15727 Carrollton Boulevard (Rte. 17) with tax map number 34-01-126. The purpose of the application is to allow for an exception to the NDSO design standards for building materials to allow the use of metal exterior walls.

B. EXC-1-23 Riverside Hospital Building Height Exception Request

Request of Riverside Smithfield Hospital, property owner, for a height exception for a proposed hospital building located at 19339 Benns Church Boulevard on property with tax map numbers 32-01-102 to allow the building to exceed the maximum height limit of 50 feet permitted in the General Commercial (GC) zoning district. The requested building height is 67 feet.

C. EXC-2-23 Riverside Hospital Sign Size Exception Request

Request of Riverside Smithfield Hospital, property owner, for a sign size exception for a proposed hospital building located at 19339 Benns Church Boulevard on property with tax map numbers 32-01-102 to allow a free-standing sign to exceed the maximum sign face area size of fifty feet square feet and the maximum height of eight feet. The requested sign area size is 97.5 square feet with a height of ten feet, nine inches.

D. COUNTY ATTORNEY'S REPORT

E. PLANNING DIRECTOR'S REPORT

10. CLOSED MEETING

11. ADJOURNMENT

PLANNING REPORT

ATTACHMENTS:

Description	Type	Upload Date
January 24, 2023 Planning Commission Regular Meeting Minutes	Cover Memo	3/23/2023

MINUTES OF THE MEETING OF THE ISLE OF WIGHT COUNTY PLANNING COMMISSION HELD ON THE TWENTY-FOURTH DAY OF JANUARY IN THE YEAR TWO THOUSAND AND TWENTY-THREE

CALL TO ORDER

Brian Carroll, Chairman, called the Isle of Wight County Planning Commission meeting to order at 6:00 PM on January 24, 2023, in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

INVOCATION

Don Robertson, Assistant County Administrator, delivered the invocation.

PLEDGE OF ALLEGIANCE

Chairman Carroll invited everyone present to join in the Pledge of Allegiance.

ROLL CALL/DETERMINATION OF A QUORUM

PRESENT
Brian Carroll, Chairman
Bobby Bowser, Vice-Chairman
Cynthia Taylor
James Ford
Jennifer Boykin
George Rawls
Thomas Distefano
Rick Sienkiewicz
Raynard Gibs
Matthew Smith

A quorum was determined.

ABSENT

ALSO IN ATTENDANCE
Robert W. Jones, Jr., County Attorney
Don Robertson, Assistant County Administrator
Amy Ring, Community Development Director
Jeryl Phillips, Assistant Director, Planning and Zoning
Caleb Kitchen, Planner I

Amanda Landrus, Secretary

ELECTIONS OF CHAIRMAN FOR 2023

Chairman Carroll opened the floor for nominations for the Chairman of the Planning Commission for 2023.

Commissioner Gibbs moved to recommend Commissioner Carroll to remain Chairman of the Planning Commission for 2023. Commissioner Taylor seconded the motion. Vice-Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

ELECTIONS OF VICE-CHAIRMAN FOR 2023

Chairman Carroll called for the nominations for Vice-Chairman of the Planning Commission for 2023.

Commissioner Gibbs moved to recommend Commissioner Bowser to remain Vice-Chairman of the Planning Commission for 2023. Commissioner Rawls seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

APPOINTMENT OF SECRETARY FOR 2023

Chairman Carroll called for appointment of the Secretary for the Planning Commission for 2023.

Commissioner Bowser moved to appoint Amanda Landrus as Secretary for the Planning Commission for 2023. Commissioner Distefano seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

ADOPTION OF THE 2023 MEETING SCHEDULE

Chairman Carroll called for the adoption of the 2023 Planning Commission Schedule as presented.

Commissioner Bowser moved to adopt the 2023 Planning Commission Meeting Schedule as presented. Commissioner Boykin seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

ISLE OF WIGHT COUNTY
PLANNING COMMISSION
2023 MEETING SCHEDULE

Tuesday, January 24th	6:00pm	Regular Meeting
Tuesday, February 28th	6:00pm	Regular Meeting
Tuesday, March 28th	6:00pm	Regular Meeting
Tuesday, April 25th	6:00pm	Regular Meeting
Tuesday, May 23rd	6:00pm	Regular Meeting
Tuesday, June 27th	6:00pm	Regular Meeting
Tuesday, July 25th	6:00pm	Regular Meeting
Tuesday, August 22nd	6:00pm	Regular Meeting
Tuesday, September 26th	6:00pm	Regular Meeting
Tuesday, October 24th	6:00pm	Regular Meeting
Tuesday, November 28th	6:00pm	Regular Meeting
Tuesday, December 12th	6:00pm	Regular Meeting
Tuesday, January 23rd, 2024	6:00pm	Regular Meeting

WORK SESSIONS

Work Sessions will be held on an as-needed basis on the 2nd Tuesday of the month at 6:00 p.m.

ADOPTION OF THE 2023 INVOCATION SCHEDULE

Chairman Carroll called for the adoption of the 2023 Planning Commission Invocation Schedule as presented.

Commissioner Bowser moved to adopt the 2023 Invocation Schedule as presented. Commissioner Boykin seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

2023 PLANNING COMMISSION MEETING INVOCATION SCHEDULE

January 10th	Work Session	Jennifer Boykin	District 5
January 24th	Regular Meeting	Brian Carrol	District 5
February 14th	Work Session	George Rawls	District 4
February 28th	Regular Meeting	Bobby Bowser	District 3
March 14th	Work Session	Thomas Distefano	District 2
March 28th	Regular Meeting	Cynthia Taylor	District 2
April 11th	Work Session	Rick Sienkiewicz	District 4
April 25th	Regular Meeting	James Ford	District 3
May 9th	Work Session	Raynard Gibbs	District 1
May 23rd	Regular Meeting	Jennifer Boykin	District 5
June 13th	Work Session	Matthew Smith	District 1
June 27th	Regular Meeting	George Rawls	District 4
July 11th	Work Session	Brian Carroll	District 5
July 25th	Regular Meeting	Thomas Distefano	District 2
August 8th	Work Session	Bobby Bowser	District 3
August 22nd	Regular Meeting	Rick Sienkiewicz	District 4
September 12th	Work Session	Cynthia Taylor	District 2
September 26th	Regular Meeting	Raynard Gibbs	District 1
October 10th	Work Session	James Ford	District 3
October 24th	Regular Meeting	Matthew Smith	District 1
November 14th	Work Session	Jennifer Boykin	District 5
November 28th	Regular Meeting	Brian Carroll	District 5
December 12th	Regular Meeting	Bobby Bowser	District 3
January 9th, 2024	Work Session	Thomas Distefano	District 2
January 23rd, 2024	Regular Meeting	Cynthia Taylor	District 2

ACTION ON REQUESTS TO WITHDRAW OR TABLE PENDING AGENDA ITEMS

Chairman Carroll asked if there were any requests to table or withdrawal agenda items. Amy Ring, Community Development Director, stated there were no requests.

APPROVAL OF AGENDA

Chairman Carroll called for a vote to approve the agenda. Commissioner Taylor made a motion to change the following: switch the Old Business and New Business categories and to hear the Edwards Subdivision Ordinance Waiver Request after the Edwards Rezoning application. Commissioner Ford seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

APPROVAL OF CONSENT AGENDA

There were no items for the consent agenda.

CITIZENS' COMMENTS

Chairman Carroll opened the floor for Citizens' Comments.

LaJeune Stone, Surry, VA, stated this land has been in the family for one-hundred years and wishes her family to carry on the legacy of ownership. Mrs. Stone stated this land would be for her younger son. Mrs. Stone also added that her son would help to maintain the driveway.

PUBLIC HEARINGS

Chairman Carroll called for the public hearing for the following application:

> **Application ZA-6-22 of Dana Louise Edwards, George W. Edwards, and Jeanette J. Edwards, owners, for a change in zoning classification of one (1) acre from Rural Agricultural Conservation (RAC) to Rural Residential (RR). The application also includes a request to withdraw the one acre of property from the Moonlight Agricultural/Forestal District. The purpose of the application is to create one lot for single family residential use.**

Amy Ring, Community Development Director, gave the following presentation.

Edwards Residential Rezoning and Agricultural & Forestal District Withdrawal Request RZA-6-22

Planning Commission Regular Meeting

January 24, 2023

Local Roots, Global Reach

SITE DESCRIPTION

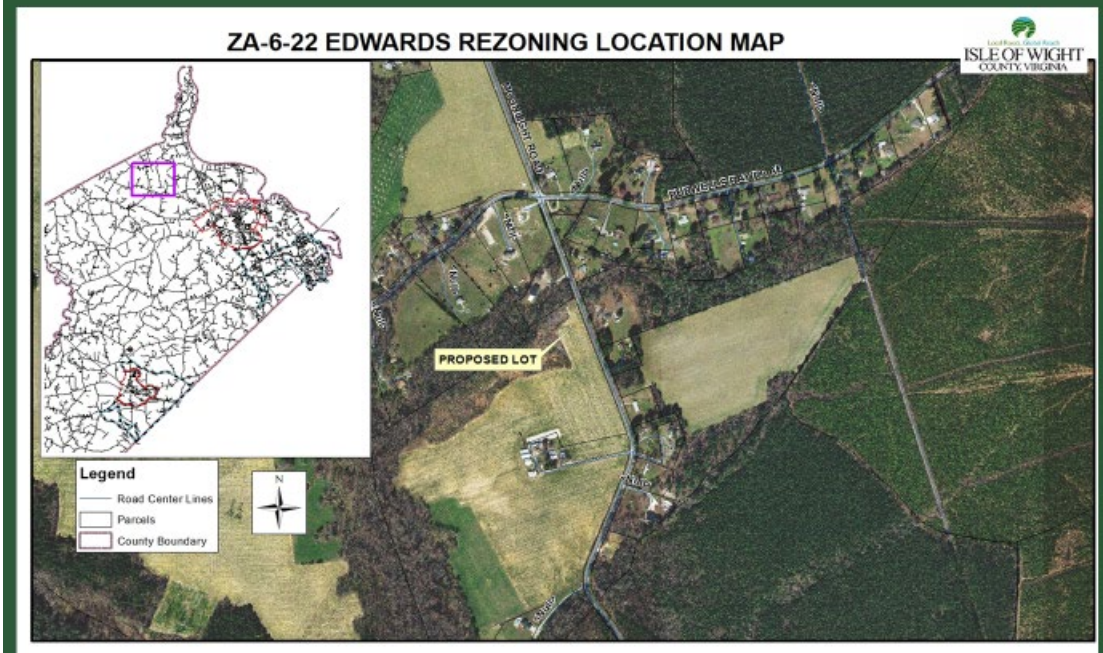
Tax Map ID#:	11-01-022
Location : adjacent	West side of Moonlight Road (Rte. 627) to Moonlight Hunt Club
Current Zoning :	Rural Agricultural Conservation (RAC)
Election District:	D5
Request:	Change the zoning district of 1 acre from RAC to Rural Residential (RR) and withdraw the one acre from the Moonlight Agricultural/Forestal District

Local Roots, Global Reach

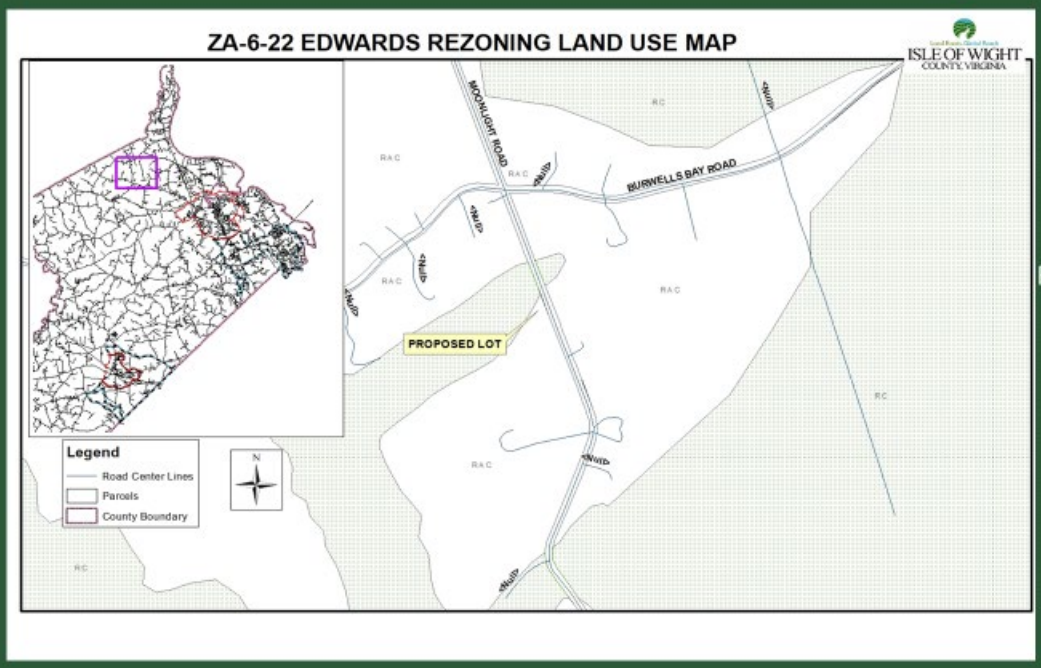
BACKGROUND

- Lot proposed to be rezoned is part of an existing 40 acre parcel.
- Current land uses of that parcel are agricultural fields and forested land.
- One lot allowed under the sliding scale option in the Zoning Ordinance.
- Family member subdivisions would still be permitted.
- Agricultural and Forestal District Advisory Committee recommended approval of the removal of the one acre proposed for single family residential use from the Moonlight District at their meeting on January 4, 2023.

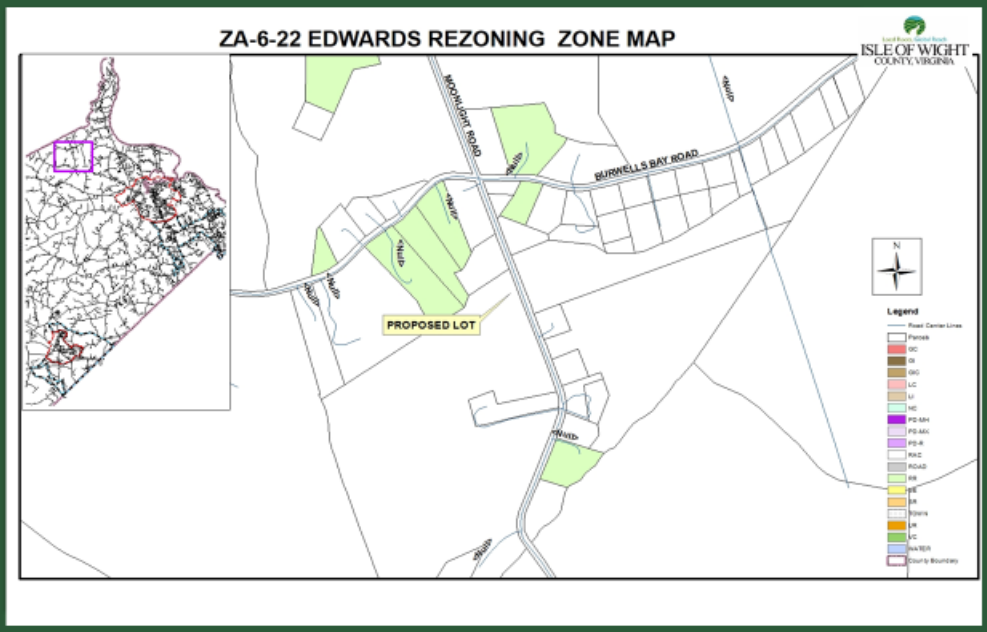
Local Roots, Global Reach



SITE LOCATION

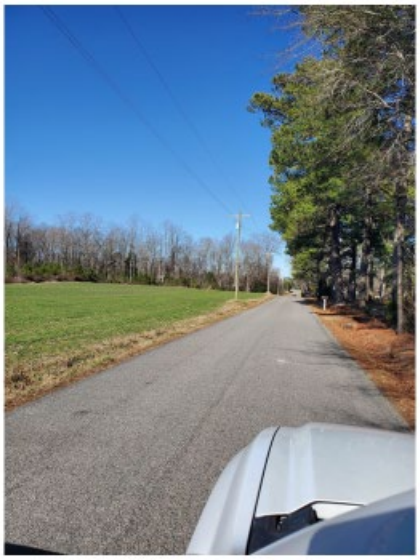


FUTURE RECOMMENDED LAND USE



ZONING DISTRICT MAP

View from South on Moonlight Road



Local Roots, Global Reach

ANALYSIS

Strengths:

- The proposal is consistent with County plans and ordinances.
- The application is compatible with the existing land uses in the vicinity and within the guidelines of the future Recommended Land Use Plan Designation.

Weaknesses:

- Staff identified no weaknesses.

Local Roots, Global Reach

RECOMMENDATION

Based on the strengths of the application, staff recommends approval of the rezoning request and the Agricultural and Forestal District Withdrawal request.

Chairman Carroll opened the public hearing.

Bill Riddick, 353 Main St, Smithfield, representing the applicant, stated this rezoning is for the sale of the lot to the owners' niece, which did not meet the parameters for family member transfer, and that he is available for any questions.

There being no public comment, Chairman Carroll closed the public hearing.

Commissioner Bowser made the motion to recommend approval to the Board of Supervisors. Commissioner Gibbs seconded the motion, which was adopted with Commissioners Bowser, Boykin, Distefano, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, Smith and Carroll voting in favor of the motion, and no commissioners voting against the motion (10-0).

Motion passed and will go to the February 23, 2023, Board of Supervisors meeting.

Chairman Carroll then introduced the following new business item:

Application MISC-1-23 of Dana Louise Edwards, George W. Edwards, and Jeanette J. Edwards, property owners for a waiver from Section 5.11.1 of the Subdivision Ordinance regarding lot design and configuration

Amy Ring gave the following presentation.

Edwards Subdivision Waiver Request MISC-1-23

Local Roots, Global Reach

Planning Commission Regular Meeting

January 24, 2023

DESCRIPTION

Tax Map ID#:	11-01-022
Location :	West side of Moonlight Road (Rte. 627) adjacent to Moonlight Hunt Club
Current Zoning :	Rural Agricultural Conservation (RAC)
Election District:	D5
Request:	Requests a waiver from Section 5.11.1, "Shape" under Section 5.11, "Lots" of the Subdivision Ordinance which states that lots should be designed, arranged, and shaped, so that they provide satisfactory and desirable lots for buildings, be properly related to topography and may not contain peculiarly shaped elongations solely to provide necessary square footage of area which would be unusable for normal purposes.

Local Roots, Global Reach

BACKGROUND

- Lot proposed to be rezoned is part of an existing 40 acre parcel.
- Current land uses of that parcel are agricultural fields and forested land.
- Applicant submitted a plat with a proposed lot configuration that would result in an irregular shaped lot with a side lot line that followed the northern tree line instead of extending straight to intersect the existing side property line.
- Tree line is not considered a permanent topographical feature.
- Applicant contends the proposed lot is configured in such a way as to provide a suitable building site and to avoid the inclusion of nearby wetlands.

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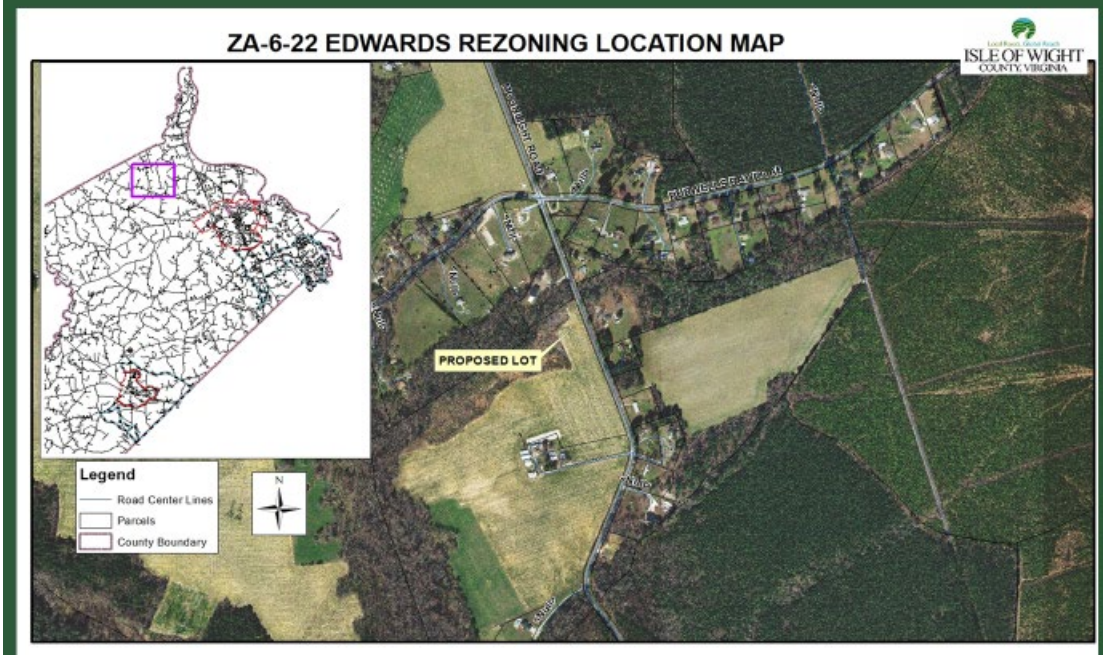
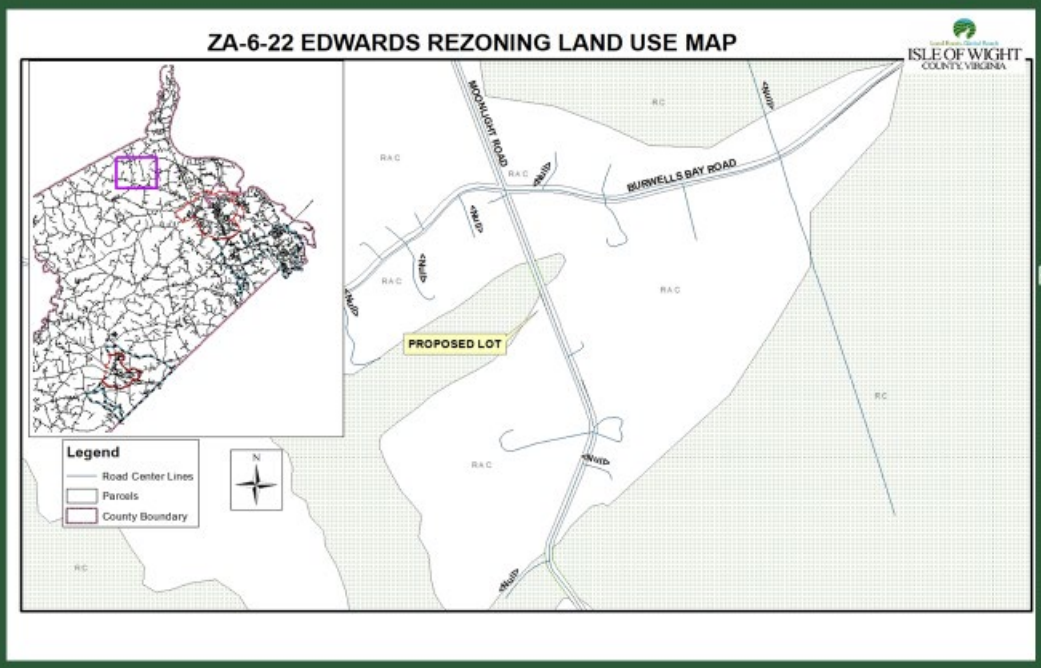
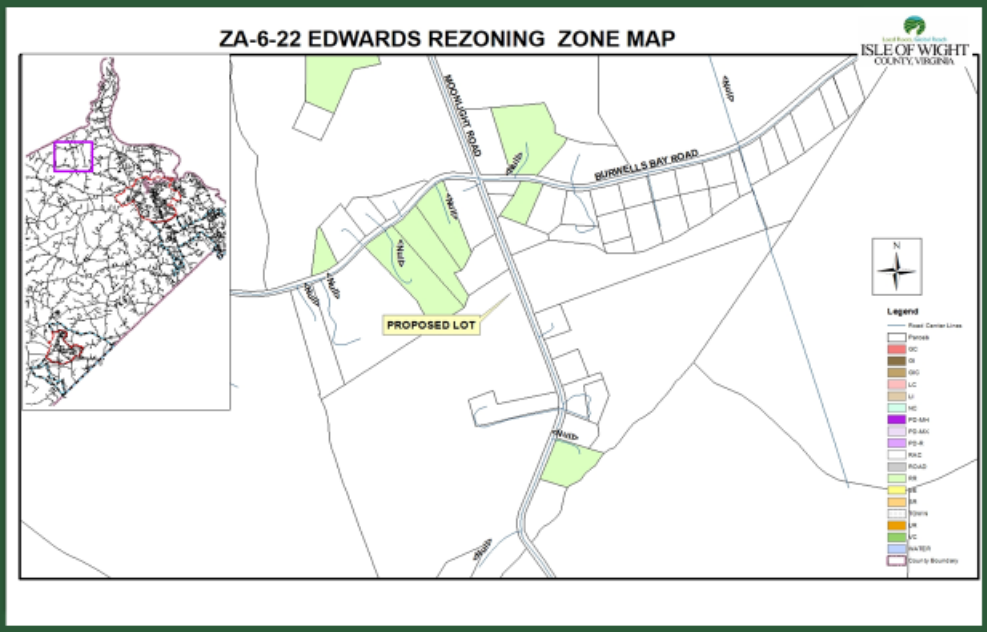


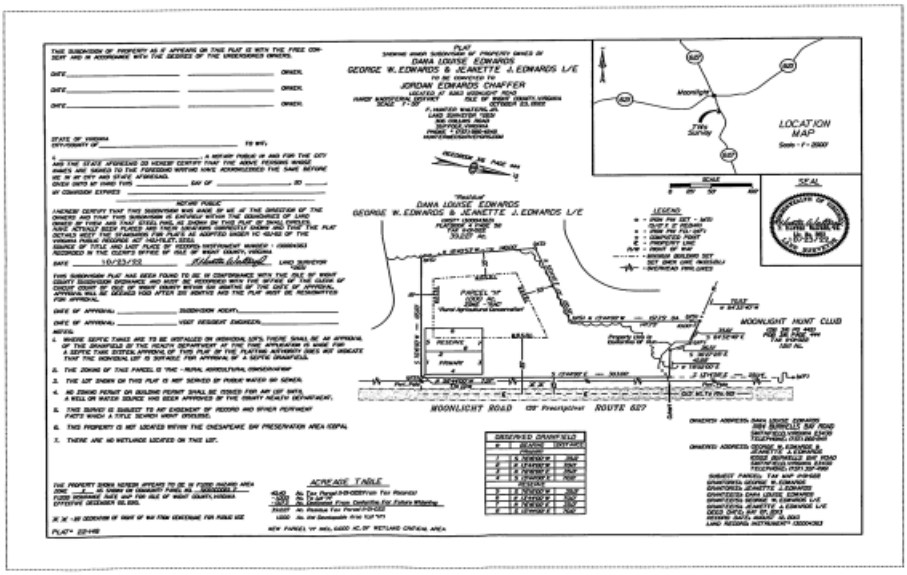
SITE LOCATION



FUTURE RECOMMENDED LAND USE

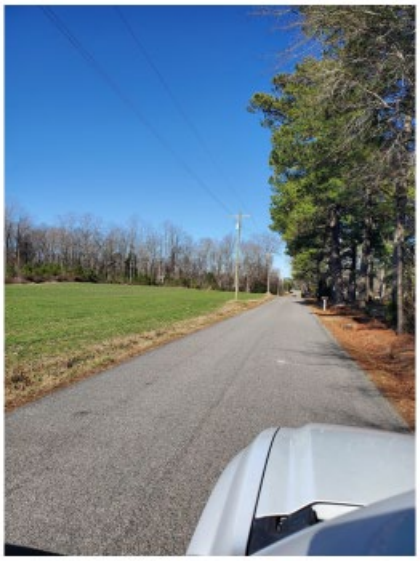


ZONING DISTRICT MAP



PROPOSED LOT

View from South on Moonlight Road



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WAIVER CRITERIA 1-2

Section 3.2.10.E lists criteria for a waiver from the Subdivision Ordinance requirements. In order to approve a request for a waiver, the Board of Supervisors shall make an affirmative finding that all of the criteria are met. Below is a list of the criteria with staff's findings.

1. **That granting the waiver will not have an adverse impact on land use compatibility.**

Staff finds the proposed use is consistent with the residential and rural uses of surrounding properties.

2. That strict adherence to the general regulations would result in substantial injustice or hardship

Staff finds no hardship, because the parcel is currently being used for its intended use. This proposed one acre lot is to be created through the rezoning of the one acre and subdivision plat approval. It is possible to create a regular shaped lot that meets ordinance requirements from the parent property.

Local Roots, Global Reach

WAIVER CRITERIA 3-4

3. The waiver has not been opposed in writing by the county, VDOT engineer, or health official.

VDOT does not oppose the application. The Health Department does not oppose the application.

4. That granting the administrative waiver shall be consistent with the purposes and intent of this ordinance.

The purpose and intent of the Subdivision Ordinance is to promote the orderly development of the County and to protect the public health, safety and welfare of its citizens. Staff finds the proposed lot configuration does not promote the efficient use and development of land.

Local Roots, Global Reach

RECOMMENDATION

Staff cannot recommend approval of this request, because all necessary criteria to be considered have not been met.

Commissioner Boykin asked if the applicant had a reason for wanting the lot shape.

Ms. Ring stated the application said the application stated they were trying to avoid a wetland area, but that was all the information staff had.

Bill Riddick confirmed they did not want to include the wetland area.

Commissioner Bowser asked if the proposed location of the septic was the only place it perked.

Bill Riddick stated they placed the drainfield at the most suitable site on the property but was not sure if that was the only spot.

Dana Edwards, applicant, 11183 Burwell's Bay Road, stated the house proposal and the drainfield site is on the highest part of the land and that the land slopes where the driveway would be located.

Commissioner Bowser stated that he believes there is a conflict. He asked staff if they were just trying to show what the Ordinance required.

Ms. Ring confirmed that staff is following the ordinance, however the ordinance allows for the Planning Commission and Board to consider additional criteria as to whether to grant a waiver to those requirements. She also stated that the proposed subdivision ordinance amendment that would clarify this section as well as several other ordinance changes did not move forward last year.

Commissioner Distefano asked for the dimensions of the lot.

Ms. Ring referenced the image of the plat in the presentation and confirmed the lot dimensions.

Commissioner Distefano asked what element caused staff to state this proposed lot is a peculiar shape.

Ms. Ring stated that the lot was not regular in shape, such as rectangular, and has a peculiar elongation to avoid a line of trees which is not a topographical feature. The trees could be removed at any time. Staff had asked the applicant to draw the rear property line straight to meet the existing northern property line in the centerline of the creek.

A discussion was had between Ms. Ring and Commission members on the subdivision ordinance in regard to lot shape requirements and how it is enforced.

Bobby Jones, County Attorney, stated the waiver request is to be approved or denied, there is not another option.

Commissioner Bowser made the motion to recommend approval to the Board of Supervisors. Commissioner Distefano seconded the motion, which was adopted with Commissioners Bowser, Boykin, Distefano, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, Smith and Carroll voting in favor of the motion, and no commissioners voting against the motion (10-0).

Motion passed and will go to the February 23, 2023, Board of Supervisors meeting.

Chairman Carroll called for the next public hearing item:

> **Application CUP-8-22 of John Babb, applicant, and the Alyne C. Buchanan Estate, property owner, for a conditional use permit (CUP) to establish a contractor office and storage facility on property located at 14232 Benns Church Boulevard with tax map parcel 32-01-064**

Trenton Blowe, Planner, gave the following presentation.

Planning Commission Meeting

January 24, 2023

CUP-08-22
Built by Babb
Conditional Use Permit
Contractors Office and Storage Facility

Details

Location – 14232 Benn's Church Boulevard, Newport DSD

Tax Map Parcel Number: 32-01-064

Zoning – Rural Agricultural Conservation (RAC)

Election District – District 1

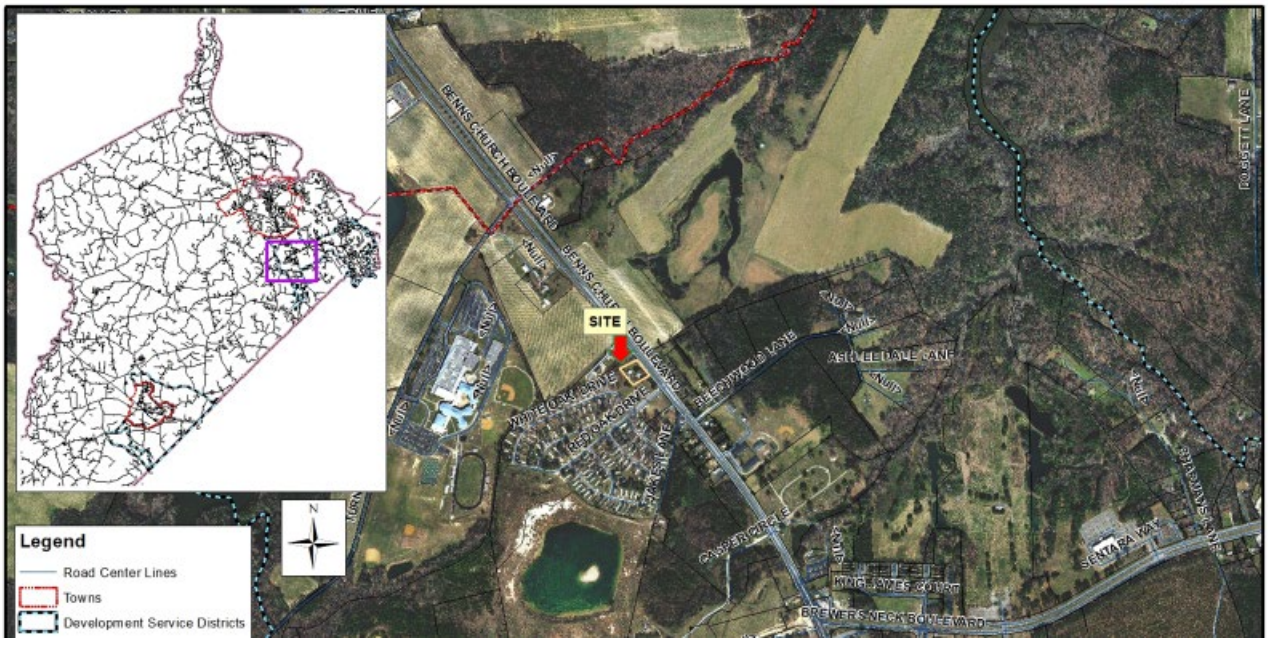
Purpose – Conditional Use Permit (CUP) to establish a contractor's office and storage facility on a parcel currently zoned RAC

Background

- The project site is currently being used as a residence.
- There is a single-family residence, a detached garage on the site, and two sheds on the site.
- The County tax records indicate that the residence was built in 1940.
- In late 2022, the applicant discussed with County staff the possibility of establishing a contractor's office and storage yard on the property. It was determined that the proposed uses require a CUP per Section 4-2003 of the Zoning Ordinance.

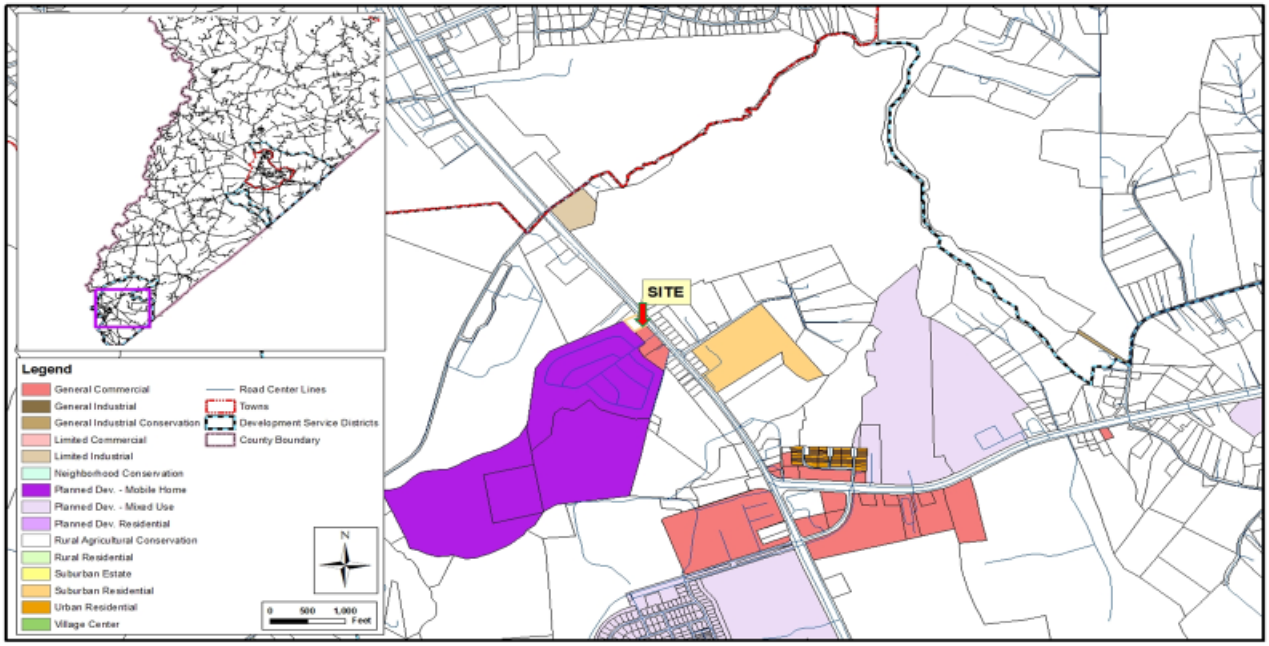
CUP-08-22 Conditional Use Permit - Location Map

ISLE OF WIGHT COUNTY, VIRGINIA



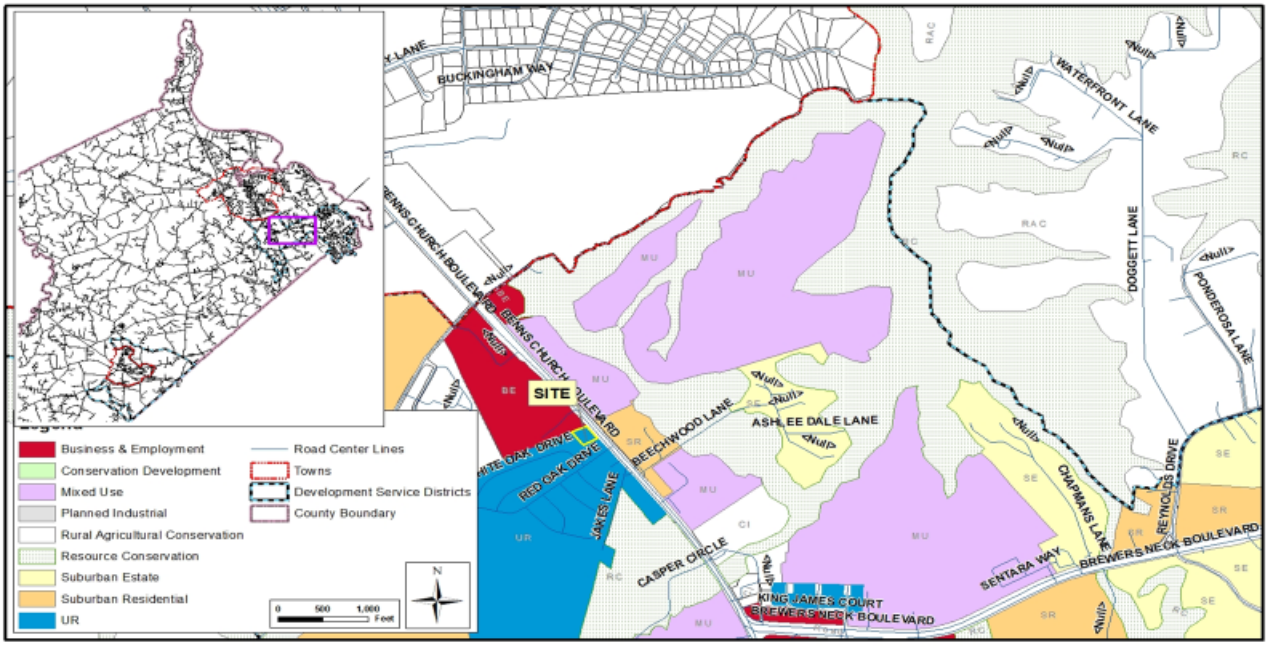
CUP-08-22 Conditional Use Permit - Location Closeup

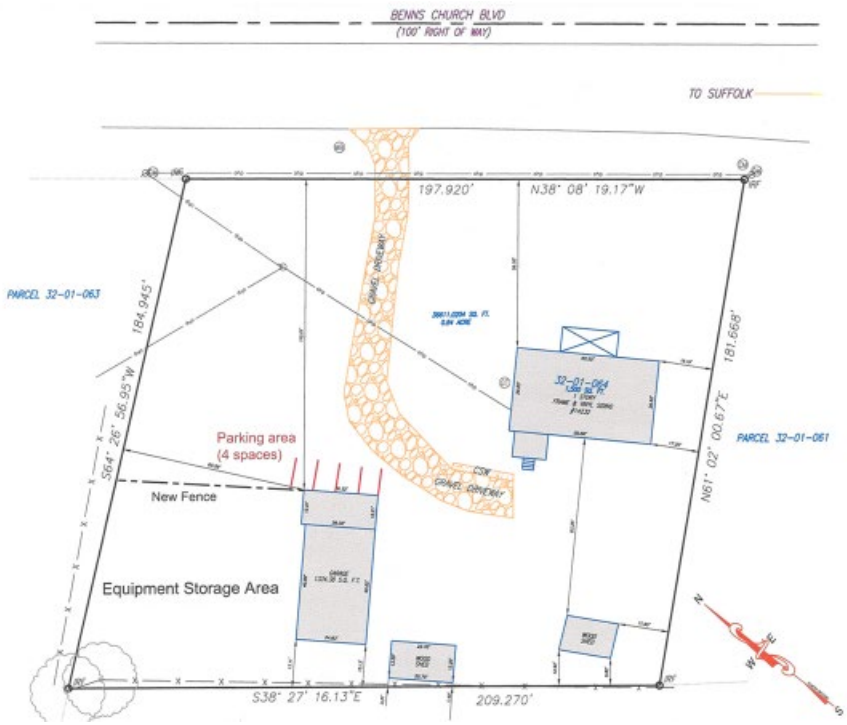
CUP-08-22 Conditional Use Permit- Zoning Map

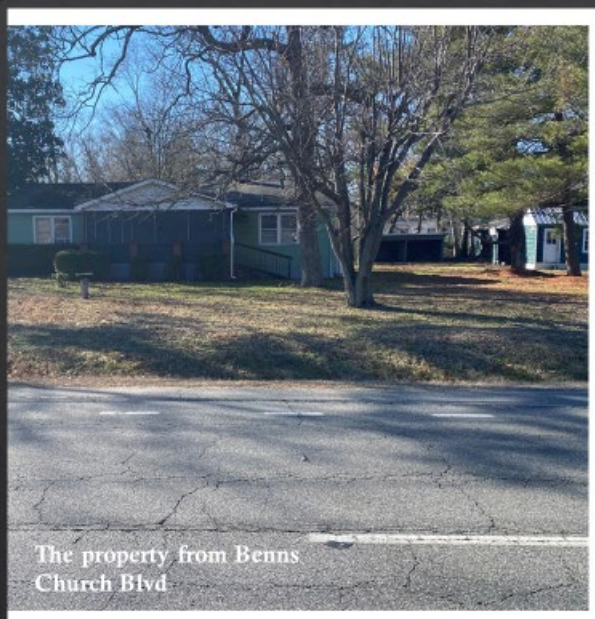


CUP-08-22 Conditional Use Permit - Land Use Map

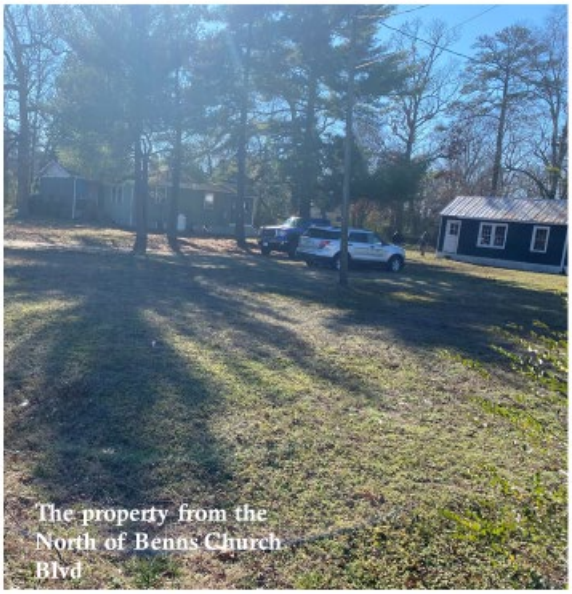
ISLE OF WIGHT COUNTY, VIRGINIA



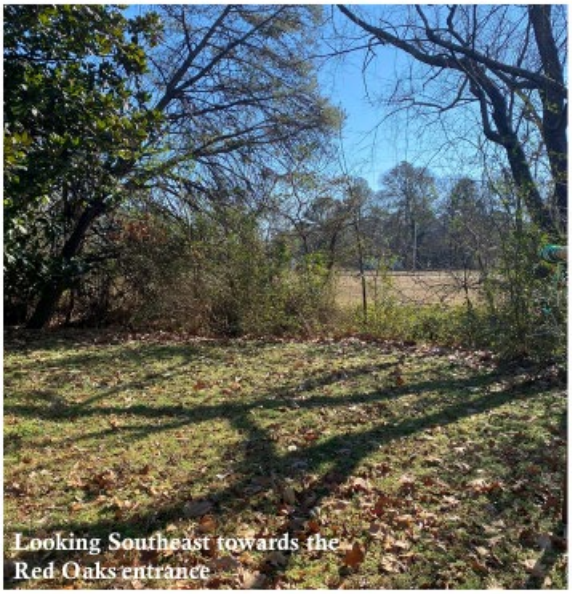




The property from Benns Church Blvd



The property from the North of Benns Church Blvd



Looking Southeast towards the Red Oaks entrance

Looking West toward Red Oaks

Existing Drive

Existing Garage

The Planning Commission and Board of Supervisors shall consider the following criteria before granting a conditional use permit:

1. Will not be detrimental to or endanger the public health, safety, and general welfare;
2. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially impair the use of other property within the immediate proximity;
3. Adequate utilities, water, sewer or septic system, access roads, storm drainage and/or other necessary public facilities and improvements will be provided;
4. Ingress and egress so designed as to minimize traffic congestion on the public streets;
5. Not contrary to the goals and objectives of the Isle of Wight County Comprehensive Plan;
6. Shall conform to all other applicable regulations of the zoning district classification in which it is located and to the special requirements established for the specific use; and
7. Will not result in a multiplicity or saturation of similar uses in the same general neighborhood of the proposed use.

Board may impose additional conditions or limitations on CUPs.
Such conditions may include, but are not limited to:

1. Number of persons living or working in the immediate area and the proposed hours of operation;
2. Traffic conditions, sidewalks, parking facilities, vehicle access, peak periods of traffic; and proposed roads, but only if construction of such roads will commence within the reasonably foreseeable future;
3. Orderly growth of the neighborhood and community and the fiscal impact on the County;
4. Effect of odors, dust, gas, smoke, fumes, vibration, glare, and noise upon the use of surrounding properties;
5. Facilities for police, fire protection, sewerage, water, trash and garbage collection and disposal, and the ability of the County or persons to supply such services
6. The degree to which the development is consistent with generally accepted engineering and planning principles and practices;
7. The structures in the vicinity such as schools, houses of worship, theaters, hospitals, and similar places of public use;
8. The purposes set forth in this ordinance, the County's Comprehensive Plan, and related studies for land use, roads, parks, schools, sewers, water, population, recreation, and the like;
9. The environmental impact, the effect on sensitive natural features, and opportunities for recreation and open space; and
10. The preservation of cultural and historic resource landmarks.

Agency Review

Emergency Services: No issues with the storage of general building materials as long as the quantity of the materials being stored does not trigger the need for some type of fire system (alarm/suppression) by code.

Inspections: Requested conditions be added stating that the building would have to get a structural assessment to demonstrate compliance with the building code and that the applicant applies for a Change of Use permit as well as any other permits if alterations are to be made.

General Services: No concerns expressed.

Health Department: Requires a letter from a certified engineer on the suitability of the sewer system.

VDOT: Requires that a low-volume commercial entrance be installed

Please note that, should this project be approved, it will be subject to review and approval from all associated agencies.

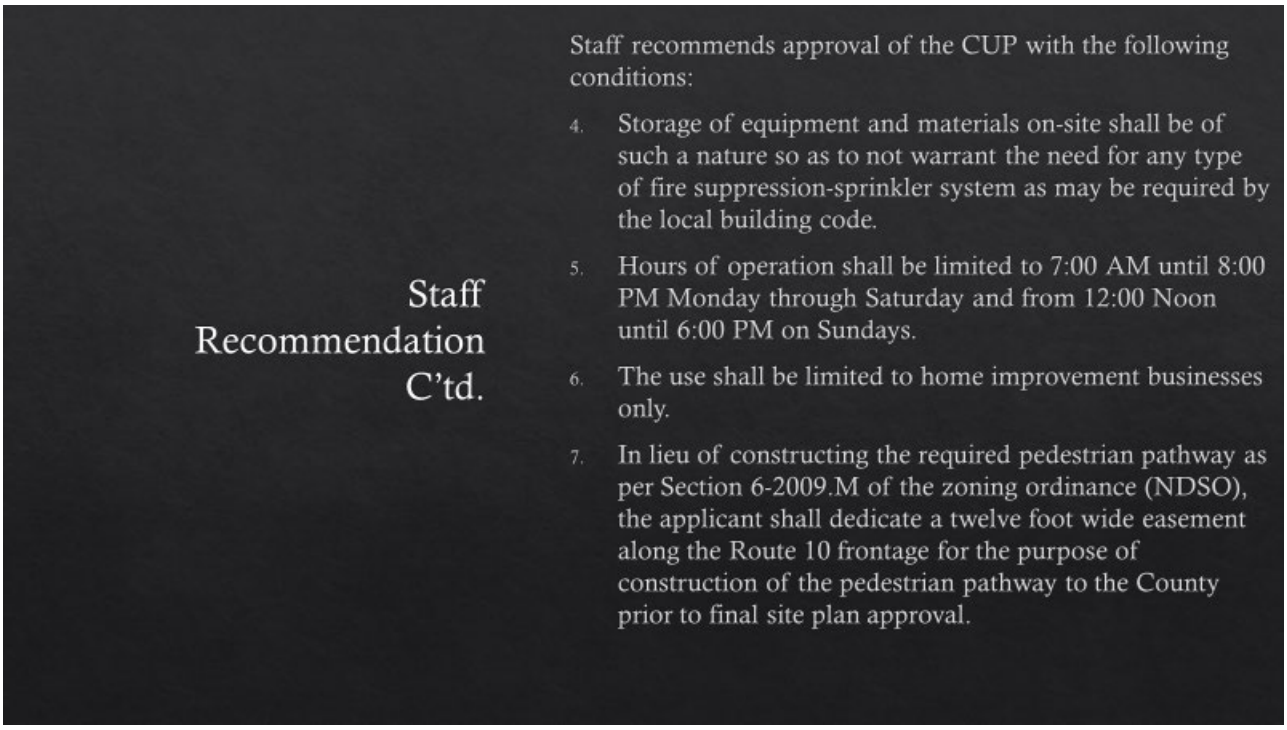
Strengths & Weaknesses

- **Strengths:**
  - The proposed use will have minimal impact on community facilities and resources.
  - The approval will allow for an existing business in the County to expand.
- **Weaknesses**:
  - The use is generally not consistent with the recommended future UR land use, but since it is a home improvement business that would support nearby residential development, it could be considered generally consistent with appropriate conditions

Staff Recommendation

Staff recommends approval of the CUP with the following conditions:

1. Customer traffic to be limited by appointment only.
2. The applicant must install a low-volume commercial entrance.
3. The building will have a structural assessment to demonstrate compliance with the building code and the applicant must apply for a change of use permit as well as any other permits if alterations are to be made.



Chairman Carroll opened the public hearing and asked the applicant to speak.

John Babb, 7995 Pervis Lane, owner and manager of Built By Babb, asked for support of this conditional use permit. His goal is to keep tax money in the County and to help his business grow.

Chairman Carroll closed the public hearing.

Chairman Carrol read the following letter into the minutes of this meeting.

January 21, 2023

Isle of Wight County
Department of Community Development
17140 Monument Circle
Isle of Wight, VA 23397

Dear Isle of Wight County Planning Commission:

The purpose of this correspondence is to convey, we are in favor with the conditional use permit for Mr. John Babb to establish a contractor office and storage facility on our Grandparent's property located at 14232 Benns Church Boulevard with tax map parcel 32-01-064.

We understand the property is zoned Rural Agricultural Conservation however, today the property is surrounded by growth opportunities and is the perfect location for conditional use. To the right and behind the property we have the Red Oak Mobile Home Park. On the left, we have a rental property that has had a flurry of business activity through the years and on the other side of that property The Oaks Veterinary Clinic.

Approval for this request makes sense for the following reasons:

- It is full circle to support a local small business owner, as our grandfather was a local small business owner as well.
- Revitalization of our family history.
- Generates revenue for Isle of Wight County.

Sincerely,

Stacy B. Hurley Co-executor

Stacy B. Hurley, Co-executor for the Estate of Alyne C. Buchanan

Commissioner Boykin asked what the reasoning was for staff's recommendation of adding a condition to limit operating hours to "by appointment only."

Mr. Blowe stated it was intended to limit traffic since the lot was created as a residential lot.

Commissioner Boykin asked if there would ever be a secretary on site and asked what would be stored on the property.

John Babb, applicant, stated in the future, there may be a secretary, and that he would be storing building materials and similar items.

Commissioner Rawls asked what type of equipment would be stored on site.

John Babb stated utility trailers, dump trailers and other similar equipment. Mr. Babb added that the equipment would be stored behind a fence so it would not be visible from the street.

Trenton Blowe added that that is also a requirement of the zoning ordinance for the storage yard to be screened and landscaped.

Commissioner Boykin asked if there were any changes to his business plan, would he be required to come back to the Planning Commission.

Mr. Blowe stated that the applicant would be required to come back before the Planning Commission for an amendment.

Commissioner Sienkiewicz asked what type of commercial entrance would be required.

Mr. Blowe stated he could not speak on VDOTs regulations and asked the applicant to respond.

Ed Hulick, 200 Ridgeland Drive Smithfield, stated it has more to do with width and the turn radius, and VDOT does allow for gravel for low traffic entrances.

Commissioner Smith asked if the businesses surrounding the applicant are required to have a limit put on their traffic.

Amy Ring stated that these businesses have been in existence a long time and do not have any conditions that she is aware that apply. Ms. Ring added placing a limit on traffic generated by the use prevents the applicant potentially from being required by VDOT to install a turn lane.

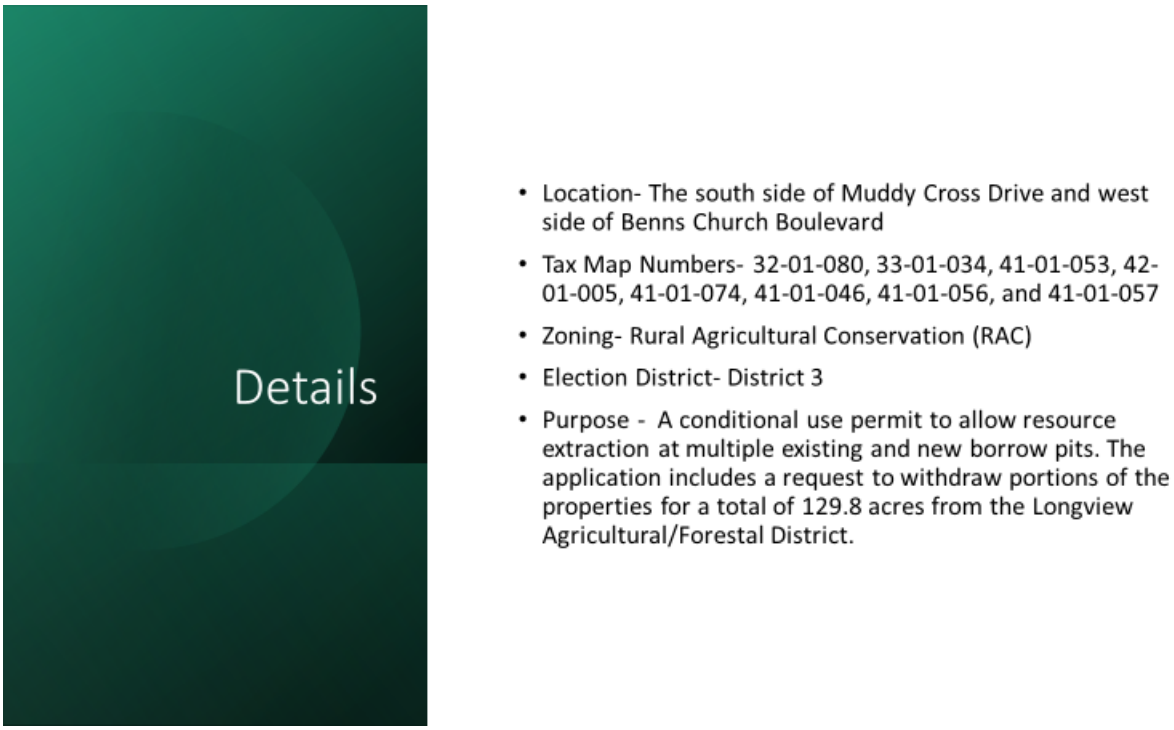
Commissioner Taylor made the motion to recommend approval to the Board of Supervisors with the conditions that staff recommended. Commissioner Rawls requested to amend the motion to remove the condition that traffic shall be limited to by appointment only. Commissioner Smith seconded the motion, which was adopted with Commissioners Bowser, Boykin, Distefano, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, Smith and Carroll voting in favor of the motion, and no commissioners voting against the motion (10-0).

The motion passed, and the item will go to the February 23, 2023, Board of Supervisors meeting.

Chairman Carroll called for the next public hearing item:

> **The application CUP-7-21 of Bay Sand Company, Inc., applicant, and Everets Properties, Inc., Charles H. Rose, Lynn K. Rose, and Estate of EE Holloway, Jr., property owners, for a conditional use permit to allow resource extraction at multiple existing and new borrow pits on portions of properties with tax map numbers 32-01-080, 33-01-034, 41-01-053, 42-01-005, 41-01-074, 41-01-046, 41-01-056, and 41-01-057 for a total of approximately 125 acres. The property is located on Muddy Cross Road and is zoned Rural Agricultural Conservation. The application includes a request to withdraw portions of the properties for a total of 129.8 acres from the Longview Agricultural/Forestal District.**

Trenton Blowe, planner, gave the following presentation.



Background

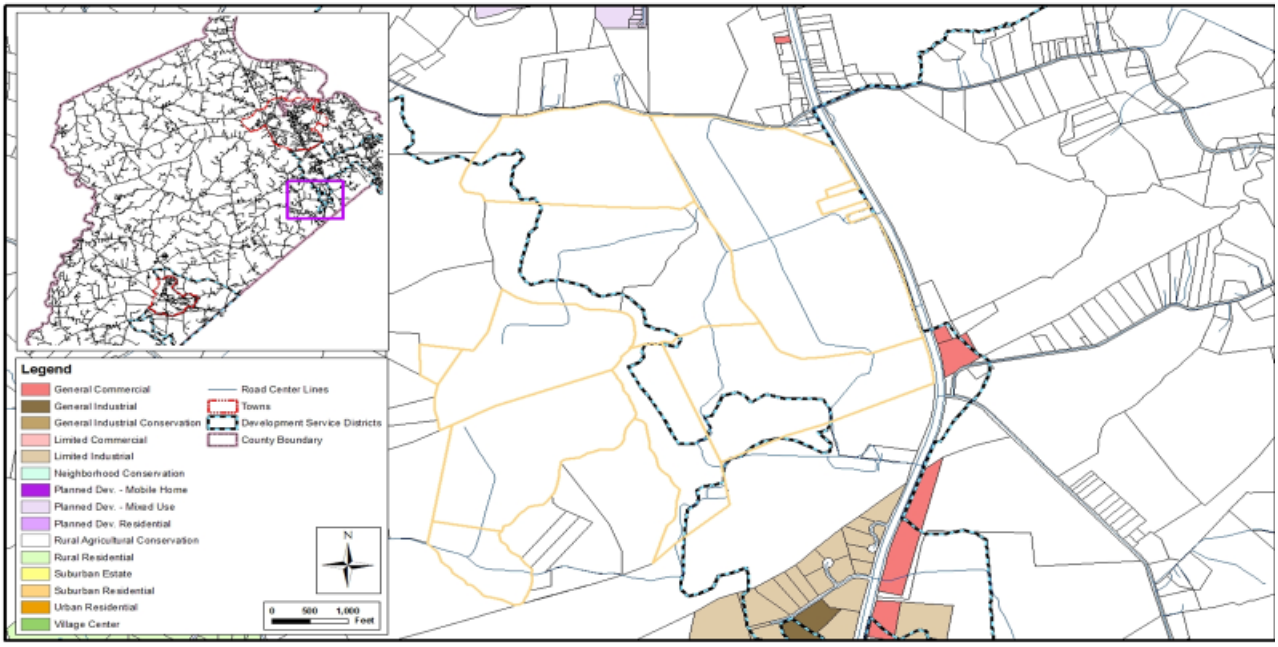
- The property under consideration has been used as agricultural fields, silviculture, and existing resource extraction sites.
- An initial Conditional Use Permit (CUP) was approved in 2009 (CUP-03-09) for a 56.5-acre borrow pit operation on parcels 33-01-034 and 42-01-005.
- An expansion of the operation area was approved in 2017 (CUP-03-17) for 141 acres on adjacent parcels 41-01-056 and 41-01-057. The latest expansion received approval in 2018 for parcel 32-01-080 (CUP-05-18) for twenty (20) acres. No previous conditional use permit exists for parcels 41-01-046, 41-01-053, and 41-01-074.

CUP-09-22 Conditional Use Permit - Location Map

ISLE OF WIGHT COUNTY, VIRGINIA

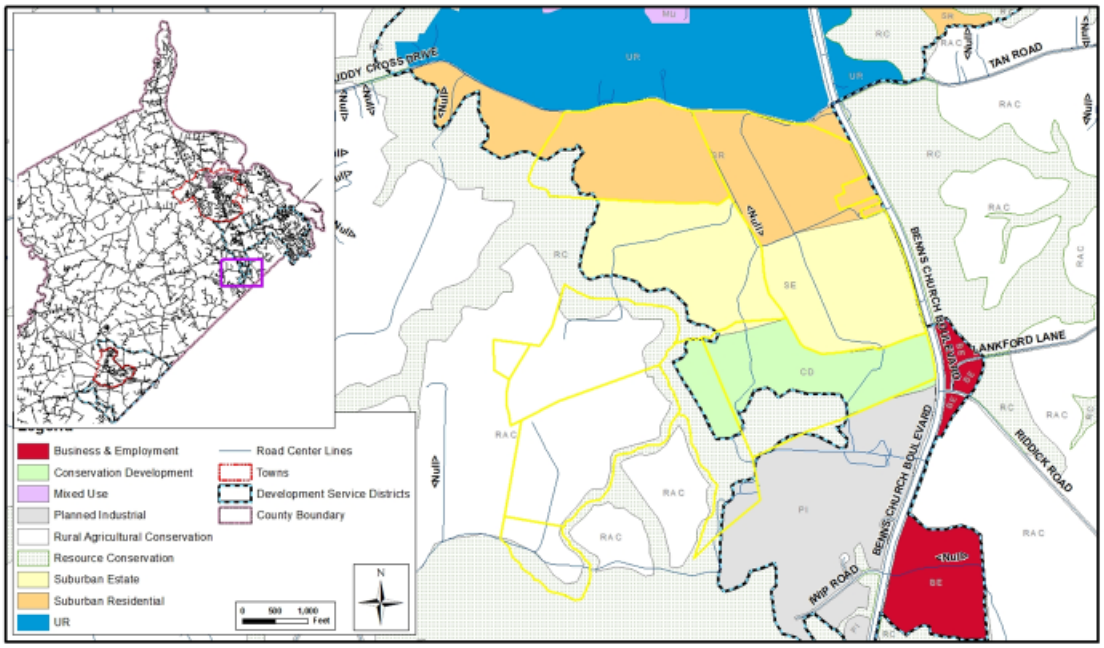
CUP-09-22 Conditional Use Permit - Location Closeup

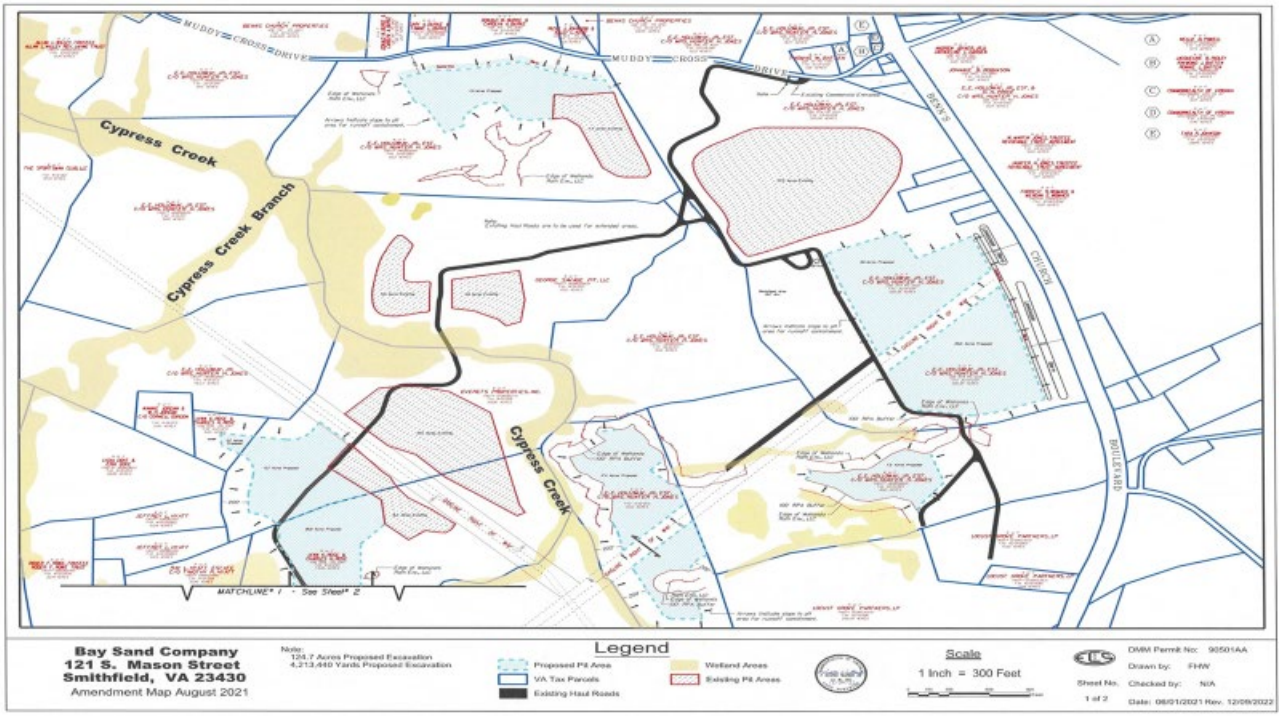
CUP-09-22 Conditional Use Permit- Zoning Map

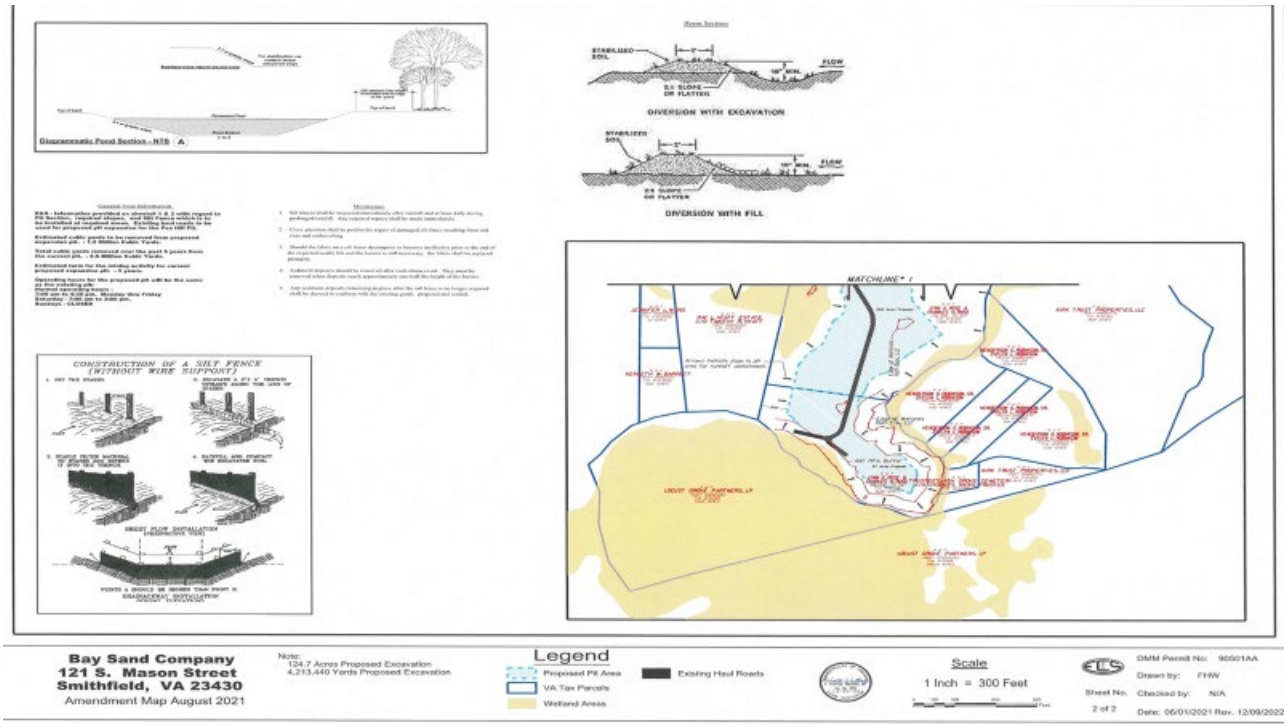


CUP-09-22 Conditional Use Permit - Land Use Map

ISLE OF WIGHT COUNTY, VIRGINIA






Diagrammatic Pond Section - NTS | A
CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)
DIVERSION WITH EXCAVATION
DIVERSION WITH FILL
MATCHLINE" I
Bay Sand Company
121 S. Mason Street
Smithfield, VA 23430
Amendment Map August 2021
Note:
124.7 Acres Proposed Excavation
4,213,440 Yards Proposed Excavation
Legend
Proposed Pit Area
VA Tax Parcels
Wetland Areas
Existing Haul Roads
Scale
1 Inch = 300 Feet
DMM Permit No: 90501AA
Drawn by: FHW
Sheet No. 2 of 2
Checked by: N/A
Date: 06/01/2021 Rev. 12/09/2022

The Planning Commission and Board of Supervisors shall consider the following criteria before granting a conditional use permit:

1. Will not be detrimental to or endanger the public health, safety, and general welfare;
2. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially impair the use of other property within the immediate proximity;
3. Adequate utilities, water, sewer or septic system, access roads, storm drainage and/or other necessary public facilities and improvements will be provided;
4. Ingress and egress so designed as to minimize traffic congestion on the public streets;
5. Not contrary to the goals and objectives of the Isle of Wight County Comprehensive Plan;
6. Shall conform to all other applicable regulations of the zoning district classification in which it is located and to the special requirements established for the specific use; and
7. Will not result in a multiplicity or saturation of similar uses in the same general neighborhood of the proposed use.

Board may impose additional conditions or limitations on CUPs. Such conditions may include, but are not limited to:

1. Number of persons living or working in the immediate area and the proposed hours of operation;
2. Traffic conditions, sidewalks, parking facilities, vehicle access, peak periods of traffic; and proposed roads, but only if construction of such roads will commence within the reasonably foreseeable future;
3. Orderly growth of the neighborhood and community and the fiscal impact on the County;
4. Effect of odors, dust, gas, smoke, fumes, vibration, glare, and noise upon the use of surrounding properties;
5. Facilities for police, fire protection, sewerage, water, trash and garbage collection and disposal, and the ability of the County or persons to supply such services
6. The degree to which the development is consistent with generally accepted engineering and planning principles and practices;
7. The structures in the vicinity such as schools, houses of worship, theaters, hospitals, and similar places of public use;
8. The purposes set forth in this ordinance, the County's Comprehensive Plan, and related studies for land use, roads, parks, schools, sewers, water, population, recreation, and the like;
9. The environmental impact, the effect on sensitive natural features, and opportunities for recreation and open space; and
10. The preservation of cultural and historic resource landmarks.

Criteria Analysis

- Public Facilities - No additional trips are proposed with this application. Existing haul routes are to be used.
- Environmental Assessment – The project lies in the Chesapeake Bay watershed area and has wetland areas within it. The wetland delineation will need to be confirmed by the US Army Corps of Engineers and proof of impact permits must be submitted at the time of site plan review if approved. There is no proposed impact ot streams or RPA buffers.
- Historic Resources Assessment – County mapping shows no identified archeological or architectural resource sites on any of properties subject to this application.
- Economic Impact- Continued mining operations will generate tax revenue in the County.
- Viewshed Analysis - The concept plant shows the mining operation 300 feet from Benns Church Boulevard and 200 feet from Muddy Cross. Views will be further restricted by the operation's location above the elevation of the main road. Mining activity will commence from the back acreage with no visibility from public roads.

Agency Review

The application was sent to the following departments and agencies for review and comment. The following is a summary of comments received:

- General Services - No concerns with the application;
- Environmental Planner - No concerns with the application;
- Emergency Services - No concerns with the application;
- VDOT - No concerns with the application; and,
- County Attorney- Should the applications be granted, the extraction fee agreements will need to be amended to encompass the additional parcels.
- Please note that, should this project be approved, it will be subject to review and approval from all associated agencies.

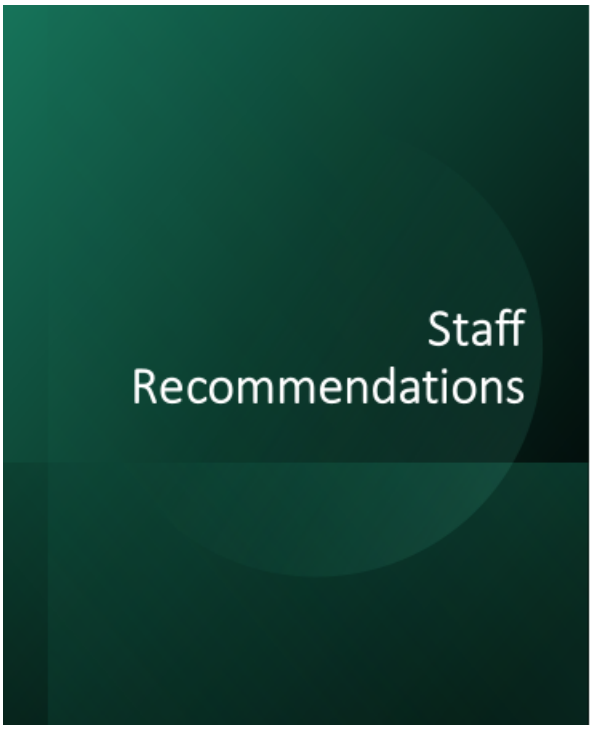
Strength & Weaknesses

Strengths:

- The application is an expansion of an already approved, existing borrow pit operation.
- The borrow pit provides tax revenue to the County and supports local construction projects.
- There have historically been no operational issues associated with this resource extraction use by this operator, according to both state and local records.

Weaknesses:

- Some of the parcels with existing resource extraction operations have a land use designation not consistent with resource extraction.
- Two small isolated wetlands will be impacted.



Staff recommends approval of the CUP with the following conditions, because it continues an existing use for which there has been no track record of abuse or violations. Although the proposed use is not entirely consistent with the Comprehensive Plan's designated land use, it is a conditional use in the RAC zoning district whose potential negative impacts can be mitigated as follows:

- Hours of operation be limited to 7:00 a.m. to 4:30 p.m. Monday through Friday; 7:00 a.m. to 2 P.m. Saturday; and, closed on Sunday.
- Must utilize existing internal roadways for all associated traffic.
- After operations cease, the pits must be reclaimed in accordance with the VA Department of Mines, Minerals, and Energy (DMME) regulations for reclamation.
- The applicant shall install a heavy landscaping buffer consisting of three rows of staggered landscaping planted a maximum of eight foot on center and a three-foot tall berm with 3:1 slopes in the first 25 feet of the front setback along the road frontage of Muddy Cross Drive and Benns Church Boulevard in order to better screen the operations.

Chairman Carroll opened the public hearing.

Bill Riddick, 353 Main St, Smithfield, representing the applicant, stated the applicant proposes the berm for mitigation on the visual impact. He added Mr. Layden has reclaimed over eleven different sites over the years and has been recognized by the state as a model operator. Mr. Riddick stated Isle of Wight receives the economic benefit from his business. He added that Mr. Layden is the only operator in the County who pays the voluntary extraction tax and has paid more than 1.2 million dollars to the County.

Mr. Riddick read the following letter.

16184 Benns Church Blvd
Smithfield, VA 23430

January 23, 2023

Planning Commission and
Board of Supervisors
Isle of Wight County
Isle of Wight, VA 23397

RE: Application of Bay Sand Company, Inc., applicant, and Estate of E E Holloway, Jr. (Hunter H. Jones, Representative), owner, for an amendment to CUP-7-21 off of Muddy Cross Drive. The purpose of the application is to allow for expansion of an existing resource extraction operation to be permitted on the property.

Gentlemen:

Being the landowner of record for the above request and due to the fact, I am unable to attend the Planning Commission Meeting scheduled for January 24, 2023, I would like to submit the following comments concerning the proposed expansion.

The partnership between Estate of E E Holloway, Jr. and Bay Sand Company, Inc. originated due to the efforts of my late husband W. Martin Jones. Bay Sand had partnered with an adjoining landowner, Robbie Taylor, in a resource extraction agreement which allowed us to witness the operation from inception to completion. The care with which Mr. Layden extracted the material and the deliberate process he used to maintain the site clearly demonstrated Mr. Layden's love for the land was the same as ours. To that end, my husband watched as the beautiful transformation from farmland to the lake transpired. He decided that he wanted the same on our property. Hence, the initiation of our agreement with Bay Sand Company, Inc.

Estate of E E Holloway, Jr. began our partnership with Bay Sand Company, Inc. in 2008. Mr. Layden has been wonderful to work with, extremely considerate, and conscientious. The result has been not only beautiful but mutually rewarding to both parties. Each and every day I enjoy the lake created by the reclamation efforts. The enjoyment changes with the seasons and frequently during warmer weather sitting by the lake is the perfect end to the day. The requested expansion is but a small addition to the acreage owned by our family. Our intent is to minimize the disturbance of acreage in additional areas and our plan is to disturb no more once this expansion is complete.

Not only is Mr. Taylor a neighbor and friend but he also farms the acreage owned by the Estate of E E Holloway, Jr. When considering whether or not to request the proposed expansion, Mr. Taylor's opinion was solicited. Mr. Taylor indicated the proposed parcel is the worst for farming which then led to the decision of choosing said site for the proposed expansion.

Many thanks to each of you for your service to our community. It is my hope you will consider the comments contained herein.

Respectfully submitted,

Hunter H. Jones

Hunter H. Jones, Representative Agent

Estate E E Holloway, Jr.

Mr. Riddick stated he was available for questions and asked for the Planning Commissions's favor for this application.

Rita Hyatt, 13 Corbin Dive, Newport News, stated that she didn't receive the information presented tonight, only a letter notifying her of tonight's meeting. She requested hard copies of the information. Ms. Hyatt stated she was not for or against the application just wanted more information on how this would affect her property.

Kenneth Barrett, 17311 Longview Drive, stated he was against the application due to a driver dumping a load of mud with clam shells in the middle of his road who spread it along the road, causing debris problems. Mr. Barrett also stated he is concerned about being in the middle of construction and noise six days a week. He added that he has wetland concerns, and that vernal ponds are now dry. He asked for the Planning Commission to take his concerns into consideration.

Jennifer Ward, 17311 Longview Drive, asked if the application is approved, how long will this project last. She also added she has concerns what future effects this will have on her property and well.

Donald Burke, 19347 Muddy Cross Drive, stated more area was dug then what was approved in 2018. Mr. Burke added that he has a concern that the pit is being requested within two-hundred feet of the road, in front of three existing home and added the dust is going to cause problems. Mr. Burke asked for clarification on the 200 foot setback.

Mr. Riddick addressed Mr. Barrett's concern about the mud dumped in the road, stating what was dumped was unsolicited from his client and was not part of the sand hauling operation. Mr. Riddick also stated that water is not extracted, just sand, which does not cause an impact on the water level of peoples wells or ponds. He added the piece by the road is negotiable, if that would

be the reason to prevent this application from moving forward. Mr. Riddick stated the time frame from start to finish would be approximately ten years.

Chairman Carroll closed the public hearing and called for discussion from the commissioners.

Commissioner Taylor asked what the plan is for the gas line that bisects this property.

Blake Mansfield, 3053 Mansfield Parkway, Suffolk, stated the gas line easement would be protected by a six-food land berm and stated he has authorization from the gas company.

Commissioner Taylor asked that the gas company authorization be submitted as part of the application next time.

Commissioner Taylor asked what percentage of the property is now inactive.

Blake Mansfield stated 35bacres have been reclaimed and taken off the bond, and more areas to the north are in the process of being reclaimed.

Commissioner Taylor shared her concern with the impact to the neighboring property wells and asked about a obtaining a surety bond in the event damage is done to the neighboring properties wells.

Blake Mansfield stated no water is discharged off site, and the ground water level stays the same.

Mr. Riddick stated that this operation does not affect a deep well, because wells access a different, deeper aquifer.

Commissioner Boykin asked if any work for the new proposed area has begun.

Blake Mansfield stated the only work being done is in the bonded area.

Commissioner Boykin asked about the wetland area impacts.

Blake Mansfield stated the two shown wetland areas were low indentions, potentially from a logging deck years prior.

Commissioner Boykin asked why this application does not require a second phase one cultural study.

Amy Ring stated this application was sent out to the museum for comments. She added that if it is in an area of high sensitivity, one typically is requested. The Zoning Ordinance allows for the Zoning Administrator to ask for one in low to moderate areas at site plan review. Ms. Ring added one was done in 2009 in part of the project area which lies in the high sensitivity area but did not show any areas of concern.

Commissioner Boykin asked if a site visit could be done collectively.

Bobby Jones stated that they would need to schedule the visit as their meeting and advertise as a public meeting.

Commissioner Taylor asked about vegetation she believed was required on Muddy Cross to mitigate dust.

Mr. Blowe stated he was not aware of any conditions but would verify that. He added that on this application, there is a condition for additional landscaping.

Commissioner Bowser asked Mr. Riddick to confirm if the applicant is willing to give up the area close to the road.

Mr. Riddick stated they hope to keep all the area proposed, and that is the reason the berm and additional landscape was proposed.

Commissioner Rawls asked how it is verified they only dig what was approved.

Ms. Ring stated they verify at site plan approval it matches what was approved. Ms. Ring added that the borrow operations are regulated through the state who do their own enforcement.

Commissioner Boykin asked about performance surety for wells.

Ms. Ring stated we have not previously required this, but she can investigate it. Ms. Ring stated the state maintains a surety for the reclamation of the site. She added to date, the County has not received any complaints regarding the wells and verified this with the health department.

Mr. Blowe stated this application also includes a request to withdraw portions of the properties for a total of 129.8 acres from the Longview Agricultural/Forestal District.

Commissioner Bowser made the motion to recommend approval to the Board of Supervisors with the conditions that staff recommended. Commissioner Smith seconded the motion, which was adopted with Commissioners Bowser, Distefano, Ford, Rawls, Sienkiewicz, Gibbs, Smith and Carroll voting in favor of the motion, and Commissioners Taylor and Boykin voting against the motion (8-2).

The motion passed, and the item will go to the February 23, 2023, Board of Supervisors meeting.

NEW BUSINESS

Chairman Carroll called for the following New Business item:

> **The application (MISC-11-22) of LaJeune Stone, property owner, for a waiver to Section 3.2.4.A.4 and Section 5.9.1.C of the Subdivision Ordinance to allow a family**

member subdivision from tax map parcel 06-01-053 on a private right-of-way not built to public standards which serves more than two lots.

Amy Ring gave the following presentation.

DESCRIPTION

Tax Map ID#:	06-01-053
Location :	7020 Robertson Lane (Private)
Current Zoning :	Rural Agricultural Conservation (RAC)
Election District:	D3
Request:	Waiver request to Section 3.2.4.A.4 and Section 5.9.1.C of the Subdivision Ordinance to allow a family member subdivision on a private right-of-way not built to public standards which serves more than two lots

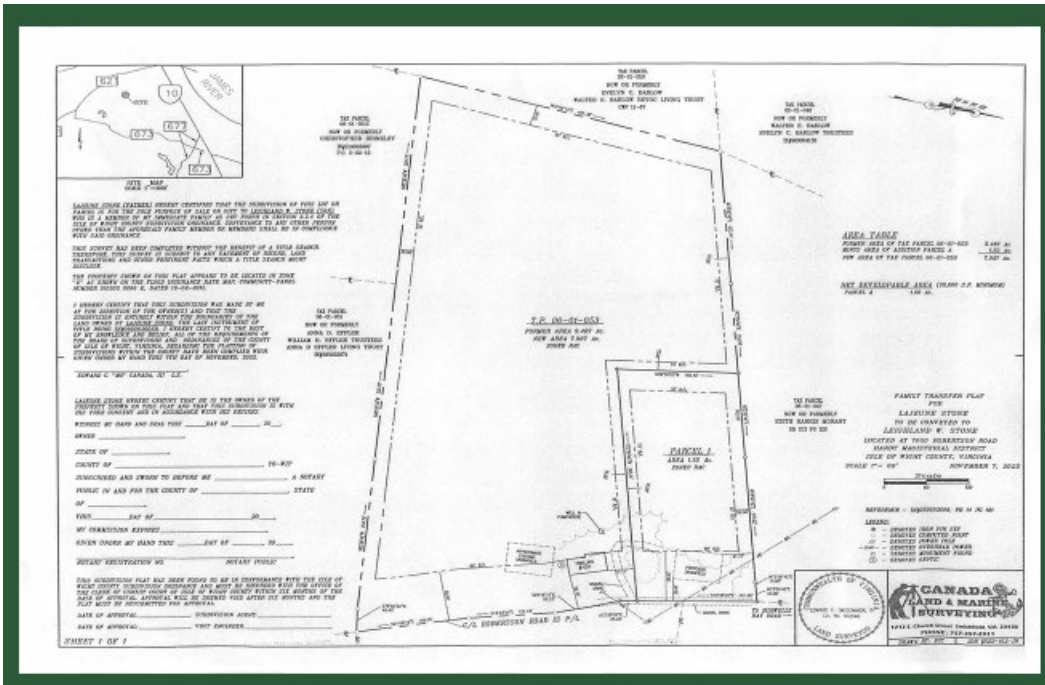
Local Roots, Global Reach

BACKGROUND

- Parcel created in 1989 and contains approximately 9 acres on Robertson Lane (private).
- Robertson Lane provides access to Burwells Bay Road (Rte. 621) for at least twenty existing lots.
- The new lot would lie be approximately 2,070 feet from Burwells Bay Road, the closest publicly maintained road.
- Section 3.2.4.A.4 states no more than one family member subdivision lot may be created from a single tract of land which is accessed from a single easement of right-of-way unless approved by the Board of Supervisors upon recommendation from the Planning Commission.
- Section 5.9.1.C states all new streets must be public and improved to comply with the VDOT road and bridge standards.

Local Roots, Global Reach

SITE LOCATION



PROPOSED LOT

Proposed Location on Robertson Lane

Local Roots, Global Reach

WAIVER CRITERIA 1-2

Section 3.2.10.E lists criteria for a waiver from the Subdivision Ordinance requirements. In order to approve a request for a waiver, the Board of Supervisors shall make an affirmative finding that all of the criteria are met. Below is a list of the criteria with staff's findings.

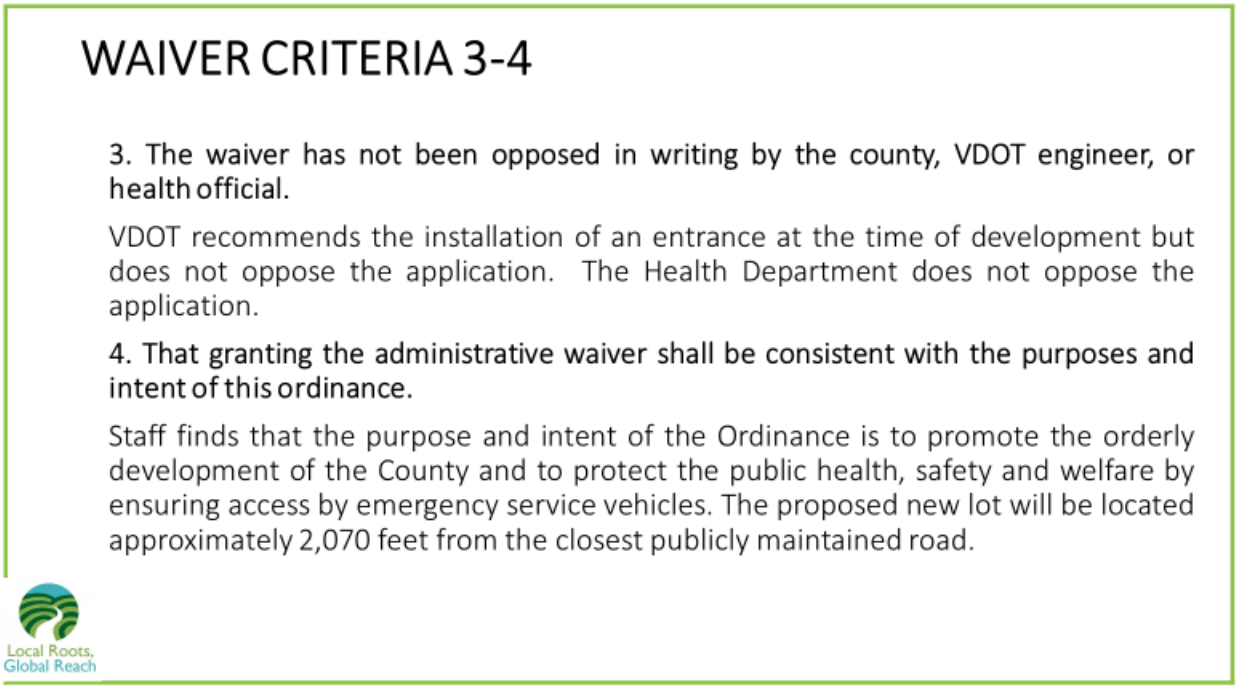
1. **That granting the waiver will not have an adverse impact on land use compatibility.**

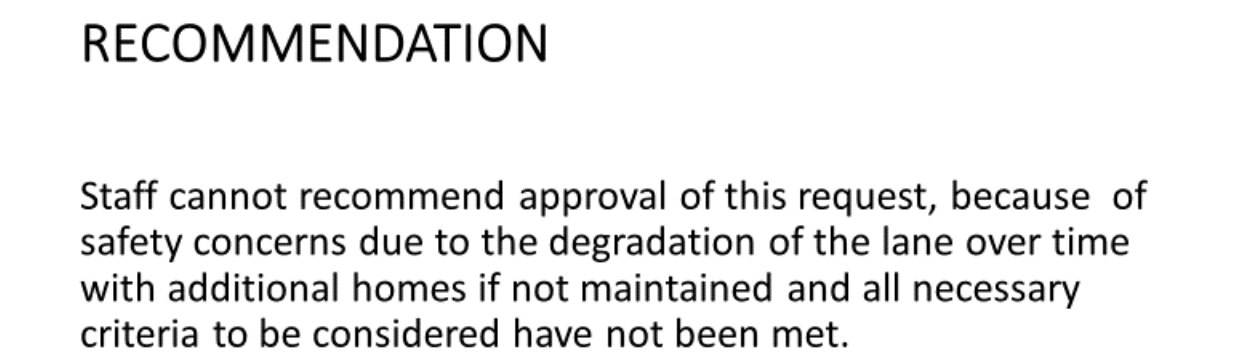
Staff finds the proposed use is consistent with the residential and rural uses of surrounding properties.

2. That strict adherence to the general regulations would result in substantial injustice or hardship

Staff finds no hardship, because the lot is currently being used for its intended single family residential use.

Local Roots, Global Reach





Chairman Carroll called for discussion from the commissioners.

Commissioner Rawls asked if this was on a state-maintained road.

Ms. Ring confirmed this is not a state-maintained road.

Chairman Carroll asked if there was a road maintenance agreement.

Ms. Ring stated the existing road maintenance agreement from 1992 is attached to the staff report that includes this lot and all future property owners.

Commissioner Boykin asked how many more lots can be created on this road.

Ms. Ring stated no new lots may be created without a waiver.

Commissioner Bowser asked if the applicant knew a waiver would be required.

Ms. Ring stated that the applicant was aware, and that Ms. Sandy Robinson on staff had been working with the applicant for the past year.

Charles Stone, 17307 White Moss, stated his son who will reside on the lot, and he will help maintain the road.

Commissioner Ford stated the maintenance is already taking place and does not see an issue in approving this waiver request but understand the concern of the maintenance of the road.

Commissioner Sienkiewicz shared his concern about getting emergency vehicles down these private drives.

Commissioner Gibbs made the motion to recommend approval to the Board of Supervisors. Commissioner Sienkiewicz seconded the motion, which was adopted with Commissioners Bowser, Boykin Distefano, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, Smith and Carroll voting in favor of the motion, and no commissioners voting against the motion (10-0).

The motion passed, and the item will go to the February 23, 2023, Board of Supervisors meeting.

Chairman Carroll called for item B under new business:

> **The application of Glenn Development, applicant, and JRC APB, LLC, property owner, for an exception to section 6-2009.L.1 of the Newport Development Service Overlay (NDSO) regulations. The purpose of the application is to allow for an exception to the NDSO requirement that sidewalks, no less than eight (8) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas.**

Amy Ring gave the following presentation.

Langley Federal Credit Union Newport Development Service Overlay District Exception Request

Planning Commission Regular Meeting

January 24, 2023

Local Roots, Global Reach

SITE DESCRIPTION

Tax Map ID#:	34-01-070D2
Location :	East side of Carrollton Boulevard south of Spadea Way
Current Zoning :	Conditional General Commercial (C-GC)
Election District:	D2
Request:	Exception to section 6-2009.L.1 of the NDSO regulations that require that sidewalk 8 feet in width along the full length of the building along any facade featuring a customer entrance and along any facade abutting public parking areas

Local Roots, Global Reach

BACKGROUND

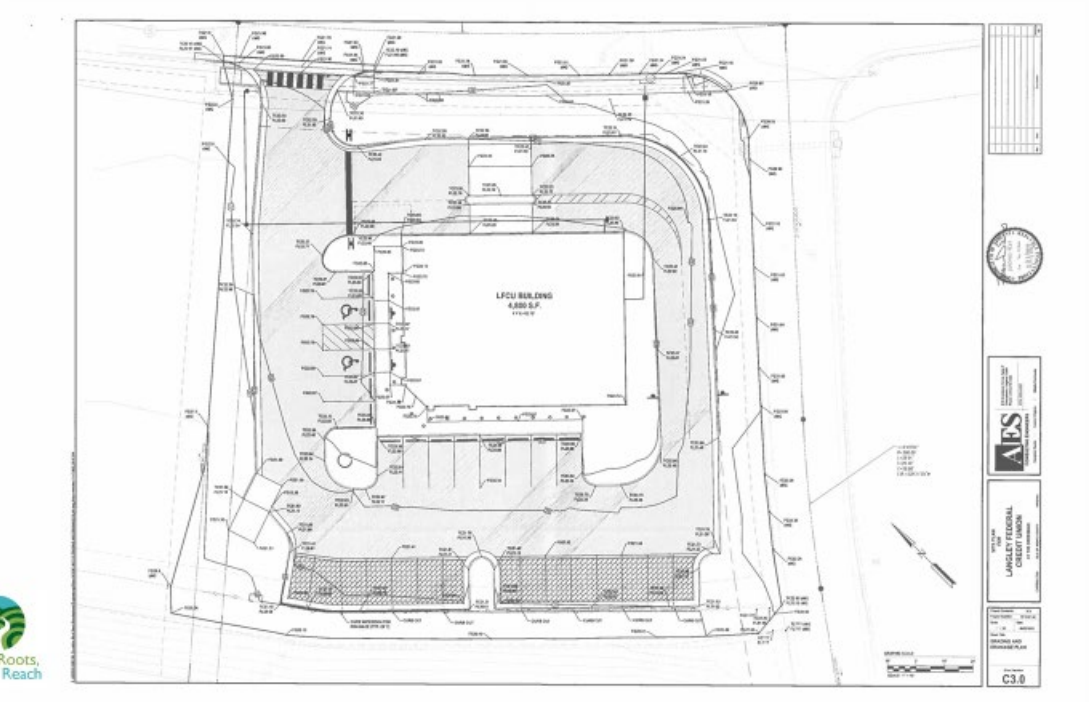
- Site is part of the Crossings master planned community which includes a mix of commercial uses and residential use types.
- The Crossings development received its initial approval in 2002 and has undergone several revisions to its conditional zoning in the twenty years since this date.
- Proposed financial institution use with a drive-through will be located on one of the planned commercial outparcels fronting on Route 17 and Crossings Way and is permitted by right.

Local Roots, Global Reach

SITE LOCATION

FUTURE RECOMMENDED LAND USE

ZONING DISTRICT MAP



Local Roots, Global Reach

Local Roots, Global Reach

View Looking East From Route 17

View Looking North From Crossways

View Looking West From Condos

ANALYSIS

Strengths:

- Consistent with the County's future recommended land use plan;
- Will generate additional employment opportunities and tax revenues necessary to fund future public services and facilities; and
- Will provide additional local services to community members.

Weaknesses:

- Proposed exception will result in a sidewalk width less than the minimum required by the NDSO district.

Local Roots, Global Reach

RECOMMENDATION

Based on the analysis, staff recommends approval of the exception request.

Ms. Ring confirmed the applicant was not in attendance.

Commissioner Distefano asked staff if this ordinance requirement was created when we considered shopping centers to be cluster or an open mall area.

Ms. Ring stated she believes this requirement was intended for former shopping centers twenty years ago. She added eight foot-wide sidewalks are typically recommended for multipurpose trails.

Commissioner Sienkiewicz asked for clarification on where the five-foot measurement is from.

Ms. Ring stated that there is a six foot landscape bed from the foundation of the building, and the five foot sidewalk will be from edge of the landscaping area to back of curb. She added that the applicant has submitted the request based on due to the small site, they were having issues fitting all required improvements on the site.

Commissioner Distefano asked if there is a possibility of future development in this area requiring a waiver.

Ms. Ring stated it is a possibility, there just has not been enough development to make that determination yet.

Commissioner Boykin asked if it was a possibility to reduce the landscape area.

Ms. Ring stated to reduce the landscaping requirement, the applicant has to go before the BZA.

Commissioner Boykin made the motion to recommend approval to the Board of Supervisors. Commissioner Gibbs seconded the motion, which was adopted with Commissioners Bowser, Boykin, Distefano, Ford, Rawls, Sienkiewicz, Gibbs, Smith voting in favor of the motion, Commissioner Taylor abstained and Commissioner Carroll voting against the motion (8-1-1).

The motion passed, and the item will go to the February 23, 2023, Board of Supervisors meeting.

OLD BUSINESS

Chairman Carroll called for the old business item:

Solar Energy Facility Discussion on Draft Ordinance Changes

Amy Ring gave the following presentation.

Proposed Utility Scale Solar Energy Generation Facility Zoning Ordinance Changes

Planning Commission Regular Meeting
January 24, 2023

Background

- November 22, 2022 - Planning Commission voted to hold a worksession on December 13, 2022, in order to discuss the form and location of solar energy generation facilities in the County.

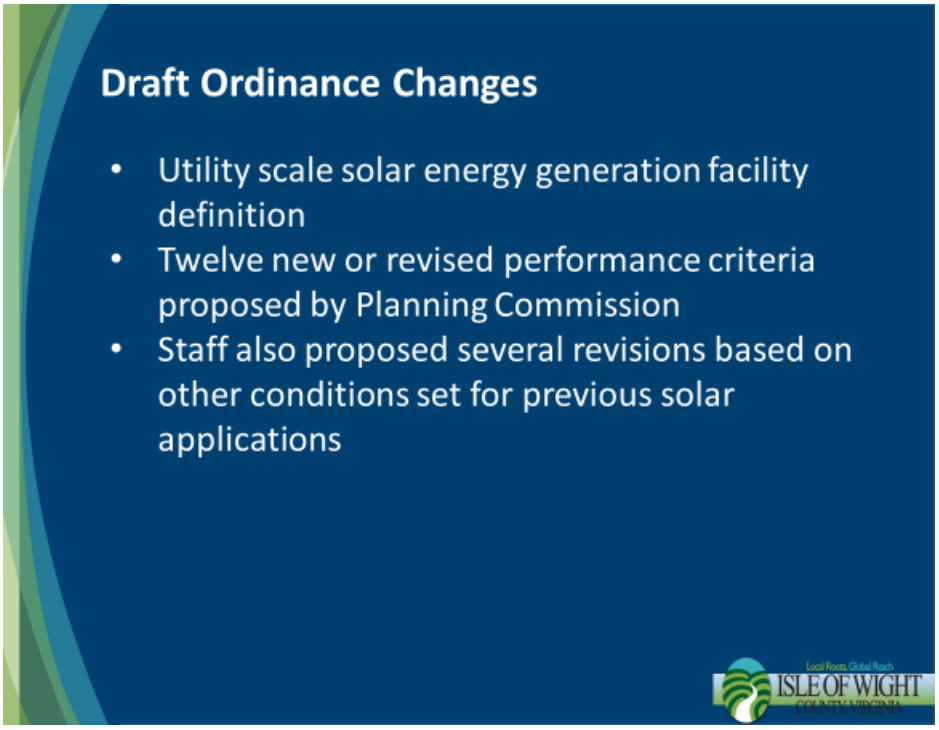
- December 13, 2022 - Planning Commission directed staff to prepare draft ordinance changes based on the discussion at the meeting.

Description

- Zoning Ordinance considers utility scale solar energy generation facilities a major utility use type
- Includes supplemental use regulations for these uses in Section 5-5003.M.4.
- Planning Commission requested that a definition be added for utility scale solar energy generation facility as well as specific performance criteria discussed during the worksession.

Draft Ordinance Changes

- Utility scale solar energy generation facility definition
- Twelve new or revised performance criteria proposed by Planning Commission
- Staff also proposed several revisions based on other conditions set for previous solar applications



Chairman Carroll asked if the County has any control over the state highways and responsibilities to maintain them.

Ms. Ring stated the Zoning Ordinance requires the applicant to meet with VDOT to establish a base line for the road condition prior to them starting construction. She added it is a requirement to note any damages to the roads, and the applicant is required to fix them immediately or after construction.

Chairman Carroll shared his concern for the Cavalier solar facility causing damages to the roads and shared an incident that caused the road to be blocked for several days as well as trespassing issues.

Ms. Ring stated that Cavalier Solar has established a working group that meets weekly, and if there are any complaints or issues, they can be directed to that group, and they will work to fix the issue.

Commissioner Distefano asked what the intent was of item 4.j.

Ms. Ring stated it to prevent sprawling beyond that two-mile radius.

Commissioner Distefano asked what if the applicant made a capital improvement to the distribution line itself.

Ms. Ring stated that if Dominion wanted to build a new transmission line outside of this radius, this ordinance would not prevent that from happening, but the cap limit would.

Commissioner Distefano reviewed the benefits of having an energy task force.

Commissioner Smith asked how close we are to the recommended two-percent cap as of now.

Ms. Ring stated she was working on obtaining that information and is hopeful to have that calculation at the next meeting.

Commissioner Distefano made the motion to send the proposed ordinance changes to public hearing. Commissioner Ford seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

COUNTY ATTORNEY'S REPORT

Bobby Jones confirmed there was no items for the County Attorney's Report.

PLANNING DIRECTOR'S REPORT

Amy Ring confirmed there was no items for the Planning Directors Report.

Commissioner Distefano asked it would be possible to create an ordinance amendment to give the Zoning Administrator flexibility when determining lot shape.

Ms. Ring stated having the ability to have natural forms for lots outside of DSDs for the purpose of preserving agriculture and timberland would be useful. Ms. Ring added that lots that are oddly drawn create problems in the future after it has been subdivided, and family no longer owns the lot. It can be difficult to determine where their lot lines are, and people may not know that they own or don't own the property. Ms. Ring added that there could be some special consideration for agriculture or silviculture properties.

CLOSED MEETING

Chairman Carroll confirmed there were no items to discuss in closed meeting.

ADJOURNMENT

There being no further information to discuss, Chairman Carroll adjourned the meeting at 8:44 PM.

Adopted this _____day of _____, 2023.

_____

Brian Carrol, Chairman, Isle of Wight County Planning Commission

Attest: _____

Amanda Landrus, Secretary

PLANNING REPORT

ATTACHMENTS:

Description	Type	Upload Date
February 23, 2023 Board of Supervisors Regular Meeting Action List	Cover Memo	3/23/2023

ACTION LIST
BOARD OF SUPERVISOSRS
FEBRUARY 23, 2023

1. Approval of Agenda: Chairman McCarty moved to approve the agenda as amended to add a discussion concerning the formation of an Energy Task Force under New Business and move Item (C) under New Business (Application MISC-1-23 of Dana Louise Edwards, George W. Edwards, and Jeanette J. Edwards, Property Owners, for a Waiver from Section 5.11.1 of the Subdivision Ordinance in Regard to Lot Design and Configuration) to following Public Hearing (A). The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

2. Closed Meeting

   No action was taken following the Closed Meeting.

3. Citizens' Comments

   A. Albert Burckhart of District 2 spoke regarding personal property tax relief for fire and rescue volunteers.

   B. LaJeune Stone asked for the Board's favorable consideration of her application under New Business for a waiver to Section 3.2.4.A.4 and Section 5.9.1.C of the Subdivision Ordinance to allow a family member subdivision on a private right-of-way not built to public standards which serves more than two lots.

4. Consent Agenda

   A. Resolution to Amend the Budget and Appropriate Aid to Localities Grant Funds ($109,639)

      Assignment: S. Humphries

   B. Resolution to Amend the Budget and Appropriate Funding for Virginia Tourism Corporation Grant ($5,000)

      Assignment: S. Humphries

C. Resolution to Amend the Budget and Appropriate Local Law Enforcement Block Grant Funds ($1,605)

Assignment: S. Humphries

D. Resolution to Amend the Budget and Appropriate Obici Community Engagement Grant Funds ($5,000)

Assignment: S. Humphries

E. Resolution to Budget and Appropriate Funds from the Unassigned Fund Balance to the FY2022-23 Operating Budget

Assignment: S. Humphries

F. Employment Agreement - County Attorney

Assignment: Johnson

G. Minutes

. December 8, 2022 Work Session Minutes
. December 8, 2022 Regular Meeting Minutes
. January 5, 2023 Organizational Meeting

Assignment: Storm

Supervisor Jefferson moved to approve the agenda as presented. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

5. Regional and Inter-Governmental Reports

A. Hampton Roads Alliance: Supervisor Grice reported that the Alliance has brought in seven new businesses in the region and placed the Eastern Virginia Regional Industrial Facilities Authority under its umbrella.

B. Supervisor Grice reported on a recent trip to Richmond involving legislation and publicly thanked Assistant County Administrator Robertson for his legislative efforts on behalf of the County.

C. Southeastern Public Service Authority: County Administrator Keaton reported that SPSA is forecasting a tipping fee of $67 and has moved forward with purchasing wetland credits and moved forward with purchasing the adjoining property. He further reported that SPSA remains in negotiations with Wheelabrator with the hope that they will continue to take at least the 1,000 tons they are currently taking to provide steam for the Navy.

6. Appointments

A. Commission on Aging: Supervisor Rosie moved to reappoint Becky McConnell representing District 5 on the Commission on Aging. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

Assignment: Storm

B. Planning Commission: Supervisor Grice moved that Raynard Gibbs be reappointed to represent District 1 on the Planning Commission. The motion passed unanimously by a vote of (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

Assignment: Storm

C. Commission on Aging: Supervisor Grice moved to appoint Valerie Butler replacing Debra Frank and representing District 1 on the Commission on Aging. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

Assignment: Storm

D. Planning Commission: Vice-Chairman Acree moved to reappoint George Rawls to serve on the Planning Commission representing District 4. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

Assignment: Storm

E. Planning Commission: Chairman McCarty moved that Thomas Distefano be reappointed to represent District 4 on the Planning Commission. The motion

passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

Assignment: Storm

7. Special Presentations / Appearances

A. Tabitha Davis was introduced as the County's 4-H Agent.

B. Financial Report for the Second Quarter of FY2022-23: Stephanie Humphries, Director of Budget and Finance, provided information relative to the County's financial performance for the second quarter of FY2022-23.

8. County Attorney's Report

Resolution Approving the County's Participation in the Proposed Settlement of Opioid-Related Claims Against Teva, Allergan, Walmart, Walgreens, CVS, and Their Related Corporate Entities, and Directing the County Attorney and/or the County's Outside Counsel to Execute the Documents Necessary to Effectuate the County's Participation in the Settlements: Supervisor Grice moved that the Resolution be adopted. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

9. Public Hearings

A. Application of Dana Louise Edwards, George W. Edwards, and Jeanette J. Edwards, Owners, for a Change in Zoning Classification of One (1) Acre from Rural Agricultural Conservation (RAC) to Rural Residential (RR) and a Request to Withdraw the One Acre of Property from the Moonlight Agricultural/Forestal District to Create One Lot for Single Family Residential Use: Supervisor Rosie moved to approve the application. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

Assignment: Ring

(The following application was moved from New Business to following this public hearing under Approval of the Agenda)

. Application MISC-1-23 of Dana Louise Edwards, George W. Edwards, and Jeanette J. Edwards, Property Owners, for a Waiver from Section 5.11.1 of the Subdivision Ordinance in Regard to Lot Design and Configuration: Supervisor Rosie moved to approve the application. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

Staff was directed to make amendments to the Subdivision Ordinance to provide greater flexibility in the approval of the design and shape of lots.

Assignment: Ring

B. Application of John Babb, Applicant, and Alyne C. Buchanan Estate, Property Owner, for a Conditional Use Permit to Establish a Contractor Office and Storage Facility on Property Located at 14232 Benns Church Boulevard: Supervisor Grice moved to approve the application with removal of staff recommended condition number 1. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

Assignment: Ring

C. Application of Bay Sand Company, Inc., Applicant, and Everets Properties, Inc., Charles H. Rose, Lynn K. Rose, and Estate of EE Holloway, Jr., Property Owners, for a Conditional Use Permit to Allow Resource Extraction at Multiple Existing and New Borrow Pits for Properties Zoned Rural Agricultural Conservation Located on Muddy Cross Road and a Request to Withdraw Portions of the Properties from the Longview Agricultural/Forestal District: Supervisor Jefferson moved to approve the application. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

Assignment: Ring

D. Personal Property Tax Rate Adjustment: Supervisor Grice moved to set the Personal Property tax rate at $4.50 and setting tax relief at 37%. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

E. Temporary Construction and Access Utility Easement Across County-owned land located at Rattlesnake Trail and Broadwater Road: Chairman McCarty moved to approve the temporary construction and access utility easement as presented. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

Assignment: Jones

10. County Administrator's Report

A. HUD Funding: Assistant County Administrator advised that the County has been awarded $750,000 from the Federal Government which will be used at the Tyler's Beach Boat Harbor. At the request of Supervisors Jefferson, an update on Bradby Park was provided.

B. Legislative Update of the 2023 General Assembly Session: Assistant County Administrator Robertson reported on SB1408 which was defeated.

C. County Administrator Keaton advised that the plans for the Rushmere Volunteer Fire Department expansion are 90% complete and staff is moving forward on the plans getting them ready to go out for bid.

D. County Administrator Keaton responded to comments made by Albert Burckhart under Citizens Comments regarding incentive payments for volunteers.

11. Unfinished / Old Business

A. Application of Carver Solar I, LLC (CUP-6-22), Applicant, and Carter R. Clements, Joyce G. Clements, Travis W. Williams, Lewis Clarence Lee Trust (Clarence Lee Lewis, Trustee), Joshua Pretlow, Jr., Garrison Farm Solar LLC, Delman Lew Carr Trust (Delman Lew Carr, Trustee), Chester G. Carr Trust (Glenn and Susan S. Carr, Trustees), Helene Johnson Hobbs, Joest Properties, LLC, Scott L. Thomason, Carla A. Thomason, James K. Edwards, Marsha F. Edwards, Cobb Land Limited Partnership, Troy L. Robinson, and Margaret F. Robinson, Property Owners, for a Conditional Use Permit to Establish a Major Utility Service, Specifically a 71 MW Utility-Scale Solar Energy Facility and Substation, on 637 Acres Located on Yellow Hammer Road (Rte. 645), Windsor Boulevard (Rte.460), Winston Drive (Rte. 639), Cut Thru Road (Rte. 638), Ecella Road (Rte. 639), Barrett Town Road (Rte. 641), Mill Creek Drive (Rte. 638), and Antioch Road (Rte. 657) in the Rural Agricultural

Conservation, Conditional General Commercial, and Conditional Rural Residential Zoning Districts: Supervisor Jefferson moved to approve the application with the recommendations of staff and the additional conditions proposed by the applicant. The motion was defeated (3-2) with Supervisors Grice and Jefferson voting in favor of the motion and Supervisors McCarty, Acree and Rosie voting against the motion.

Assignment: Ring

B. Consideration of a Siting Agreement for the Carver Solar Energy Generation Project: Removed from the agenda.

12. New Business

A. Application of LaJeune Stone, Property Owner, for a Waiver to Section 3.2.4.A.4 and Section 5.9.1.C of the Subdivision Ordinance to Allow a Family Member Subdivision on a Private Right-of-Way Not Built to Public Standards Which Serves More Than Two Lots: Supervisor Jefferson moved to approve the application. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

Assignment: Ring

B. Application of Glenn Development, Applicant, and JRC APB, LLC, Property Owner, for an Exception to Section 6-2009.L.1 of the Newport Development Service Overlay (NDSO) Regulations to Allow for an Exception to the NDSO Requirement Regarding Sidewalks: Chairman McCarty moved that the application be approved. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

Assignment: Ring

C. Energy Task Force (Added to the agenda under Approval of the Agenda): Chairman McCarty moved to create an Energy Task Force being discussed tonight to consist of seven members, one from each district and two at-large members. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

Assignment: Storm

Chairman McCarty moved to appoint Thomas Distefano to serve on the Energy Task Force representing District 2. The motion passed unanimously (5-0) with Supervisors McCarty, Acree, Rosie, Grice and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

Assignment: Storm

PLANNING REPORT

ATTACHMENTS:

Description	Type	Upload Date
February 28, 2023 Planning Commission Regular Meeting Minutes	Minutes	3/21/2023

MINUTES OF THE MEETING OF THE ISLE OF WIGHT COUNTY PLANNING COMMISSION HELD ON THE TWENTY-EIGHTH DAY OF FEBRUARY IN THE YEAR TWO THOUSAND AND TWENTY-THREE

CALL TO ORDER

Brian Carroll, Chairman, called the Isle of Wight County Planning Commission meeting to order at 6:04 PM on February 28, 2023, in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

INVOCATION

Commissioner Bobby Bowser delivered the invocation.

PLEDGE OF ALLEGIANCE

Chairman Carroll invited everyone present to join in the Pledge of Allegiance.

ROLL CALL/DETERMINATION OF A QUORUM

PRESENT
Brian Carroll, Chairman
Bobby Bowser, Vice-Chairman
Cynthia Taylor
James Ford
Jennifer Boykin
George Rawls
Thomas Distefano
Rick Sienkiewicz
Raynard Gibs
Matthew Smith

A quorum was determined.

ALSO IN ATTENDANCE
Mandy Rogers, Substitute Council to the Planning Commission
Don Robertson, Assistant County Administrator
Amy Ring, Community Development Director
Jeryl Phillips, Assistant Director, Planning and Zoning
Caleb Kitchen, Planner I
Amanda Landrus, Secretary

ACTION ON REQUESTS TO WITHDRAW OR TABLE PENDING AGENDA ITEMS

Chairman Carroll asked if there were any requests to table or withdrawal agenda items. Amy Ring, Community Development Director, stated there were no requests.

APPROVAL OF AGENDA

Chairman Carroll called for a vote to approve the agenda. Commissioner Taylor made a motion to move Prairie Solar to the first public hearing item and move the proposed solar ordinance change to the last item. Commissioner Distefano seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

APPROVAL OF CONSENT AGENDA

Chairman Carroll called for a vote to approve the consent agenda. Commissioner Bowser made a motion to approve the consent agenda. Commissioner Ford seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

CITIZENS' COMMENTS

There being no citizens comments, Chairman Carroll closed Citizens' Comments.

PUBLIC HEARINGS

Chairman Carroll called for the public hearing for the following application:

> **Application of Prairie So1ar, LLC, a subsidiary of Energix, US, applicant, and Everets Properties, Inc., property owner, for a conditional use permit to establish a major utility service, specifically a 20 MWac utility-scale so1ar facility on 152 acres, located on private property located off of Longview Drive (Route 602) at 19604 Longview Drive with tax.parcel numbers 41-01-018, 50-01-009, 41-01-019, 41-01-017, 50-01-007, and 50-01-006 in the Rural Agricultural Conservation (RAC) zoning district. The properties are agricultural and silvicultural uses and a portion of the property is used as a private hunt club. This request is also for withdrawal of approximately 103 acres of land owned by Everets Properties, Inc., from the Longview AgriculturaVForestal District.**

Jeryl Phillips, Assistant Director of Planning & Zoning gave the following presentation.

Prairie Solar Energy Generation Facility
Major Utility Service
Conditional Use Permit Request
CUP-7-22
and
A/F District Withdrawal Request

Local Roots, Global Reach

Planning Commission Regular Meeting

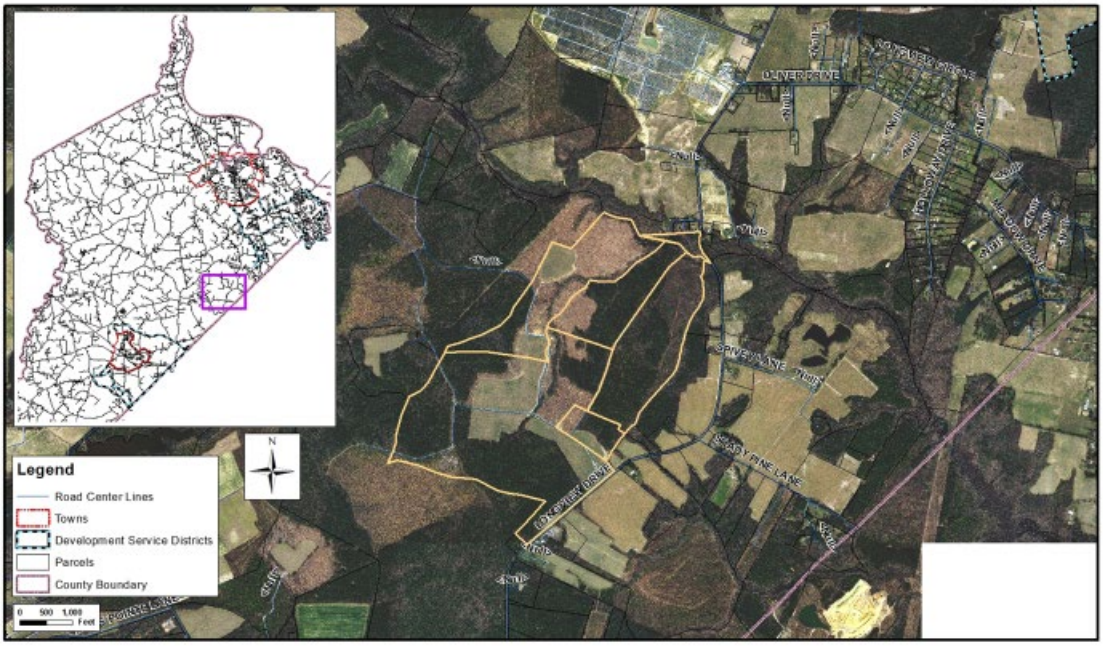
February 28, 2023

SITE DESCRIPTION

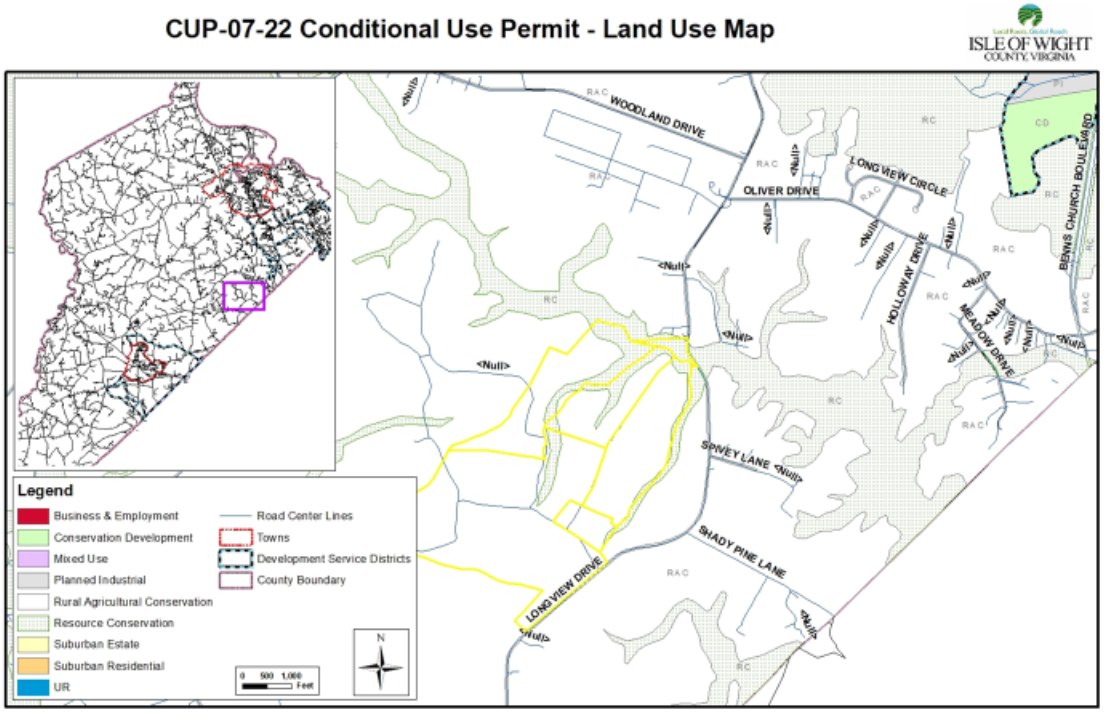
Tax Map ID#:	CUP: 41-01-017, 50-01-009, 41-01-019, 41-01-017, 50-01- 007, and 50-01-006 A/F District Withdrawal: 50-01-007 and 50-01-009
Location:	On a private farm lane, west of Longview Drive (Route 602)
Land Use Designation:	Rural Agricultural Conservation (RAC) and Resource Conservation (RC)
Current Zoning:	Rural Agricultural Conservation (RAC)
Election District:	D4
Request:	20 MWac utility-scale solar energy facility and substation on 153 acres

Local Roots, Global Reach

CUP-07-22 Conditional Use Permit - Location Map

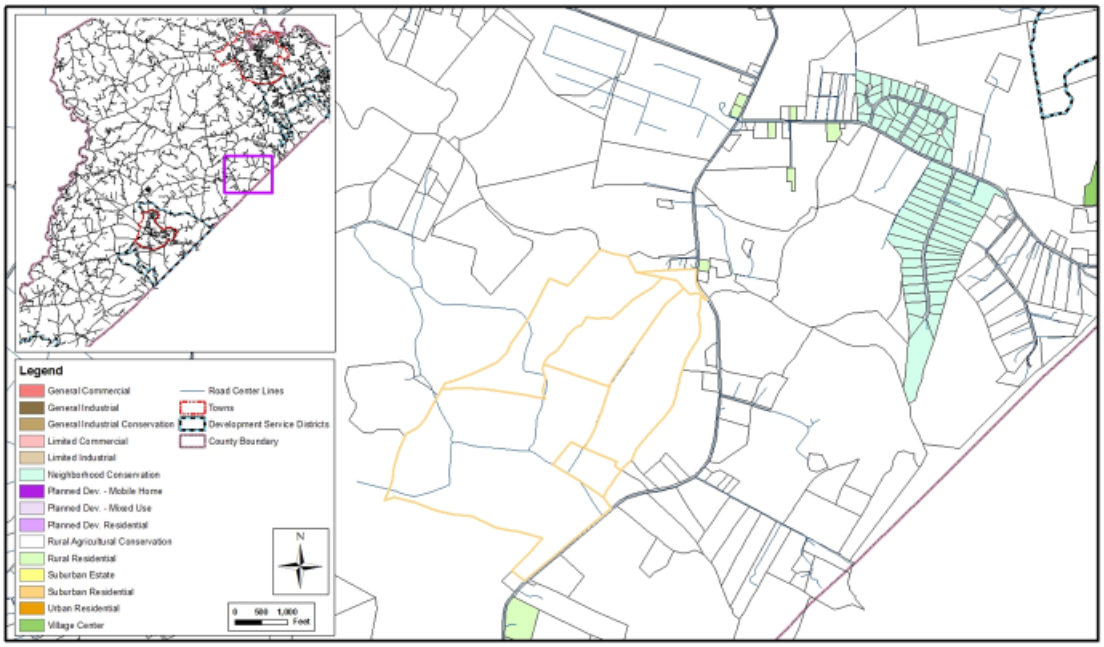


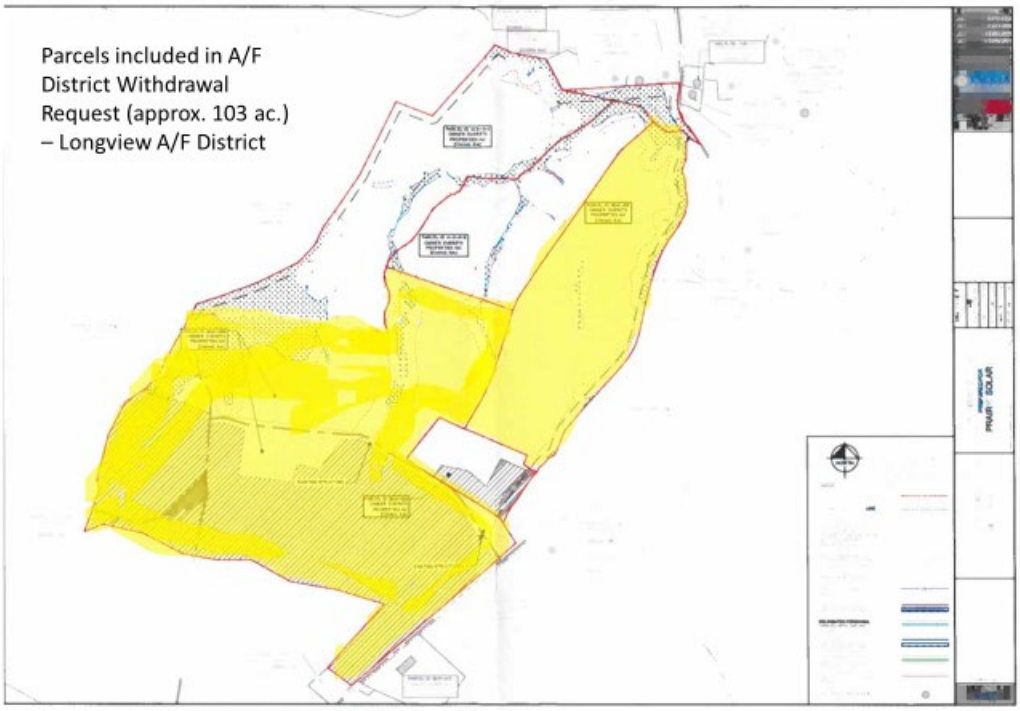
CUP-07-22 Conditional Use Permit - Land Use Map



CUP-07-22 Conditional Use Permit- Zoning Map

ISLE OF WIGHT COUNTY, VIRGINIA





BACKGROUND

- Currently in agricultural, silvicultural, and hunt club uses
- A withdrawal request of two of the affected parcels, totaling 103 acres, from the Longview Agricultural/Forestal (A/F) District was recommended for approval by the A/F District Advisory Committee on February 1, 2023
- Applicant hosted a community meeting for public informational purpose and Q&A on February 1, 2023 at Christian Home Baptist Church on Longview Drive

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PROJECT DESCRIPTION

- 20 MWac solar energy generation facility on a total of 153 acres that spans across 6 different parcels.
- Project area will be leased by the developer with the property owner retaining ownership.
- Any acreage of the properties not within the project area will remain in their current uses.
- Project will consist of solar panels along with their racking systems and metal posts, inverters, collection lines, a substation, fencing, underground conduits lines, and access roads that will connect different sections of the projects.
- All panels will be manufactured in the U.S. by First Solar.
- Project will include landscaping buffers, RPA Buffer Areas, additional voluntary buffer areas around isolated wetlands, agricultural-style fencing, wildlife movement corridors, and installation of a pollinator habitat.
- Dominion Energy upgrades are necessary off-site along their transmission infrastructure, to and including the main substation at Benn's Church.

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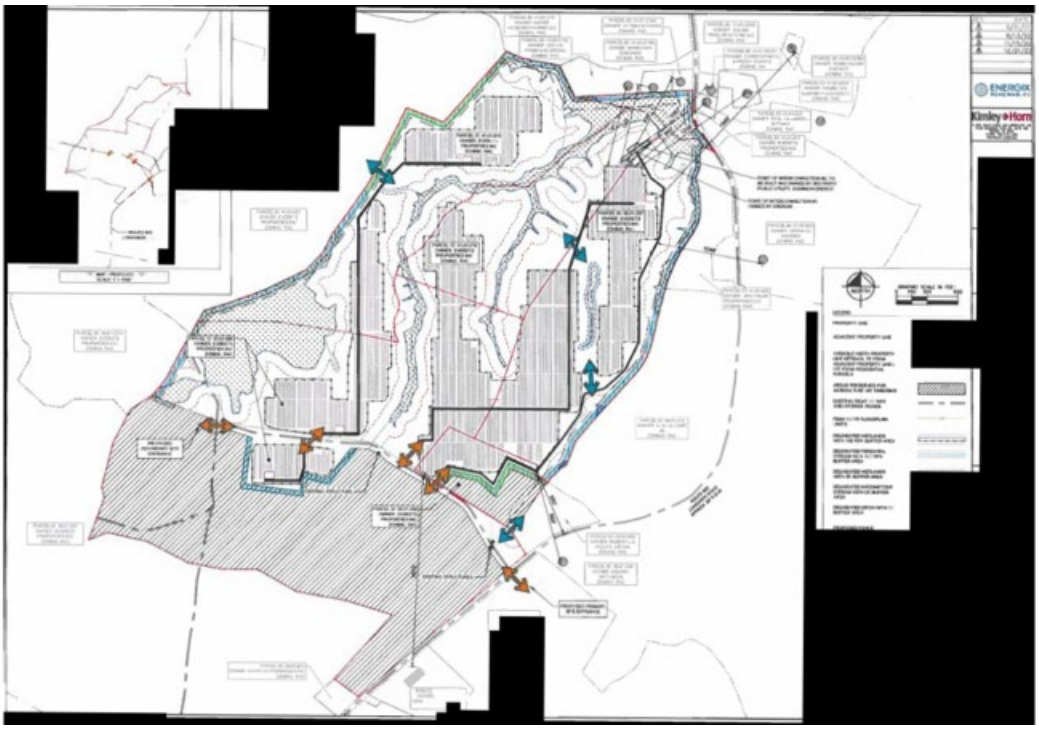

CRITERIA FOR CUP CONSIDERATION (Section 1-1017)

1. Will not be detrimental to or endanger the public health, safety, and general welfare;
2. Will not be injurious to the use and enjoyment of other nearby property nor substantially impair the use of other property within the immediate proximity;
3. Adequate utilities, water, sewer or septic system, access roads, storm drainage and/or other necessary public facilities and improvements will be provided;
4. Adequate measures will be taken for ingress and egress/traffic control;
5. Not contrary to the goals and objectives of the Comprehensive Plan;
6. Will conform to ordinance regulations; and
7. Will not result in a multiplicity or saturation of similar uses in the same general neighborhood of the proposed use.

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Global Reach

ADDITIONAL CONSIDERATIONS FOR BOARD

1. Number of persons working on the site & proposed hours of operation;
2. Conditions, for roads, sidewalks, parking facilities, vehicle access, and peak periods of traffic,
3. Orderly growth of the community and the fiscal impact on the County;
4. Effect of odors, dust, gas, smoke, fumes, vibration, glare, and noise;
5. Impacts to public facilities and the ability of the County or persons to supply public services;
6. Consistency with acceptable engineering and planning practices;
7. Location of structures in the vicinity of schools, houses of worship, theaters, hospitals, and similar places of public use;
8. Consistency of the proposal with County ordinances and plans;
9. Environmental impacts and opportunities for recreation and open space; and
10. Preservation of cultural and historic resource landmarks.

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STAFF ANALYSIS – PUBLIC FACILITIES

Roads

- Impacts will occur primarily during construction and will be minimal once use is established
- Proposed truck route has been reviewed and approved by VDOT and the County's Transportation Manager, as well as the Department of Community Development, and is a proposed condition of approval.
- Limited to Route 10 in the County and in City of Suffolk, accessing the site on Longview Drive via either Audubon Road in Suffolk to Sandy Ridge Drive in the County turning north on Longview Drive to the site entrance, or via Oliver Drive in the County, turning south on Longview Drive to the site entrance.
- Staff recommends against the use of Sandy Ridge Drive, when possible, due to its narrow width which makes it unable to safely accommodate two-way traffic in most places.
- Route 602 bridge over Chuckatuck Creek is currently under replacement and will no longer be weight-restricted once complete.
- No other County roads will be permitted to be used for construction and post-construction traffic.

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STAFF ANALYSIS – PUBLIC FACILITIES (cont.)

Fire/EMS

- Fire/EMS Department has reviewed this application and has no concerns
- Applicant has proposed to submit an Emergency Response Plan with the first submission of the Preliminary Site Development Plan
- Plan shall include a training program to be provided to County emergency responders with regard to safety for on-site emergency response
- Applicant shall install Knox Box or other remote access technology at facility to ensure emergency responders have access to the facility should the need arise

Local Roots, Global Reach

STAFF ANALYSIS – ENVIRONMENTAL RESOURCES

CBPA, Wetlands, Streams, and Floodplains

- Lies within the Chesapeake Bay Protection Area (CBPA) and the Chuckatuck Creek watershed
- Wetland areas will be confirmed by the US Army Corps of Engineers during Preliminary Site Plan review
- Little to no impacts are proposed to wetlands, streams, or floodplains
- No equipment or project activities may occur within the RPA Buffer Area
- The concept plan's access roads have been designed such that no stream crossings or crossings of the RPA Buffer Area are necessary
- Applicant has proposed a 25-foot buffer around all non-CPBA wetland features, which is not a requirement of the CBPA Ordinance

Local Roots, Global Reach

STAFF ANALYSIS – ENVIRONMENTAL RESOURCES

CBPA, Wetlands, Streams, and Floodplains

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- No equipment or project activities may occur within the RPA Buffer Area
- The concept plan's access roads have been designed such that no stream crossings or crossings of the RPA Buffer Area are necessary
- Applicant has proposed a 25-foot buffer around all non-CPBA wetland features, which is not a requirement of the CBPA Ordinance

Local Roots, Global Reach

STAFF ANALYSIS – ENVIRONMENTAL RESOURCES

Threatened & Endangered Species Surveys

- Neither state nor federal listed species are identified on the site
- Determined it is not likely for the proposed solar development to adversely affect documented occurrences of federally-protected or state-listed threatened/endangered species, critical habitat, or other wildlife resources included in the assessment

Local Roots, Global Reach

STAFF ANALYSIS – ENVIRONMENTAL RESOURCES (cont.)

Threatened & Endangered Species Survey

- Applicant requested the Virginia Department of Conservation and Recreation's Division of Natural Heritage (DCR) to search its Biotics Data System for occurrences of Natural Heritage Resources for the area outlined for the project area
- Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations
- DCR found there is a potential for rare amphibians including Mabee's salamander, Tiger salamander, and Barking treefrog to occur in the project area *if suitable habitat exists at the site*
- Due to the potential for this site to support populations of rare amphibians, DCR recommends an inventory for the resources in the study area. With the survey results, DCR states that they can more accurately evaluate potential impacts to natural heritage resources and offer specific protection recommendations for minimizing impacts to the documented resources.

Local Roots, Global Reach

STAFF ANALYSIS – ENVIRONMENTAL RESOURCES (cont.)

Threatened & Endangered Species Survey

- DCR also recommends the development of an invasive species management plan for the project and the planting of Virginia native pollinator plant species that bloom throughout the spring and summer, to maximize benefits to native pollinators. DCR recommends planting these species in at least the buffer areas of the planned facility, and optimally including other areas within the project site.
- For screening zones outside the perimeter fencing, DCR recommends native species appropriate for the region being used. Staff recommends these recommendations as conditions of approval.
- A pollinator habitat will be designed to ensure continuation of natural pollination for the surrounding agricultural use properties
- concept plan shows wildlife movement corridors in several locations, reflecting the current movement of wildlife on the site from/to natural areas. To help ensure such movement opportunities, fencing will be placed around the area proposed to be under panels and not the whole project site.

Local Roots, Global Reach

STAFF ANALYSIS – CULTURAL RESOURCES ASSESSMENT (con't.)

Archaeology

- Report documents an archaeological survey of approximately 316.9 acres
- Six new archaeological sites (44IW0345-44IW0350 inclusive) and three isolated finds were recorded as part of this investigation and were determined not to be eligible for listing in the NRHP.

Local Roots, Global Reach

STAFF ANALYSIS – CULTURAL RESOURCES ASSESSMENT (cont.)

Archaeology

- VDHR concurs with the eligibility recommendations and that no additional archaeological work is needed within the proposed project area
- The Isle of Wight County Museum also reviewed this report and concurs with the findings and recommendations

Local Roots, Global Reach

STAFF ANALYSIS – CULTURAL RESOURCES ASSESSMENT (cont.)

Architectural

- The report identified thirty-three (33) resources within 0.5 miles from the edge of the project area boundary
- Four (4) resources are previously recorded and nine (9) are newly identified
- Further research on the Christian Home School (DHR ID #04605053), church (DHR ID #046-5247), ca. 1937 cemetery (DHR ID #046-5659), and Spivey Farm (DHR ID #045-5696) is recommended to determine eligibility for Virginia Landmarks Register (VLR) and NRHP listing

Local Roots, Global Reach

STAFF ANALYSIS – CULTURAL RESOURCES ASSESSMENT (cont.)

Conclusions

- Since no archaeological or architecture features are found within the project area that have been determined to be potentially-eligible for listing on the VLR/NRHP, VDHR determined no further work is needed by the applicant
- Applicant states that they plan to excavate and donate any artifacts found during the Permit by Rule (PBR) process with the Virginia Department of Historic Resources (VDHR) and Department of Environmental Quality (DEQ) to the Isle of Wight County Museum for public display and interpretation, with the consent of the property owner

Local Roots, Global Reach

STAFF ANALYSIS – ECONOMIC IMPACT

- The project improvements will be on property leased or sold by the property owner to the applicant and will provide a diversification of income to Everets Properties, Inc.
- Areas not included within the project area or project area setbacks will continue to be leased for farm use and forestal and hunting activities
- The 40-member Rogers Deer Club has submitted a letter of support for this request, stating that the land proposed for panels is not their primary hunting fields, and the land surrounding the panels will still be available for their use

Local Roots, Global Reach

STAFF ANALYSIS – ECONOMIC IMPACT (con't.)

- According to the applicant's economic impact report, prepared by Magnum Economics in November 2022, the project will include:
  - 152 acres of improvements for solar panels and equipment (35.11% of total parcels area included with this application);
  - 3.89 acres of setbacks (approx. 1% of total parcels area); and,
  - 118.14 acres of wetlands and wetlands setback areas (27.30% of total parcels area).
- The project area will exclude:
  - 122.23 acres of the southern tract (28.13% of total parcels area) to be leased for farm and forestall use (timbering), and hunting activities

Local Roots, Global Reach

STAFF ANALYSIS – ECONOMIC IMPACT (cont.)

Job Creation/Land Conversion Economic Impacts

- Based on the economic analysis report using the IMPLAN model, the proposed Prairie Solar project would provide an estimated:
  - one-time pulse of economic activity to the County during its construction phase supporting approximately 33 direct, indirect, and induced jobs;
  - $1.4 million in associated labor income; and,
  - $4.4 million in economic output.

- In its current agricultural use, the land provides an annual economic contribution to the County as follows:
  - The current agricultural use of timberland and a rotation of crops which includes soybeans, corn, cotton, and peanuts provides an estimated average annual economic impact to the County supporting approximately 1 direct, indirect and induced job;
  - $15,400 in associated labor income; and,
  - $60,300 in economic output.

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STAFF ANALYSIS – ECONOMIC IMPACT (cont.)

Tax Revenue

- The current assessed value of the affected acreage is approximately $2,604.02 under Land Use Value Taxation, or $91,141.00 over 40 years, the proposed lifespan of the solar energy facility.

- Independent of a siting agreement, the solar facility would be reassessed to $15,000.00 an acre times 152 acres, totaling $2,280,000.00.

- In addition, the County would derive revenue from machinery and tools taxes on the capital facilities at $42,000.00 annually, or $2,625,000.00 over 40 years.

- In total, the facility would generate $3,400,200.00 in additional tax revenue over 40 years.

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PROJECT	DEVELOPED AREA (PER CUP)	PRIME FARMLAND /SOILS OF STATEWIDE IMPORTANCE*	% OF TOTAL PRIME SOILS (rounded)	LOCATION	% OF TOTAL FARMLAND**	TOTAL MW	APPROVAL DATE
Woodland	180 +/-	124	0.1%	Longview	0.2%	20	2015
Solidago	170 +/-	170	0.14%	Redhouse	0.2%	20	2018
Ho-Fel	330 +/-	315	0.26%	Lees Mill	0.4%	55	2019; Amended 2023
Windsor PV1	630 +/-	630	0.52%	Windsor	0.8%	85	2019; Amended in 2021
Cavalier	500	500	0.41%	Hardy	0.6%	240	2021
Nuby Run	20	20	0.02%	Orbit	0.02%	2	2022
Carver (Proposed)	637	297	0.24%	Windsor	0.8%	71	In Review
Prairie Solar (Proposed)	152	152	0.12%	Longview	0.2%	20	In Review
TOTAL	**2,619 +/-**	**2,208+/-**	**1.81%**		**3.25%**	**513**	

**Prime soils include Prime Farmland, Prime, If Drained, and Soils of Statewide Importance – 122,296 total acres in County*

***Total active agricultural lands as of 2017 Census of Agriculture – 80,672 acres*

STAFF ANALYSIS – VIEWSHED IMPACT

1. To minimize the visual impacts staff recommends that all solar arrays, inverters, substations and all other associated structures should be subject to a minimum 200 foot setback from these structures, in addition to an enhanced landscaping buffer of triple-stacked evergreen and deciduous species meeting the minimum specifications of the landscaping ordinance
2. Landscape screening should have varying heights at maturity, with trees to be planted to no more than 10 feet on center.
3. Staff recommends fencing adjacent to the security fencing surrounding the solar array be an agricultural-style fence as approved by the Zoning Administrator at site plan approval.

Local Roots, Global Reach

1. View at Access Road off Longview Drive (Route 602)

Below images show current view from various points at the access road off of Route 602. From these viewpoints, there is approximately 969 feet from the beginning of the access road to where the project area begins.

Looking south from access road

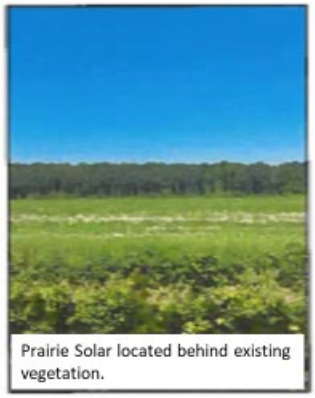
View from access road across 602

Looking directly at access road

2. Viewshed on Longview Drive (Route 602)

Below images show various viewpoints along Longview Drive. There is a dense existing tree line on an unleased tract. This will provide a buffer between the project and Longview Drive, making the solar facility impossible to see behind the trees. There is approximately 1,160 from these viewpoints on Longview Driver to where the project begins.

View from Longview looking into project.

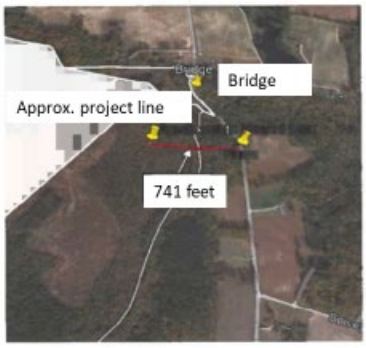


Prairie Solar located behind existing vegetation.

Looking north on Longview

3. Existing Berm and Bridge (Route 602)

These images show an existing berm located on Longview Drive. This berm will shield the site from view and has approximately 380 feet of dense vegetation from the road to the project fenceline. The bridge on Longview Drive has a 5-ton posted weight limit and is under reconstruction to remove the weight-limit restriction.



Existing berm on Longview

Bridge to north of site on Longview

COMPREHENSIVE PLAN CONSISTENCY

- Future recommended land use designation for these properties is Rural Agricultural Conservation (RAC) and Resource Conservation (RC) under the adopted Comprehensive Plan.
- Appropriate uses for the RAC land use designation include agriculture, horticulture, forest lands, and scattered low-density residential uses. Other uses such as resource extraction and utility-scale solar facilities are also permitted when appropriately sited. Appropriate uses for the RC land use designation include wetlands, farms, forest uses, open space, and limited park facilities.
- Solar energy facilities are considered compatible with the RAC land use when properly sited and with the application of appropriate development criteria. The areas designated as RC should be preserved due to environmental constraints unless site-specific analysis demonstrates there are no environmental concerns in a specific area.

Local Roots, Global Reach

DEPARTMENT AND AGENCY REVIEW

Staff distributed the application to the following departments for review and comment:

- Economic Development: No concerns
- Commissioner of Revenue: The estimated revenue calculations from either the Machinery & Tools Tax method or the revenue sharing method, should a siting agreement be entered into, is acceptable as presented.
- Environmental Planner: All concerns have been addressed.
- Emergency Services: No concerns, will work with applicant during site plan review on required Emergency Response Plan to include annual training.
- Utility Services: No concerns, site plan will have to meet State Stormwater regulations.

Local Roots, Global Reach

DEPARTMENT AND AGENCY REVIEW

- General Services – Transportation Manager: Adherence to Transportation Plan shall be required. Pre-construction photo documentation of roadway conditions at least 1000 feet of the site entrance on Longview Drive to establish baseline traffic type and roadway conditions should be a condition of approval Impacts to any roadways used in the County in accordance with the approved Transportation Plan shall be subject to damage claims by VDOT and repair at applicant's cost if proven to be related to applicant's construction truck traffic. Recommend that Transportation Plan limit truck traffic to only two routes: Route 10 in Isle of Wight County via Oliver Drive then south on Longview Drive to the site entrance and/or Route 10 in the City of Suffolk via Audubon Road to Sandy Ridge Road, then north on Longview Drive to the site entrance. No other local routes in Isle of Wight County may be used and no access to such from Route 460 will be allowed.

Local Roots, Global Reach

DEPARTMENT AND AGENCY REVIEW

- County Attorney: Proposed conditions are enforceable.
- Isle of Wight County Museum: If archaeological artifacts are uncovered during project construction, such items may be donated by the property owner to the Isle of Wight County Museum for public display and historical interpretation.
- Virginia Department of Conservation & Recreation (VDCR): Please see attached review comment letter.
- Virginia Department of Historic Resources (VDHR): Please see attached review comment letter.

Local Roots, Global Reach

DEPARTMENT AND AGENCY REVIEW

- Virginia Department of Transportation (VDOT): Adherence to Transportation Plan shall be required. Pre-construction photo documentation of roadway conditions at least 1000 feet of the site entrance on Longview Drive to establish baseline traffic type and roadway conditions should be a condition of approval Impacts to any roadways used in the County in accordance with the approved Transportation Plan shall be subject to damage claims by VDOT and repair at applicant's cost if proven to be related to applicant's construction truck traffic. Recommend that Transportation Plan limit truck traffic to only two routes: Route 10 in Suffolk via Oliver Drive to Longview Drive and/or Route 10 in Suffolk via Audubon Road to Sandy Ridge Road to Longview Drive. No other local routes in Isle of Wight County may be used and no access to such from Route 460 will be allowed. *The second option is preferred due to the width of the Audubon Road right-of-way.*

Local Roots, Global Reach

DEPARTMENT AND AGENCY REVIEW

- City of Suffolk Department of Planning and City Manager's Office: No comments received.

Please note that, should the conditional use permit be approved, the project will be subject to site plan review and approval from all necessary agencies.

Local Roots, Global Reach

STAFF ANALYSIS

Strengths:

1. The proposed use is consistent with the County's adopted Comprehensive Plan for the Rural Agricultural Conservation (RAC) future land use designation.
2. The proposed use is consistent with the County's Conditional Use Permit criteria as set forth in the Zoning Ordinance.
3. The applicant and the County, as well as other reviewing agencies external to the County, have proposed conditional of approval which mitigate any issues addressed in the criteria for consideration of issuance of a Conditional Use Permit.

Weaknesses:

1. The proposed site for this use lies within one (1) mile of an existing major utility-scale solar facility.
2. The proposed use would remove agricultural land from production.
3. Temporary impact to residential development in the area from construction traffic and noise is expected during the construction phase.

Local Roots, Global Reach

STAFF RECOMMENDATION

Staff also recommends approval of the CUP with the following 23 conditions and the A/F District Advisory Committee recommends approval of the withdrawal request for two (2) of the parcels comprising approximately 103 acres:

1. The subject property shall be developed in general conformance with the Concept Plan included in the Prairie Solar application as determined by the Zoning Administrator.
2. The portion of the subject property supporting solar panels shall be enclosed by security fencing of a type which is harmonious with the rural, agricultural, and historical character of the County while meeting federal and state regulations for solar electric generating facility fencing as determined by the Zoning Administrator while upon approval of the site plan for the project.
3. The applicant shall preserve and maintain both existing forest and vegetation as well as planted landscape buffering within required setback areas and buffer yards and shall not clear or cut live trees within required setbacks or buffer yards without written authorization from the Zoning Administrator.

Local Roots, Global Reach

STAFF RECOMMENDED CONDITIONS 4-6

4. The applicant shall submit an Emergency Response Plan with the first submission of the site plan, which shall detail fire suppression methods that will be immediately deployed during both construction and operation of the facility. The plan shall include a training program to be provided, at the discretion of the County, to County emergency response staff with regards to safety for on-site emergency response. The applicant shall install a Knox Box or other remote access technology at the facility to ensure emergency responders have access to the facility should the need arise and include plans for the same on the project site plan.
5. The applicant shall conserve topsoil on the site. Topsoil stockpiled on the site shall be stored out of view from adjacent properties and public roads.
6. The applicant shall reimburse the County for reasonable costs related to retaining such third-party inspectors as deemed necessary for project inspections.

Local Roots, Global Reach

STAFF RECOMMENDED CONDITIONS 7-10

7. The applicant shall submit an invasive species management plan as recommended by DCR with the submission of the final site plan.
8. The applicant will work directly with Isle of Wight County's Chamber of Commerce the Paul D. Camp Community College, and the Economic Development Department to ensure inclusion of local contractors in the bidding process.
9. The applicant shall submit a seed mix for site groundcover that includes native pollinators blooming in spring/summer as recommended by DCR.
10. A sign shall be installed at the entrance of the site with contact information for the facility.

STAFF RECOMMENDED CONDITIONS 11

11. Adherence to the proposed Transportation Plan shall be required. Pre-construction photo documentation of roadway conditions taken within 1000 feet in both directions of the proposed site entrance on Longview Drive shall be undertaken to establish baseline road conditions. Truck traffic shall be limited to only two routes to routes: Route 10 in Suffolk via Audubon Road to Sandy Ridge Road to Longview Drive north to the site entrance until such time as the bridge repair project is completed; then, the truck haul route shall be limited to Route 10 in Isle of Wight or Suffolk via Oliver Drive to Longview Drive south to the site entrance. No other local routes in Isle of Wight County may be used and no access to such from Route 460 will be allowed. Impacts to any County roads and rights-of-way from construction and post-construction vehicles shall be subject to damage claims by VDOT, and repairs shall be undertaken at the applicant's cost based on confirmation by VDOT of such directly-attributable damage.

STAFF RECOMMENDED CONDITIONS 12-13

12. If construction has not begun by August 1 of each ensuing year post-lease or purchase, then the project area shall continue to be managed under prior site cultivation management practices, such as by mowing or cover vegetation. This is to avoid introduction of invasive weed or other species of surrounding cropland owned or leased by others.
13. An enhanced landscape buffer plan proposed on the concept plan exhibit is conceptual only at this time. A detailed landscape plan shall be included with the Preliminary Site Development Plan application for review and will require approval by the Zoning Administrator as part of final site plan approval. At a minimum, a double- or triple-stagged row of evergreen and deciduous trees and shrubs that are designed to form an effective landscape screen at full maturity will be a required design. Trees shall be planted no more than ten (10) feet on center.

Local Roots, Global Reach

STAFF RECOMMENDED CONDITIONS 14-16

14. The applicant shall permanently preserve and maintain existing and newly installed buffer landscaping and shall not clear or cut live trees within required setbacks or buffer zones except as necessary to avoid shading of solar panels as approved by the Zoning Administrator.
15. Excluding the bufferyards described above, the ground between the panels and in areas not otherwise covered by gravel or infrastructure shall be planted and maintained with a vegetative cover. This vegetative cover will be managed with moving and/or grazing.
16. Due to the potential for this site to support populations of rare amphibians, an inventory for the resources in the study area is recommended by the Virginia Department of Conservation's Division of Natural Heritage (DCR). With the survey results, DCR states that they can more accurately evaluate potential impacts to natural heritage resources and offer specific protection recommendations for minimizing impacts to the documented resources. DCR also recommends the development of an invasive species management plan for the project and the planting of Virginia native pollinator plant species that bloom throughout the spring and summer, to maximize benefits to native pollinators. DCR recommends planting these species in at least the buffer areas of the planned facility, and optimally including other areas within the project site. For screening zones outside the perimeter fencing, DCR recommends native species appropriate for the region being used.

Local Roots, Global Reach

STAFF RECOMMENDED CONDITIONS 17-20

17. The applicant shall meet any additional delineation and buffer requirements specified by the Virginia Department of Historic Resources prior to receiving final site plan approval.
18. Fencing shall be placed around the solar arrays, inverters, and substation only and not the whole site in order to provide wildlife corridors.
19. In order to minimize the visual impacts to historic, civic, and residential properties, staff recommends that all solar arrays, substations, and others associated structures be subject to a minimum 200-foot setback from these structures if part of the project, and 200 feet from the property line of these properties if outside of the project. Inverters shall be setback a minimum of 500 feet from these properties.
20. Hours of operation for construction and post-construction operation shall be limited to Monday through Wednesday and on Fridays, 7:00 a.m. to 6:00 p.m., Thursdays 7:00 a.m. to 6:00 p.m. with no deliveries between 11 a.m. and 1:00 p.m.*, and Saturdays from 7:00 a.m. to 5:00 p.m. No construction is to occur on Sundays by any party involved with the project, including the solar developer, its contractors, and Dominion Energy contractors.

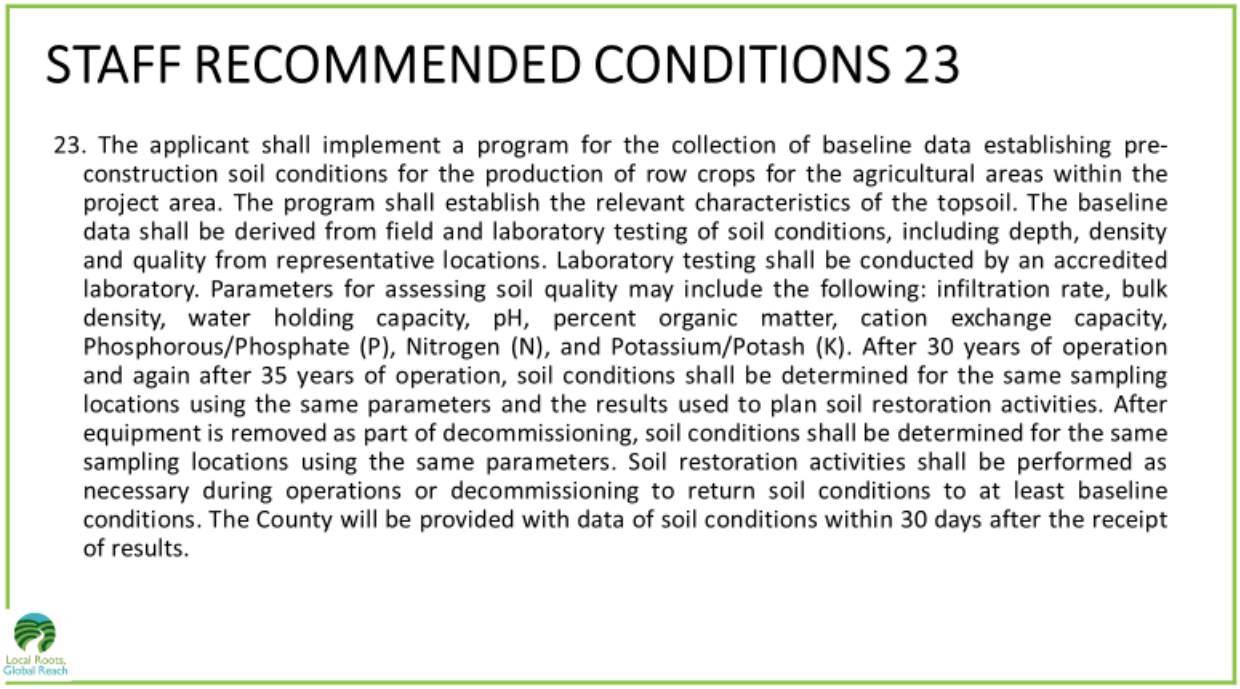
**Requested by Christian Home Baptist Church due to Senior Bible Study and applicant has agreed*

Local Roots, Global Reach

STAFF RECOMMENDED CONDITIONS 21-22

21. As part of the site plan review, the Applicant shall provide documentation that the selected panels and all power-generating equipment onsite are "Tier 1" modules, as established by the most recent "PV Module Tier 1 List" issued by Bloomberg NEF or a similar third-party analysis widely accepted in the solar industry. Additionally, the make and model of the selected panels and all power-generating equipment initially installed and replaced on the site mut qualify, for disposal purposes only, as non-hazardous waste under applicable U.S. Environmental Protection Agency tests (e.g., TCLP).
22. No salvage value shall be added to the decommissioning surety bond.

Local Roots, Global Reach



Chairman Carroll opened the public hearing and invited the applicant to speak.

Allie Ondash, project developer with Energix Renewables, 1201 Wilson Blvd suite 2200, Arlington, VA, introduced Dominica Sink, Director of Project Development, Scott Foster, outside counsel with Gentry Locke, Cynthia Wong, Engineer with Kimley-Horn and Cameron Hucek, Project Analyst. Allie Ondash gave the following presentation.

PRAIRIE SOLAR

WHO WE ARE

Energix, with headquarters in Arlington, Virginia, is one of the **leading solar energy companies in Virginia,** with 9 operational projects, 6 more under construction in 2023, and many more in various stages of development.

Energix is a **long-term partner** for the communities in which we operate. We **site, develop, construct, own and operate** projects through their entire lifecycle which makes us a reliable partner through every step of the process and a unique partner in the market.

Buy American – We at Energix **are committed to the US market** and source our equipment in the US, namely through our strategic partnership with First Solar, the leading domestic supplier of solar panels.

PRAIRIE SOLAR

PROJECT OVERVIEW

Prairie Solar will be located on private property that will:

- Have a capacity of **20 megawatts**—enough to power approximately 5,000* homes a year.
- Generate **no pollution, noise, or traffic after construction** and will not place any strain on existing infrastructure.
- Contribute an estimated **$3.3 million in additional tax revenue** over the life of the project.
- Have a useful **lifespan of approximately 35 years.**

* According to the United States Environmental Protection Agency's AVoided Emissions and geneRation Tool (AVERT) and Greenhouse Gas Equivalencies Calculator

PRAIRIE SOLAR

PROJECT OVERVIEW

- Prairie Solar will be located on six parcels, zoned RAC, owned by Everets Properties, Inc.
- It is located west of Longview Drive, in the town of Windsor.

PRAIRIE SOLAR

Project Overview

The 6 parcels equal 432.87 acres, but **only 152 acres** will be used for solar panels.

The parcels are currently used for a tree farm, crop growing and hunting. Even with the addition of solar panels, **the land will continue to be used for active timbering, crop production and recreation.**

Parcel ID Number	Total Number of Acres
41-01-018	77.50 acres
50-01-009	211.65 acres
41-01-019	40 acres
41-01-017	5.6184 acres
50-01-007	82.1 acres
50-01-006	16 acres
Total acreage	**432.87 acres**
Acreage proposed for solar	**152 acres**

The rest of the acreage will be used for setbacks, vegetative buffers, pollinator plants and wetland protection areas.

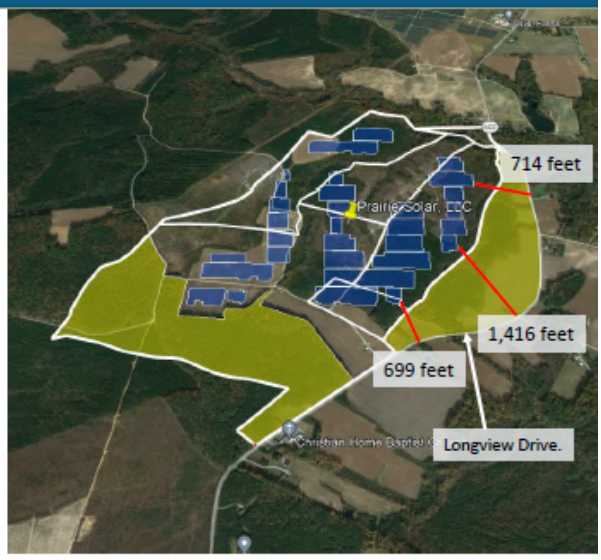
PRAIRIE SOLAR

Landscape and Vegetation

Prairie Solar has worked diligently with the landowner to design the best possible sited location.

Not only is Prairie Solar nestled behind a **dense, existing tree line,** there are large, unleased parcels that separate the project from Longview Drive.

The project will be located between **699 – over 1,400 feet away from the road,** ensuring that any panels and fence will be **100% hidden** from residents traveling along Longview and adjacent neighbors.



PRAIRIE SOLAR

Landscape and Vegetation

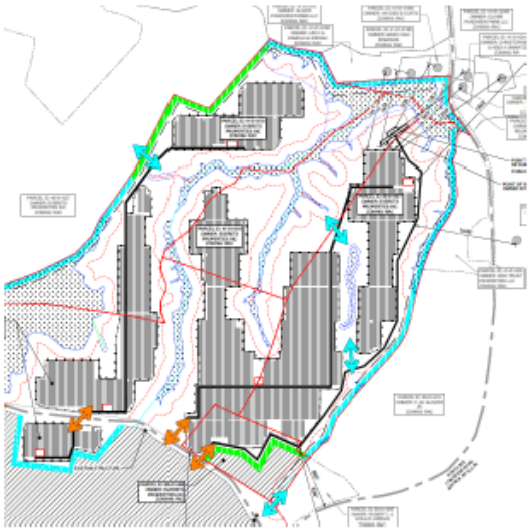
Prairie Solar is committed to maintaining the rural character of Isle of Wight County.

- The solar panels will track the movement of the sun, allowing enough sunlight underneath the solar panels for vegetation to thrive.
- We are committed to preserving existing vegetation and planting additional ground cover with native species.
- Prairie Solar will maintain a **minimum 75 foot setback** from adjacent properties to mitigate potential visual impacts, with 50 feet of that being a landscaping buffer.

PRAIRIE SOLAR

Landscape and Vegetation

- Prairie Solar is so well situated away from any public ROW and adjacent landowners, that the only area where landscaping is proposed is in the NW part of the project.
- This is important to highlight as the adjacent landowner (where vegetation is proposed) is the same landowner as the parcels under lease.



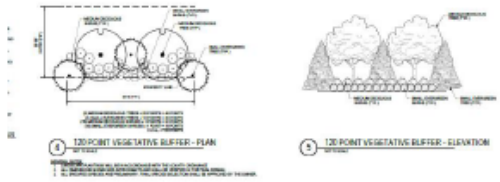
PRAIRIE SOLAR

LANDSCAPE AND VEGETATION

In fact, **all the property west and south** of the proposed site (approximately 809 acres, as shown in the photo to the left) is owned by Everets Properties, Inc – the same landowner that Energix has an executed lease agreement with.

PRAIRIE SOLAR

LANDSCAPE AND VEGETATION



- In the area where proposed landscaping is shown, a mixture of non-invasive trees and shrubbery will be planted.
- Fast growing evergreens will be planted, as well as mixture of species to prevent monoculture

PRAIRIE SOLAR

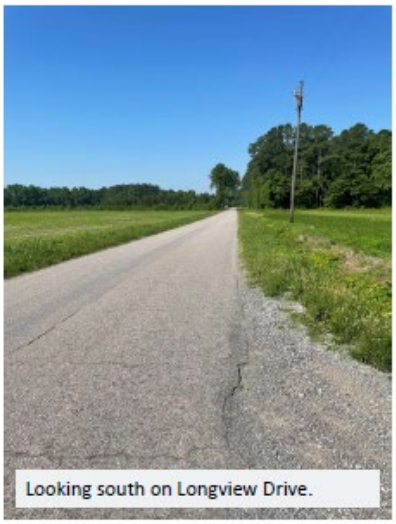
View at Access Road

Prairie Solar will utilize the same existing access road as Rogers Deer Club.

Representatives from Energix has been in contact with the President of Rogers Deer Club (a hunting club of approximately 40 members) who wholly support the project and will continue to remain in contact with them throughout the operation of the project.

PRAIRIE SOLAR

View at Access Road

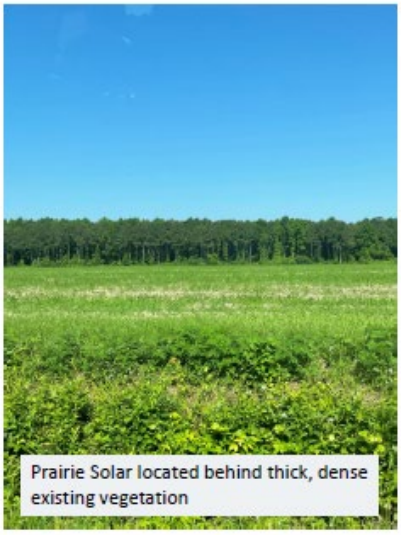

Looking south on Longview Drive.

Ground-level view, directly into project at access road.

View directly across access road.

PRAIRIE SOLAR

View Along Longview Drive



Prairie Solar located behind thick, dense existing vegetation

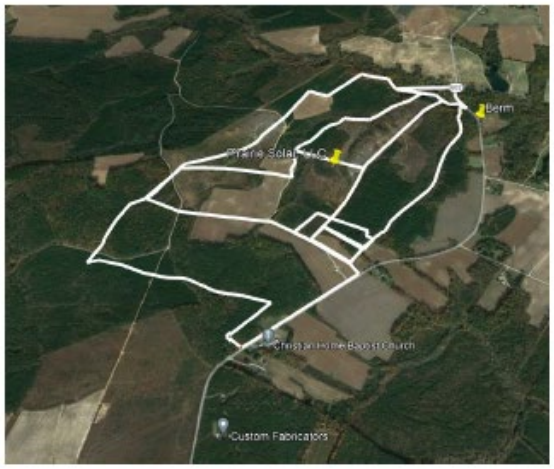
PRAIRIE SOLAR

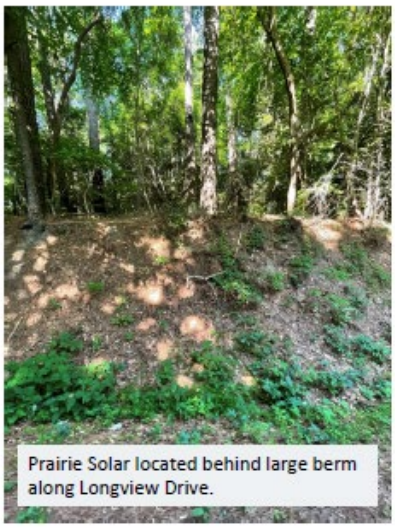
View Along Longview Drive

Prairie Solar located behind thick, dense existing vegetation

PRAIRIE SOLAR

View Along Longview Drive





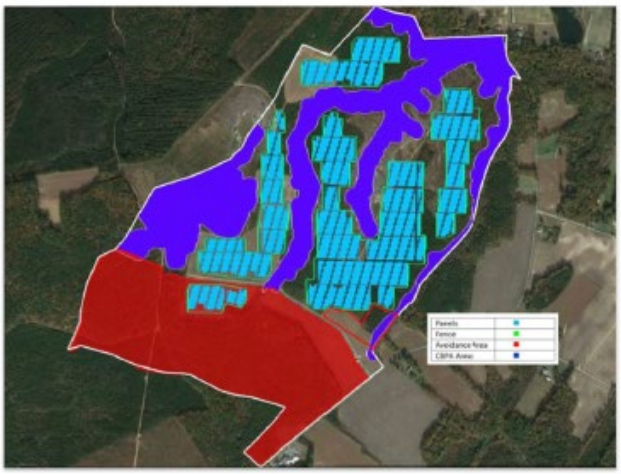
Prairie Solar located behind large berm along Longview Drive.

PRAIRIE SOLAR

Prime Soils

Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, fiber and crops and that is available for these uses.

- Prairie Solar has a disturbance area of approximately 152 acres. Of that 152 acres, **109 acres is listed as prime farmland.**
- Once the project is decommissioned, the acreage will be converted **back to its prime farmland** use – timbering, crop farming and hunting.
- Currently, a total of 77.9 acres, of the 437 acres, is used for active farmland



PRAIRIE SOLAR

COMMUNITY OUTREACH

As a long-term owner of our projects, we care about the community where we operate. Prairie Solar is proud of our voluntary community outreach to ensure neighbors and property owners have all the information they need, as well as a direct contact to company representative.

- Prairie Solar has launched a website to relay important information to the community – www.prairiesolarproject.com – and as a way to gather feedback.
- On February 1, 2023, Energix representatives went door – to – door to residents owning land adjacent to the site, as well as along Longview Drive.
- Additionally, a community meeting was held on February 1, 2023 at the Christian Home Baptist Church.

  Active communication with the church

PRAIRIE SOLAR

ECONOMIC BENEFITS

- Energix is a member of the **Isle of Wight Chamber of Commerce** in hopes of identifying local businesses and contractors for construction and maintenance services.

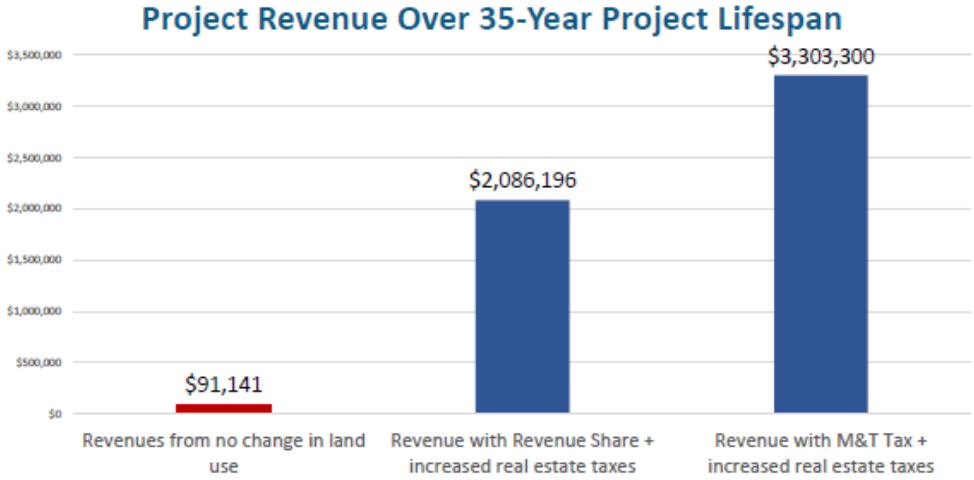
  *We prioritize **hiring local** and are hyper-focused on providing a boost to the local county. This project will create approximately 70 well-paying construction jobs and help stimulate the local hospitality businesses.*

- Prairie Solar will deliver significant economic and tax benefits to Isle of Wight County.

  *Through the revenues generated through county taxes, as well as a siting agreement proposal, the county stands to collect **$3.3 million** over the lifetime of the project.*

PRAIRIE SOLAR

Economic Benefits



PRAIRIE SOLAR

Decommissioning & Recycling

- After the end of its lifetime, Prairie Solar will be decommissioned, and **all its equipment will be removed and disconnected.** This includes all the modules, inverters, transformers, wires.
- All efforts will be taken to **return the land to its pre-existing conditions** after removal of the equipment.
- Unlike many other types of development, **once decommissioned, the area will be suitable for other types of development,** including its pre-solar uses. This is a high value, non-permanent land use that does not impact or limit future uses of the land, such as agriculture.

PRAIRIE SOLAR

American Made

As part of our commitment to Buy American, Energix has partnered with First Solar, a premium American solar panels manufacturer.

- **American-made** equipment, designed to highest safety and quality standards.
- Technology embraced across the world by the largest power producers and utilities with +200 million panels deployed worldwide, making First Solar the **largest American panel manufacturer.**
- First Solar is the **only company in the United States** that provides in house recycling capability with the ability to recycle over 90% of the product right in Ohio.
- First Solar has the lowest carbon and water footprint used in the manufacturing process.

Approximately half of all utility-scale solar capacity in the U.S. in the past decade utilizes First Solar PV panels

PRAIRIE SOLAR

First Solar Cadmium Telluride (CdTe) Panel Safety

Cadmium telluride (CdTe) is the chosen technology for nearly half of all utility scale solar projects in the US

- The panels are manufactured in the United States by First Solar, a company with a 30+ year track record of product safety and reliability. The technology is backed by research done by over 50 researchers in more than 10 countries, including a study done by Virginia Tech.
- Through our supplier partnership with First Solar, **we have access to the only established and operational solar panel recycling facility in the United States.**
- Upon being decommissioned, **over 90% of the components of First Solar CdTe panels can be recycled and reused.** This includes the cadmium component, which can be stabilized and reused as a source of renewable energy for a virtually infinite length of time.

PRAIRIE SOLAR

RECYCLING

PRAIRIE SOLAR

Once the site is decommissioned, the used panels will be disposed of **properly**.

The panels will **NOT** end up in county landfills.

Recycled materials will further the "green" energy cycle:

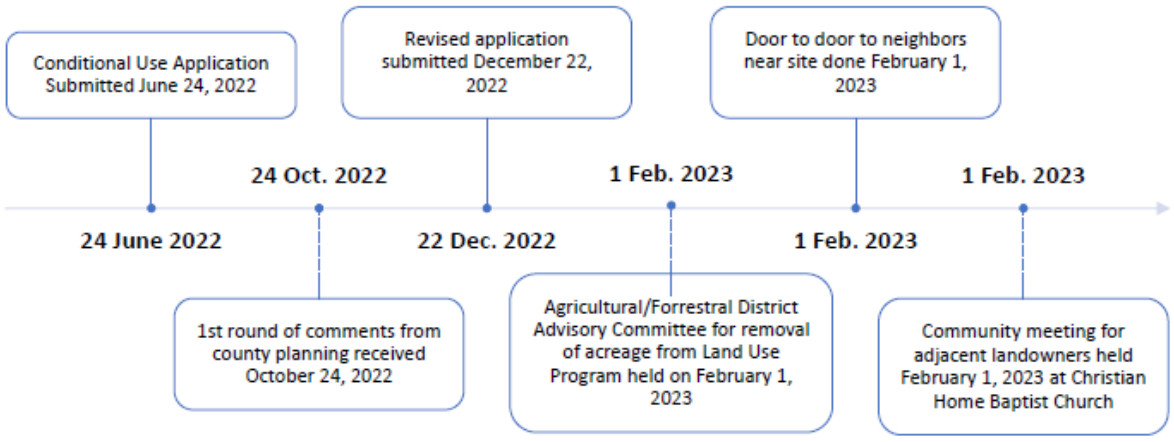
PRAIRIE SOLAR

In Summary...

- Prairie Solar is a 20MWac solar facility that will be **completely hidden** from neighbors and residents.
- Due to careful and diligent negotiations with the landowner, this site will be nestled behind a dense and existing tree line that will provide **100% visual screening.**
- Through a siting agreement, Isle of Wight County stands to collect **over $3.3 million** over the next 35 years, compared to just $91,000 in that same time frame with no change in land use
- Prairie Solar will utilize its **strategic partnership** with First Solar to procure a vast majority of the equipment, right here in **America.**
- By being the long-term owner of the site, Energix is **committed to be a dedicated and respectful** neighbor in the County.

PRAIRIE SOLAR

Timeline



Wayne Smith, 7281 Yellow Hammer Road, spoke against the application with concern the County currently doesn't have a working group to investigate hazards and impacts to the County.

Volpe Boykin, 28359 Walters Hwy, stated his opposition to the solar projects in general. Mr. Boykin stated that he has asked solar companies if all the government money was removed from the projects if they would still be continuing. He stated that no one has yet to confirm this. He

believes, if the solar industry was as profitable as they are saying, Dominion Energy would have been installing them long before now.

Robert Black, 20155 Longview Drive, has concerns with construction vehicles traveling on Sandy Ridge Road and the impacts that may bring. Mr. Black also shared that his property contains a Dominion easement and expressed his concern with any work that might be done for connectivity on his property.

Christopher Cavallo, 101 Clipper Creek Lane, Smithfield, spoke against the application and shared concerns with panels and soils health. Mr. Cavallo stated he believed the County should have regenerative agriculture and use the land for its best uses that could produce more tax revenue.

David Tucker, 6251 Old Stage Highway, asked the Planning Commission to not approve this conditional use permit. Mr. Tucker stated the revenue just isn't enough and asked the Planning Commission to not become sympathetic to a developer trying to get the last free tie-in to PJM.

Alexandria Rose, 6301 Everets Road, stated her family has owned the land proposed for Prairie Solar for over one hundred years and is hopeful her family will own it for the next one hundred years. Ms. Rose added that her family has provided land for the County to build a voting precinct and a water tower in addition to land for the regional landfill in Suffolk. Ms. Rose stated the location for Prairie was chosen, because it cannot be seen from the road or residences. Ms. Rose added that Prairie will require few County resources yet create a tax base needed to increase funding to schools, fire and EMS.

Larry Smith, 6262 Mill Swamp Road, spoke against the application asking when will there be enough. Mr. Smith stated he is concerned with the effect it will have on drinking water and property values in the future.

Adrian Manning, 20221 Shady Pond Lane, spoke against the application due to the County not having a task force as promised. Mr. Manning also asked the Planning Commission to look up the material data sheets for the chemicals that could be utilized in solar farm production. Mr. Manning stated the chemical that was talked about tonight has a high cancer risk from prolonged exposure.

Ron Tominich, 130 Holloway Drive, spoke against this application with environmental and infrastructure concerns. Mr. Tominich added he is concerned with groundwater contamination with the metals that may be used and its close proximity to Chuckatuck Creek as his property is on the other side of the Creek. Mr. Tominich shared his concern with the roads impacted and made the comparison to the solar facility under construction in Isle of Wight/Surry County. He also shared some known environmental contamination and asked the Planning Commission to take concern for our future generations and deny funding and support for this project.

Allie Ondash, project developer with Energix Renewables, addressed Mr. Black's concern and stated no work would be done on his property, and the bridge work would be complete once construction for the project started. Ms. Ondash added pollinator gardens would be planted and

hives added to increase the bee population. She stated reasons for downward adjustments to property values include noise, traffic, and odor, none of which come from solar projects. She also added that because of the location of this project behind trees and landscaping, they do not anticipate this project will have any effect on property values. She addressed the concern with cadmium telluride by stating that cadmium telluride is a stable compound with a high boiling point and insoluble in water.

Chairman Carroll closed the public hearing and called for discussion from the Planning Commission members.

Ms. Phillips stated the interconnection to the overhead powerline is internal to the project area and does not cross onto other property.

Commissioner Bowser asked if the same material would be used in this project as their other projects or has technology improved.

Allie Ondash stated they have a partnership with First Solar and will continue to use those same panels.

Commissioner Bowser asked about the quality of the product.

Allie Ondash stated they only use tier one products which are designed to the highest safety and quality standards. Ms. Ondash added to be qualified as a tier one product they have to be used by six different projects and financed by six different banks.

Commissioner Distefano asked about the word “only” added to condition number twenty-one from the previous applications. Commissioner Distefano also asked if the cadmium telluride would pass the TCLP (toxicity characteristic leaching procedure) process.

Ms. Phillips stated these were conditions proposed by staff and believed this condition was copied verbatim from previous applications.

Commissioner Distefano clarified that he wants all equipment to pass the TCLP not just the ones planned to be disposed.

Dominika Sink, Director of Project Development, stated that the proposed technology does pass this TCLP test. Ms. Sink added the facility in Ohio has tested these panels under multiple conditions. She added that under normal operating conditions, there is little to no risk to environmental or human health.

Commissioner Taylor asked why First Solar uses cadmium telluride instead of crystalline silicon.

Ms. Ondash stated that when zinc is mined cadmium is a byproduct and First Solar uses this instead of putting it back into the environment or landfill.

Commissioner Taylor asked if it is a more efficient material.

Ms. Sink stated that how they react to shading provides more efficiency. Ms. Sink also added that this is proprietary, which may be the reason you see more silicon instead.

Commissioner Rawls asked what is the oldest panel in the field with this technology.

Ms. Sink stated she believes the oldest is eight to nine years.

Commissioner Boykin asked about the citations from DEQ, specifically the Wytheville location with 26 violations.

Ms. Sink stated a contractor made a sequencing error and topsoil was removed from the project. She also stated they have been working with DEQ to bring that site into compliance.

Commissioner Boykin asked about the transportation route and how we are enforcing the conditions.

Amy Ring stated that when the complaints from Cavalier project started being received, staff, VDOT, the Cavalier project team and Surry County began having weekly meetings to discuss how to enforce the approved transportation plan. Ms. Ring added this is a work in progress and the latest activity they are utilizing is having flaggers posted at key intersections to turn around trucks that are not going the right way. She stated this same process will be used with any future solar projects that have an approved transportation plan.

Commissioner Boykin asked if there is a transportation bond in place.

Ms. Ring stated that the County does not, as VDOT is requiring repairs to the road as they find them.

Commissioner Rawls asked if we are billing Stormwater.

Ms. Ring stated they are under weekly inspections with Stormwater and have posted a bond and BMP maintenance agreements as well as other required state permits.

Chairman Carroll asked for the following letters to be entered into the meeting minutes.

February 27, 2023

Ms. Jeryl Philips, ACIP
Assistant Director – Planning & Zoning
Community Development
Isle of Wight County, VA

Re: conditional Use Permit for Prairie Solar, LLC

Dear Ms. Philips,

My name is Lynn Rose, and I am the president of Everets Properties, Inc. The Rose and Kirk families have a deep history with Isle of Wight County dating back to the late 1800s in the vicinity of the proposed Prairie solar farm. This land has remained in our family for over 100 years, and we want to make sure it stays in our family for the next 100 years.

The land and history of Isle of Wight has been and still is very important to me. My family and I had three Jamestown ancestors to settle on or near the Chuckatuck Creek. As my neighbors and I grew older, we noticed that the history of our area was becoming lost due to people passing away and taking with them historical knowledge and stories of the past. Not wanting to lose this history, we formed the Greater Chuckatuck Historical Foundation and began collecting data on the Chuckatuck area to include Longview and Everets. This information became the basis for a book: *Chuckatuck: Crossroads in Time.*

My family and I have been approached by many developers in the past few years about the purchase of this land. The property consists of over 1,400 contiguous acres with road frontage on three county roads. If we sell to developers, it could potentially lead to major housing developments. Other development opportunities could cause permanent damage to our land, increase traffic in our community, and increase the number of children needing to attend our already under resourced schools. Prairie Solar will preserve our county's history without placing additional strain on county infrastructure.

Just as *Chuckatuck: Crossroads in Time* has worked to make the past come alive for future generations, Prairie Solar is our way of making sure the future stays alive for generations. I urge you to support this project.

Sincerely,

Lynn Rose
6001 Everets Road
Suffolk, VA 23434

6065 Everets Road
Suffolk, VA 23434

March 15, 2023

Jeryl Phillips, AICP
Assistant Director -Planning & Zoning
Community Development
Isle of Wight County, VA

Re: Conditional Use Permit for Prairie Solar, LLC

Dear Ms. Phillips,

My name is Rusty Rose, Vice-President of Everets Properties, Inc. My family (the Kirk and Rose families) and I have a long history in Isle of Wight County dating back to the late 1800's. The land that is proposed for Prairie Solar has been in our family for over 100 years and we want to keep this land in our family as long as possible. The timber on this property was used to supply our family's sawmill which shut down in 2007 due to economic reasons. Fast forward years later, we are looking for new opportunities to utilize the land, while keeping the property agricultural.

Many members of our family have either attended or watched virtually the many solar hearings that have taken place through the Planning Commission and Board of Supervisors. We have followed closely the discussions that have taken place and the information presented and have incorporated everything into the project design. Everets Properties, Inc. owns 27 parcels (approximately 2,027 acres) in the county, and we feel as though the spot designated for solar is the best possible location due to proximity to the grid, complete screening and will still allow the farm to continue its operations just like it always has. There will still be active timber operations, crop farming and recreational hunting taking place on the land, in addition to solar, making these multi-use parcels.

A tract of land that my brother and I own is the most impacted by the existing Woodland Solar project, and not once have we had any issues with that project. The Oliver family continues to farm some of our land just like their relatives did for many years. We have witnessed firsthand a solar project in the community, and fully support the rights of landowners to utilize their land in ways that conform to the county's rules and regulations. Projects like this add to the county's tax base but require very few county services. Meaning tax dollars generated from this project can be used where the county needs them.

My family continues to invest in land throughout the county. (Just last year, we bought a farm in the county and plan to buy another one this year). We have invested our time, money, and energy into the land, and I feel good about bringing another use to the land that will help provide another energy resource.

We urge you to support the development of Prairie Solar and are excited about the prospect of having solar on our land. This company has done things the right way – by working with us to design a project that is completely hidden and allows for multiple uses on the land. They went out of their way to knock on every adjacent neighbor's door to answer any questions, and voluntarily held a community meeting to be transparent with information. I believe that utilizing this land for solar is a great way to bring another tax base to the county, while allowing my family to continue farming and timbering the land. This project should be one that is an asset to Isle of Wight County.

Sincerely,

Rusty Rose

March 15, 2023

Jeryl Phillips, AICP
Assistant Director -Planning & Zoning
Community Development
Isle of Wight County, VA

Re: Conditional Use Permit for Prairie Solar, LLC

Dear Ms. Phillips,

My name is Al Biagioni, and I am the president of the Rogers Deer Club in Isle of Wight County. I represent a group of approximately 40 hunters from the local area. This hunting club has been around since early 1940's, and we have always been and believed in being good stewards of the land.

The Rogers Deer Club has been renting land from the Rose and Kirk families for over 80 years. In fact, Mills Godwin, Jr. (60th and 62nd Governor of Virginia) was a long-time member of the club, along with his father. I have been a member of the hunting club for 35 years, and president for the past 7 years. The landowners have always been gracious and kind to the club. They have allowed the club to keep a clubhouse on the property, and even an area to house our hunting dogs. They have been great families to work with and we are proud of our successful relationship.

We hunt primarily deer, but also hunt squirrel, rabbits, and turkey. We have hosted hunts for military and veteran organizations throughout the years. We are fully in support of the proposed solar project on this property. The land proposed for panels is not our primary hunting fields, and the land surrounding the panels will still be available for our use. We will be able to continue hunting the land, even with the solar panels being in place.

On behalf of the hunting club, I urge you to approve the Prairie Solar project.

Best regards,

Al Biagioni
President, Rogers Deer Club

Mary E. Hodge
12383 South River Road
Woodford, VA 22580
804-633-6334
themaryhodge@gmail.com
February 16, 2023

Isle of Wight Planning Commission:
Mr. Raynard Gibbs
Mr. Matthew Smith
Ms. Cynthia Taylor
Mr. Thomas J. Distefano
Mr. Bobby Bowser, Vice-Chairman
Mr. James Ford
Mr. George Rawls
Mr. Rick Sienkiewicz
Mr. Brian Carroll, Chairman
Ms. Jennifer Boykin

Dear Mr. Carroll, Chairman, Mr. Bowser, Vice-Chairman, and Isle of Wight Planning Commission Members,

It is ironic that I recently had just finished re-reading James Michener's book "Chesapeake", when I came upon the article in the February 8, 2023 Smithfield Times on the proposed Prairie solar project presentation by Energix representatives. This book reiterated the deep sense of history and connectedness to the land, and more importantly, the water, as the source of food and life provided in the way of fish, oysters, and crabs that embody spirit of your region.

Your low lying land is similar in many respects to mine in the broad floodplain of the Mattaponi River in Caroline County, where land and water are intertwined and also greatly respected.

As a resident of Caroline County, and a Virginia neighbor a bit to the north and west of you, I would like to offer first person testimony about my county's experience with Energix Renewable Energies, the applicant for Prairie Solar, and reasons why Caroline supervisors unanimously denied (6-0) Energix's Racehorse solar proposal on September 27, 2022, as well as three other solar permits totaling over 2,000 acres.

Energix's proposed 20MW power plant with 58,140 panels may not be in the best interest of Isle of Wight residents. They (Energix) have a contractual and exclusive agreement with First Solar, a company that manufactures solar panels using Cadmium Telluride (CdTe) photovoltaic thin film technology. Cadmium Telluride is a known carcinogen, and its use has been banned in four Virginia counties and by several U.S. governmental agencies. When broken, these panels can potentially leach the heavy toxic metals into the soil and groundwater, as there is only one layer of film surrounding the p-v material.

Energix countered these claims in Caroline, by submitting a 2019 "Virginia Tech report" which I am sure they will have you reference. This report was in reality paid for by First Solar, and authored by Dr. William Reynolds, who claimed the safety of these contentious panels to be "as long as they are operating normally". There was a well known natural disaster that occurred in 2015 when an EF-3 tornado struck and damaged over 170,000 First Solar panels in the Mojave desert at the U.S. government owned Desert Sunlight facility. The operator and BLM have basically "erased" the testing report document (Toxicity Characteristic Leaching Procedure -TCLP) performed after the Mojave disaster, and repeated attempts to FOIA this document have failed. If Energix provided your county this "Virginia Tech report", you will note there are three links used as references to this tornado and other natural disasters such as hurricanes, but they are all null and invalid. I urge you to question this data yourselves, as well as look up Dr. Reynold's many other publications, and you will see this report is far below his normal caliber of scholarly writing. Also, demand Energix provides you the TCLP document that they inferred having possession of at one of my county's meetings.

Now we do live in a designated tornado alley in Virginia. In fact we had such a warning as recently as last fall when one of the tropical storms passed north. If you recall, in 2016, an equally severe EF-3 tornado ripped a 16 mile swath through the Northern Neck and Middle Peninsula of Virginia. I drove out there after, and never witnessed such destruction in my life. A worst case scenario would be if a similar natural disaster damaged the thousands of panels in the Isle of Wight facility. Wouldn't you realize the true possibility of soil and water contamination occurring? In Caroline County, our officials banned the use of Cadmium Telluride panels on three of the solar applications, as well as inserting conditions for annual soil testing for heavy metals be conducted at the the other four solar sites seeking approval. Many other permits for solar plants have been denied in other Virginia counties (Page and Pulaski Counties, for example) due to the potentiality of well contamination threatening the health and safety of the majority residents dependent on local aquifers.

Due to the hazardous elements in First Solar CdTe panels that Energix seeks to install, it is recommended that they be recycled at end of use, rather than dumped

en masse in landfills and leaching into groundwater at these sites. Energix has yet to recycle any of their panels. Dominika Sink, speaking on behalf of Energix Renewables, at our September 27, 2022 meeting in Caroline, for the first time publicly stated that Energix had an alleged "confidential master agreement" with First Solar (to recycle panels). However, they have yet to produce such a document, nor has anyone to date seen a pre-funded recycling contract with First Solar on any of their applications in Virginia. I would urge you to ask their representatives about this during your meeting on February 28, 2023.

According to Parikhit Singh, a First Solar scientist who gave testimony in Spotsylvania County in 2019, it costs between $10-$15 a panel to recycle them, as opposed to $2 to landfill. In fact, there are numerous First Solar panels for sale on eBay, and despite the "must be recycled" symbol on the panels, presumably second-hand buyers will ultimately trash them in landfills all over the country. We Caroline citizens requested of our Board to stipulate Energix provide us a pre-paid recycling contract. The Caroline Board also did not want to hold the ultimate liability for the high cost of decommissioning, which important for you to consider, will ultimately fall back on the county to financially assume!

One of several ebay listings. Look at the label, clearly has a "do not trash" symbol:
https://www.ebay.com/itm/295527687100?
hash=item44ced2a3bc:g:I8QAAOSwk0hj6pYM&amdata=enc%3AAQAHAAAA8LSK
3UDsES9K%2F%2BfrLlUVkx0pFw0BPKiOwO1QBoJyfiKlkOOLj8GeAPimLw4xwsNsY
5vhShnc7C8gl%2F%2FNiWBVyPW2YO7ndS0LwY88b4Q2XSOiiLXsf7neLUonerrtvB
LZ%2FjpCil1gBZDVl%2BHlbTRin9B4P58hdZV%2Fqr0hZswUSsoOr8t8vLiapXaw03
oZFPqvXVwuZz60QpDeqf63IaxoKnDlOl%2BW21R81NHccU4RPw3p7BWBmysHKJ
oG4svVa59nPo8zT%2FHFyc9iSJVZDMyZVy2PBivDsqKlQeSFdgrA1UFfJDNPOfPuA
aNYbDPoDPJVPQ%3D%3D%7Ctkp%3ABk9SR-zxzuzKYQ
How will your county ultimately have to dispose of these, should you be left with a huge mess to clean up, and the county ultimately responsible?

In addition to the dangers of the panels Energix installs, there is a more valid and current issue of their numerous DEQ stormwater violations and fines incurred last year alone at their Wytheville and Buckingham sites, to the sum of almost one hundred thousand dollars! Ms. Dominika Sink repeatedly tries to blame the violations on contractural errors, and the occurrence of several 100 year storm events taking place. Yet I have documentation that the operational date for Energix Buckingham was July 2021, and the DEQ inspections that resulted in the violations and fines took place AFTER that date, in September and December of that year. Does Isle of Wight really want to enter into a contractural agreement with a company who has already violated four state environmental laws?

By the evidence shown in this example alone, I certainly urge your county to not

willingly add itself to becoming yet another poster child of Energix's violations, fines, and bad practices. I can easily see this occurring in this wooded and farmed terrain. How can any rational person conceive clearcutting, destumping, then removing all topsoil off several hundred acres of ground. Our region is subject to frequent heavy rain events. All that fragile, silty subsoil will soon become a field of mud and muck, and flow right into Chuckatuck Creek, then overwhelm the James with heavy loads of sediment it will take ages to recover from. Why would you take a perfect ecosystem and transform it into an environmental disaster?! Caroline County supervisors also voted down CC solar (1600 acres), Woodford Solar (345 acres), and Ladder solar (100 acres) for all these valid rationales.

In Caroline County on September 27, 2022, Energix representative Shawn Hershberger was also questioned how they would rectify damages incurred on neighboring properties, should they be impacted downstream with runoff and sediments causing property destruction. He was unclear in his response and could not come up with a valid solution that would assuage this realistic scenario.

Mr. Crowgey, a respected farmer, who regretfully leased his land in Wytheville to Energix, filed public comments to DEQ last year, on how his property is totally devoid of topsoil, washed out, nothing will grow on it, and 85% is bare ground. Neither he nor his family may never be able to farm it again in the future. He also documents the now muddy creek draining into his neighbor's pond.

Energix and other solar salespeople are trying to get their projects approved before HB206 takes place in December 2024. My county was prudent in denying theirs and three other solar proposals, in light of the fact of stricter upcoming regulations on the solar industry. In fact, in November 2022, Caroline County repealed the solar ordinance, so no new applications may be submitted at this time. I applaud my county administration for protecting our natural treasured resources: farm and forest land!

Energix will most certainly bring in their own real estate appraiser to one of your meetings, who will testify that there will be no decrease in neighboring property values by having a solar plant near by. Of course property values will decrease next door to a facility that looks like a fenced in concentration camp! My home is situated within 1/4 mile of the 348 acre Woodford solar proposal ,which also was unanimously 6-0 denied also by Caroline County BoS on November 10, 2022. It was sited on rural preservation land in the 100 year floodplain and all in planted pine and native woodland. If this had been approved, my home and 10 acre farm would significantly decrease in value. I would definitely move from this home of 25 years if a solar facility were allowed on this fragile landscape, nor would anyone give me a fair market value to live close to a very real potential pollutant threat to the lifeblood of my existence: my shallow well water supply.

Energix and other solar corporations have suffered a series of defeats last year, due to well informed county officials and citizens who are mobilizing and demanding their local representatives vote for the interests of their constituents, those who elected them, and not pandering to the greedy self interests of the solar lobby and their numerous fly-by-night LLC's.

Finally what are the implications of removing land that produces humans two most basic needs: food and shelter, and replacing this with vast acreages of electro and radio frequency emanations? Squanders huge amounts of treasured natural resources, our PRIME agricultural and forest land. Please consider that these lands are our country's most important resources. Any land that is disturbed for a solar facility and supposedly reclaimed in the future will most likely never be farmed again. And just because the solar company states it will be hidden from view, does not negate the reality that it is THERE.

Thank you for considering my advice and experience, which I freely and genuinely share with you, when I respectfully ask you to recommend denial to your Board of Supervisors for Energix Prairie in Isle of Wight County, Virginia.

Sincerely yours,

Mary E. Hodge

References:
https://www.farmvilleherald.com/2022/07/energix-solar-may-face-fines/
https://swvatoday.com/community/article_85d3a8a0-1f0e-11ed-89ea-138c85a2a35e.html
https://www.southwesttimes.com/news/sups-deny-permit-solar-farm
https://www.prnewswire.com/news-releases/israels-energix-renewable-energies-fined-over-90-000-in-virginia-for-environmental-violations-301589852.html
https://original.antiwar.com/smith-grant/2022/10/17/virginia-rejects-israels-energix-cdte-solar-farm-panels/

Commissioner Distefano shared his concern with the possible upcoming changes to the solar ordinances when considering this application and asked for thought on tabling the application until the task force is established and ordinance is approved.

Commissioner Ford asked for a timeline for the energy task force and the information they will obtain. Commissioner Ford added that the Planning Commission is dependent on the information they provide and is uncertain if that will be available by the time they need to make a decision on this application.

Chairman Carroll stated that due to the time between tonight's meeting and the March Board of Supervisors meeting, regardless of the recommendation, no item will be heard at the March Board of Supervisors meeting.

Commissioner Distefano made the motion to table the application. Commissioner Gibbs seconded the motion, which was adopted with Commissioners Bowser, Boykin, Distefano, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, Smith, and Carroll voting in favor of the motion, and no commissioners voting against the motion (10-0).

The application was tabled and will come back before the Planning Commission on March 28, 2023, under Old Business.

Chairman Carroll called for the next public hearing item.

> **An ordinance to amend the following sections of Appendix B. Zoning: Article II (Definitions) for the purpose of defining utility scale solar energy generation facilities and Article V (Supplementary Use Regulations), Section 5-5003.M.4 (Utility Scale Solar Energy Facilities) for the purpose of revising development criteria for utility scale solar energy generation facilities**

Amy Ring, Community Development Director, gave the following presentation.

Background

- November 22, 2022 - Planning Commission voted to hold a worksession on December 13, 2022, in order to discuss the form and location of solar energy generation facilities in the County.
- December 13, 2022 - Planning Commission directed staff to prepare draft ordinance changes based on the discussion at the meeting.
- January 24, 2023 – After discussing the draft ordinance changes, the Planning Commission directed staff to advertise them for public hearing at the February 28, 2023, regular meeting.

Description

- Zoning Ordinance considers utility scale solar energy generation facilities a major utility use type
- Includes supplemental use regulations for these uses in Section 5-5003.M.4
- Planning Commission requested that a definition be added for utility scale solar energy generation facilities as well as specific performance criteria discussed during the work session

Summary of Changes

- Utility scale solar energy generation facility definition
- Twelve new or revised performance criteria proposed by Planning Commission
- Staff also proposed several revisions based on other conditions set for previous solar applications

Utility Scale Solar Energy Facility Definition

Utility scale solar energy facility.\ A renewable energy generation facility is a major utility use type as defined by this Ordinance that either:

(a) Generates electricity from sunlight, consisting of one or more PV systems and other appurtenant structures, to include energy storage, and facilities within the boundaries of the site; or

(b) Utilizes sunlight as an energy source to heat or cool buildings, heat or cool water, or produce mechanical power by means of any combination of collecting, transferring, or converting solar-generated energy; and

(c) Does not meet any of the following criteria: has a disturbance zone equal to or less than two acres, is mounted on or over a building or parking lot or other previously disturbed area or utilizes integrated PV only.

Draft Ordinance Changes

- Comments from electric company regarding the capacity of the transmission lines part of any use permit application
- 250 foot setback from any historical structure, cemetery, cultural resource, or a school
- New substations, connector stations, inverters and transformers set back at least 500 feet from property line
- 50 foot wide bufferyard shall be installed next to residential properties and roads consisting of three, staggered rows of trees and shrubs a maximum of eight feet on center
- If the land area being leased was under crop cultivation prior to lease, it shall be maintained and cut annually during the growing season prior to August 1 until site construction begins

Draft Ordinance Changes

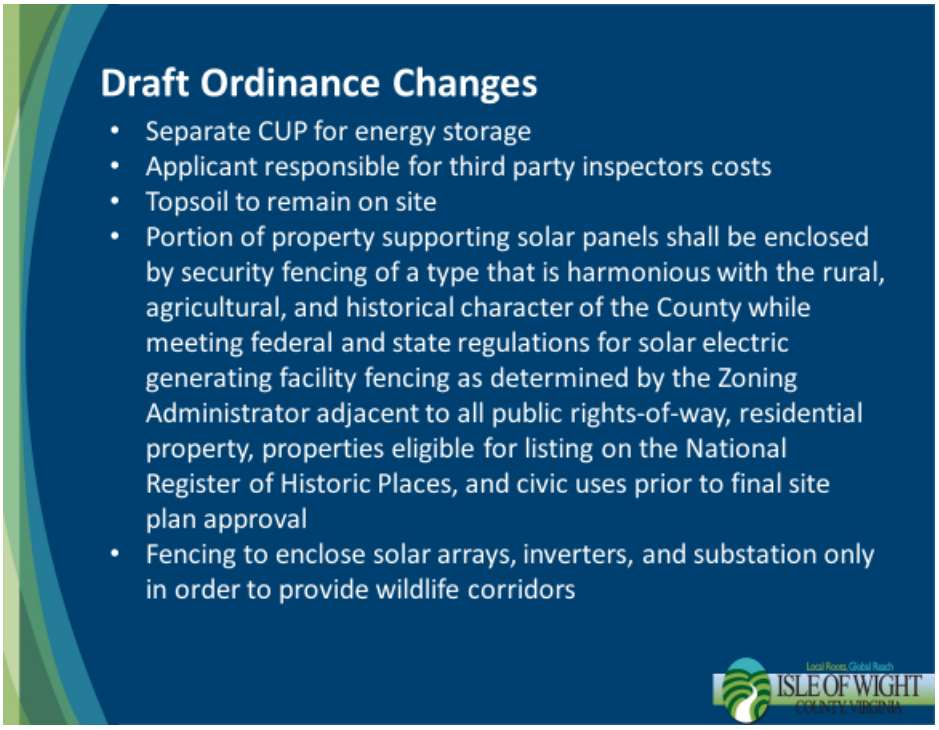
- Removed salvage value credit from required decommissioning surety
- Cannot be located within the limits of the DSDs
- Must be wholly located within a 2 mile radius of existing substations and/or high voltage transmission lines
- Use types shall be limited to a maximum of 2% of the total number of prime farm soils and soils of statewide importance, or 2,446 acres
- Documentation on available capacity in MW on effected distribution lines and any details that may impact future energy generation projects.
- Annual activity report for PC and BOS

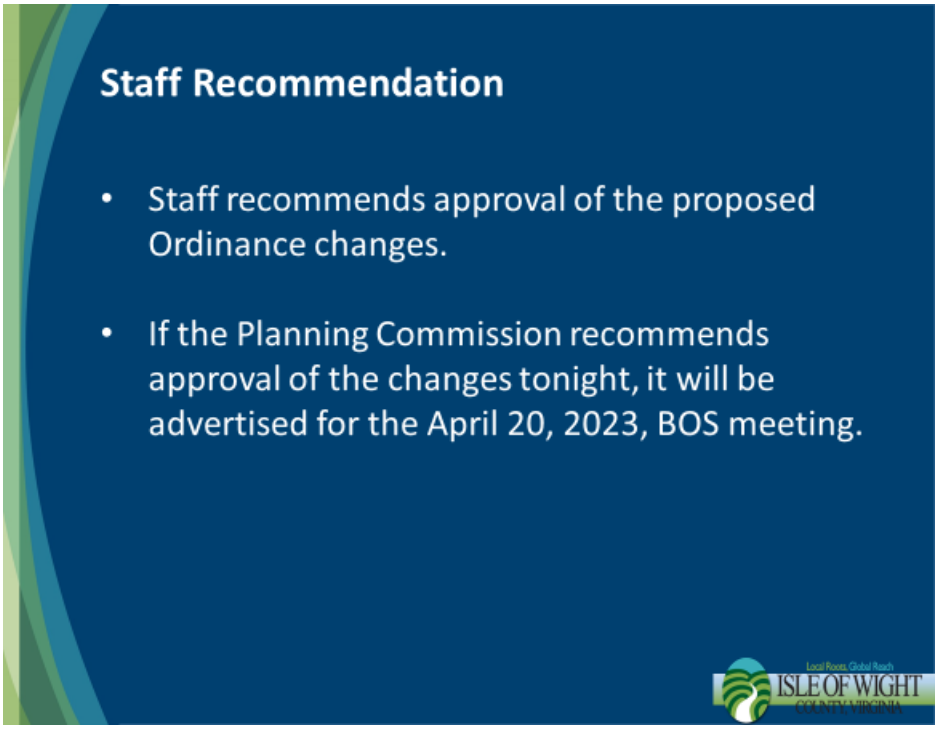
Draft Ordinance Changes

- Documentation that all panels and equipment initially installed and replaced qualify, for disposal purposes, as nonhazardous waste under applicable US EPA regulation using a Toxicity Characteristics Leaching Procedure or equivalent laboratory analysis
- Emergency Response Plan to include remote access and local training program
- Notification sign at each site entrance that states (a) the rated nameplate capacity, (b) the name of the project owner, and operator (if different from the owner), (c) the street address of the site, and (d) a 24-hour emergency contact phone number for the operator

Draft Ordinance Changes

- Separate CUP for energy storage
- Applicant responsible for third party inspectors costs
- Topsoil to remain on site
- Portion of property supporting solar panels shall be enclosed by security fencing of a type that is harmonious with the rural, agricultural, and historical character of the County while meeting federal and state regulations for solar electric generating facility fencing as determined by the Zoning Administrator adjacent to all public rights-of-way, residential property, properties eligible for listing on the National Register of Historic Places, and civic uses prior to final site plan approval
- Fencing to enclose solar arrays, inverters, and substation only in order to provide wildlife corridors





Chairman Carroll opened the public hearing.

Volpe Boykin, 28359 Walters Hwy, supports the ordinance stating the County needs to control solar farms, if they are going to allow them. Mr. Boykin asked to have an independent appraiser

assess property values of houses that have solar facilities adjoining their property, and if there is a decrease in value, ask the solar company to address this issue.

David Tucker, 6251 Old Stage Hwy, stated he appreciates the willingness to have a sign with contact information posted on the site. Mr. Tucker also stated that he believes the energy generated should be posted and transparent to prevent part-time energy providers. He added that to remain rural, farmland is to be preserved as prime farmland.

Benn Stagg, 15298 Gayle Way, Carrollton, stated he currently has a solar farm project within the County and the task force was suggested at one of the meetings several years ago. Mr. Stagg added that he supports this ordinance except the restriction on prime farmland. He stated the prime farmland cap has been or close to exceeded. By leaving this requirement in the ordinance, we may face an unintended consequence by converting non-prime farmland (timberland) to solar farms.

Ryan Gilchrest, Open Roads Renewables, 124 Franklin Street, Charlottesville, stated he is in support of the proposed ordinance and suggests the ordinance states that it will apply only to conditional use permit applications submitted after the changes are adopted by the Board of Supervisors. He added that this will protect the investments already made and provide regulatory certainties for businesses to come.

Gary Hanson, 7268 Deerfield Drive, Zuni, shared his concern with the amount of power solar facilities actually generate. Mr. Hanson stated there was a study from the City of Tallahassee Director of Alternative Energies that their 62 MW facility was monitored for two years and only produced twenty-one percent of what was proposed. Mr. Hanson asked for the truth in advertising from the solar companies.

Molly Harrison, 20528 Shady Pond Lane, stated that she spoke at the last Board of Supervisors meeting sharing the County's vision statement. Ms. Harrison stated after the meeting she received a letter from Mr. Gilchrist with a picture of her home and the distance from the solar farm shown. Ms. Harrison added that she felt Mr. Gilchrest's letter was intrusive and bullying. She also added that in her career as a fire medic, she has not received training on how to handle an emergency at any of the solar facilities.

Blake Cox, 6454 Waymore Lane, Chesterfield, founder of the nonprofit organization Energy Right, stated that he supports having an ordinance and believes that the landowner rights should be in the forefront. Mr. Cox believes that the cap is unfair to landowners and solar developers and suggests that the County continues to judge projects independently and on its own merits.

Greg Creswell, Senior Development Manager with AES Clean Energy, 4200 Innslake Drive, Glen Allen, stated the County needs to adapt to the changing technology to take advantage of the opportunities in a manner that is compatible with its needs to best serve the citizens and the greater good. Mr. Creswell stated that AES is in support of the ordinance revisions except the cap on prime farmland. He stated that a two percent cap is a moratorium on solar development within the County. Mr. Creswell added the ordinance requirement to be located within a two-mile radius of the high voltage line would increase density and create a solar corridor. Mr.

Creswell also stated that the fifty-foot vegetated buffer requirement would create an institutional look to the landscape. He added that AES believes that each project should stand on its own merit.

Nick Bundren, 407 Webb Street, Blacksburg, Virginia Land and Liberty Coalition, stated renewable energy is the future and asked the County to support solar in a sensible and appropriate way.

Garrett Weeks, 4446 Hendrix Avenue, Jacksonville, FL, Palladium Energy, stated he is currently developing a solar project in Isle of Wight County. Mr. Weeks stated Palladium Energy is in support of developing thorough ordinances to ensure the projects are smartly sited and only projects beneficial to the community are approved. Palladium believes projects should be assessed on their merits. He added that as drafted, some of the conditions will be impossible to comply with, and solar development in the County will cease. He doesn't believe that is the County's intent.

Lynn Briggs, 2111 North Mason Street, stated she supports the proposed ordinance with the exception of the two percent cap. Ms. Briggs added that solar development does not put a strain on the County resources like residential development and is a perfect temporary solution for land owners, because it allows the land to be kept in the family, generates income, and allows the land to be used for other purposes in the future. Ms. Briggs states that she believes the two percent cap is too restrictive and believes projects should be judged by merit and on a case-by-case basis.

Paul Garris, 7284 Yellow Hammer Road, shared his concerns with the environmental dangers associated with solar and industrial hazards spread across our rural area. Mr. Garris added that if solar panels are going to be allowed, they need to be regulated to a reasonable amount. Mr. Garris asked the Planning Commission to approve the proposed ordinance change.

Debbie Arrington, 7346 Yellow Hammer Road, stated she is concerned about the hazards after storm damage to a solar facility and who will be taking responsibility for the damage and clean up. Ms. Arrington added that there has been a seven percent decrease in property values. Ms. Arrington stated that she believes every person has a right to do what they choose on their property but has concern when what they do on their property effects neighboring property. Ms. Arrington added that she received a letter from Mr. Gilchrest after speaking at the Board of Supervisors meeting. Ms. Arrington expressed her dislike with the letter and asked the Planning Commission to not approve any more solar projects.

Adrian Manning, 20221 Shady Pond Lane, Zuni, stated that the solar company representatives that have spoken are not from our area or even state. Mr. Manning added that he doesn't support out-of-state agencies dictating what happens to Isle of Wight County citizens. He also suggested that if the solar facility is tabled due to the task force, he asked for the same for the solar ordinance.

Wayne Smith, 7281 Yellow Hammer Road, stated he is in support of the ordinance changes and supports the two percent cap in addition to other language to regulate land use outside prime farmland.

Christopher Cavallo, Cavallo Creations, 546 New Town Road, Apt. 1312462, stated he has been ignored and denied and has had business ideas stolen from him. Mr. Cavallo stated his programs will bring regenerative agriculture to the County on the largest scale in America. He added that he believes we need to take back our country and have natural security and food security. Mr. Cavallo stated that if generational families need money, they should come to him. Mr. Cavallo stated that he believes there is a lack in knowledge by the farmers because of how the land has been treated. Mr. Cavallo stated that we should not sell out to foreign powers or people who are not from our county. Mr. Cavallo added that this should be revisited in a few years and navigate agriculture instead of selling out. Mr. Cavallo stated he would be calling the White House, Pentagon, Congressmen Kiggans and Governor Yougkin to let them know the planning board is not bringing applications of gigantic tax revenues to the Board of Supervisors.

Larry Smith, 6262 Mill Swamp Road, stated he supports the two percent cap. Mr. Smith also added that he has concerns with the representatives from out-of-state and asked where they would be in forty years.

Quinten Wood, New Leaf Energy, 55 Technology Drive, Lowell, MA, stated he recommends to table this ordinance and have further discussions with both sides. Mr. Wood added that the CUP process is self-regulating and believes each project should be determined if sited appropriately and regulating the type of land it has to be on is not necessary. Mr. Wood stated that he believed this would restrict the landowner. He added that solar is a way a landowner can sustain their way of life.

Chairman Carroll stated that if you spoke and sent a letter, the letter would not be included in the minutes. Chairman Carroll asked for the following to be entered in the minutes.

Renewable Energy Services, LLC
5315 Highgate Dr. Suite 202
Durham, N.C. 27713

Chairman Carroll and members of the Planning Commission,

My name is Tom Delafield and as Director of Project Development, I am writing on behalf of my employer, Renewable Energy Services (RES), a family-owned and operated utility-scale solar developer based in North Carolina. As a developer with significant experience across Virginia, and more specifically, one that has been working on a project in Isle of Wight for several years, I am writing to provide balanced industry input on the Proposed Zoning Ordinance Revisions, dated January 17, 2023.

At its core, our company wholeheartedly support counties that take a thoughtful and well-rounded approach to solar development. We firmly believe in the development of quality, community-friendly projects that strike the proper balance of appearance, harmony with rural character, property rights and economic development. Having an active project within the county, we have been monitoring the evolution of solar within Isle of Wight and overall, we feel the existing ordinance is thorough, thoughtful and consistent with industry best practices. Based on the proposed changes, it seems that there may be some fatigue or frustration with solar development; that there may feel like no end to the number of proposed projects.

Many of the proposed changes will further improve on the county's already robust solar development ordinance, such as the requirements for: increased setbacks from historical structures, a more refined definition of vegetative buffers, and emergency response plan; just to name a few.

While the proposed changes are mostly positive, they are not all constructive. I would like to offer the following comments for your consideration:

1. 4.a.viii & 4.l – The requirement of proof of capacity is problematic for the following reasons:
    a. Capacity information is rarely provided directly by the electric company. For larger-scale solar development, the interconnection process is handled by a regional transmission operator (RTO) called PJM, who is not a utility. They perform power flow studies for energy projects of all types, regardless of fuel source (i.e. solar, wind, natural gas, nuclear) to determine how the energy will be moved throughout the grid. These studies identifies required grid improvements in order for the energy project to safely connect to the grid, and the associated costs for those improvements, but rarely directly speaks to line capacity. Further, transmission-connected projects are not provided with *any* information on the distribution network because connection costs inherently protect against such impacts by upgrading the appropriate equipment.

b. Additionally, it is common for a project to be assigned costs associated with improving infrastructure tens and sometimes hundreds of miles away from the site. Simply understanding the capacity rating of the power line is not an accurate way of assessing the likelihood of project success.

c. The requirement is counter to free market ideals. If a business is willing to pay to upgrade the infrastructure in your community, why should they be prohibited from doing so? A restaurant would not be restricted from paying to upgrade water lines, nor a manufacturing facility from improving a road. Improved infrastructure of all kinds benefits residents by making the community more resilient, especially important for our power grid. We all want the lights to come on when we flip the switch, let us invest in the grid so you don't have to.

d. **4.a.viii Recommendation**: Delete this requirement all together. If it must remain, reject the deletion of the second sentence and add flexibility for source material ("*An applicant can satisfy this requirement by submitting proof of application for interconnection to the electricity system or supply a power line capacity report provided by a qualified 3rd-party engineering firm.*"), keeping the ordinance clear as to how this requirement is satisfied.

e. **4.l Recommendation:** Either delete the requirement or make it only applicable to projects interconnecting to the distribution network. It simply does not apply to transmission projects.

2. 4.k – The restriction on the usage of prime farmland is problematic for the following reasons:
   a. This requirement restricts the financial flexibility of farmers. As the stewards of the land, often for multiple generations, they have earned their property rights and should be free to decide for themselves as to how best utilize their land.

   b. 2% is an arbitrary number that leaves no room for additional development. Why not 1% or 3% or 5%? A five percent cap would be equivalent to less than 3% of the county's total land, a restriction in line with other county ordinances in the region.

   c. In 2022, the legislature passed HB 206 into law, requiring the mitigation of the use not only of prime farm soils but also prime silviculture (timber) soils. As such, the intent of this ordinance is covered by State law, making this restriction duplicative and overly cumbersome.

   d. **Recommendation**: Delete this requirement.

3. 4.M – It appears as though the County is hoping to gain a better understanding of which projects are viable and likely to be constructed. We agree this is a reasonable goal for the

county and thus support the addition of 4.M, requiring the facility owner to provide reasonable annual updates to the Zoning Administrator. These reports should allow the county to better understand which projects are ultimately proceeding and which ones are likely to fail, despite having been approved by the County. Once a project has failed, the county should be required to remove that project's acreage from any existing acreage caps.

   a. **Recommendation**: add to section 4.M the requirement that projects notify the Zoning Administrator if the project is pulled from the PJM queue or dissolved, triggering a removal of that acreage from any applicable county acreage caps.

4. 4.e(vi) – This section places undue responsibility on the solar developer. In most cases, it is up to the landowner to manage any on-going agriculture activities on the land during development, prior to construction. The developer may not be a party to the agricultural decisions the landowner/farmer is making on the property on a month-to-month basis.

   a. **Recommendation**: Delete this requirement

5. We fully support 4j, 4n, 4o, 4p, 4s, and 4t.

   a. **Recommendation**: Approve these requirements.

If additional conversation or context would be helpful, we would be happy to engage with you in good faith to help find reasonable solutions to replace the ordinances noted above. I appreciate your time and consideration on this topic. Energy is a critical part of our lives and the more available, cheaper and cleaner our energy, the better off we will be.

Respectfully,

Tom Delafield

Dir. Project Development
Phone: 919-723-7473
Email: tdelafield@r-e-services.com

for Ordinance Revisions

Carr Farms is a small family-owned farming business that has been in existence for over 200 years here in Walters in the Southern End of Isle of Wight County. We have seen a great deal of changes to our county during this time, some for the good and some for the not so good.

There is a great deal of farmland that is considered Prime Farmland in this county and a great deal of it is owned by farmers who have retired from farming or are getting ready to retire from farming in the coming years. It seems that these are the citizens the Solar Energy Facility companies are approaching by telling them how much they will get an acre per year if they sell or lease their property to the Solar Energy Facility. What seems at times to get forgotten or glanced over is that this property will come out of agricultural tax status and placed into another tax status where the taxes are higher and the landowner is responsible in paying. It has been proven time and time again, that once land is taken out of agricultural status, it can't be returned to that status.
An example of this is:

A Solar Energy Facility Company contacts a landowner about constructing a 10 Mega Watt Solar Energy Facility on their property. The USDA/FSA has deemed this property as "Prime Farmland" due to its particular soil type. The Solar Energy Facility company is offering the landowner a 25 year lease for his property to have this facility constructed, when this takes place that property will no longer be considered "prime farmland" as it has been taken out of agricultural production. That in turn decreases that amount of "Prime Farmland and/or Farmland of Statewide importance", which according to USDA/FSA is only approximately 32% of all **farmland** in Isle of Wight County.

The biggest take away from establishing a solar energy facility on Prime Farmland and/or Farmland of Statewide importance is that this property will **NEVER BE ABLE TO BE PLACED BACK IN AGRICULTURAL STATUS AS THERE IS NOTHING THAT WILL BE ABLE TO BE GROWN IN THOSE FIELDS AGAIN.**

I am hoping that the Planning Commission takes a hard detailed look at what these Solar Energy Facilities are doing to our precious farmland. There needs to be common sense ordinances put in place in regards to ordinances and policies in allowing Solar Energy Facilities to be established in our county. I also feel that the Planning Commission should contact some of the active farmers in our community, not the ones that the solar energy companies are currently working with and enlist their opinions, concerns and suggestions on commonsense ordinances and policies. Like the saying goes, **NO FARMS, NO FOOD! And you can't feed your family solar energy panels!**

We highly recommend the Planning Commission places a 1% cap on the amount of all farmland that can be considered to be utilized towards Solar Energy Facilities. This should encompass all future and in conjunction with what has already been approved to not exceed that 1% cap.

We thank you all for allowing us to express our feelings and concerns on this topic and hope that the Planning Commission will take into consideration what the farmers in our county are concerned with when establishing the new policies and ordinances in reference to the establishment of Solar Energy Facilities in our county.

Thank you and God Bless

Carr Farms

25 February 2023

Letter to the Isle of Wight County Planning Commission Members:

BRIAN CARROLL, CHAIRMAN
BOBBY BOWSER, VICE-CHAIRMAN
CYNTHIA TAYLOR
JAMES FORD
JENNIFER S. BOYKIN
GEORGE RAWLS
THOMAS J. DISTEFANO
RICK SIENKIEWICZ
RAYNARD GIBBS
MATTHEW SMITH

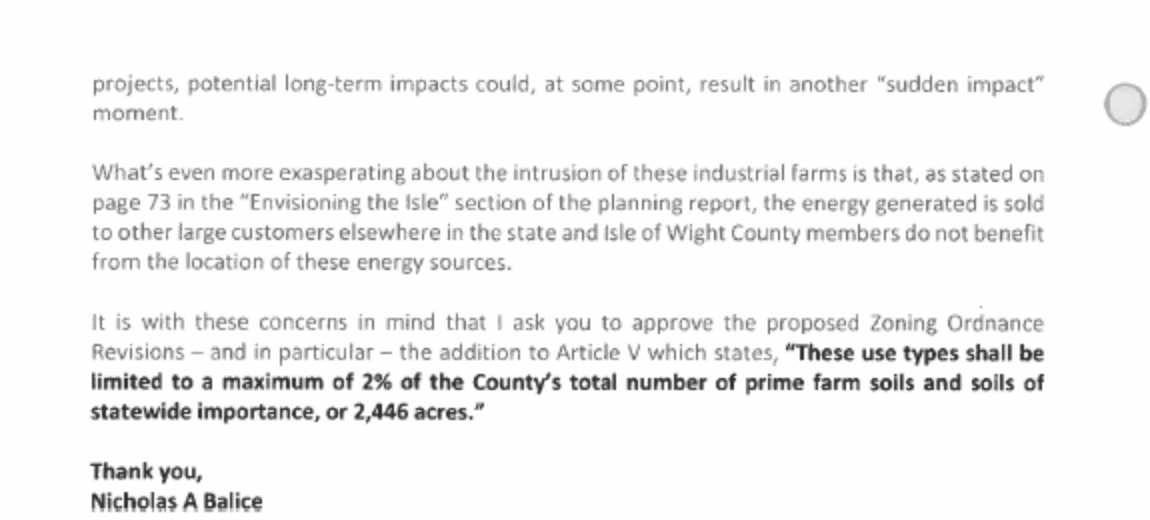
From: Nicholas A Balice
7277 Mill Creek Drive
Zuni, Virginia

RE: Proposed Solar Energy Facility Ordinance Changes

My wife and I have resided in the Isle of Wight community since 2005. We moved our family here while I was serving on active duty because it provided that relaxing atmosphere so eloquently described on the Isle of Wight web page. Specifically, it states "Nestled on the shores of Virginia's James River, Isle of Wight's residents enjoy the rural nature of the county coupled with the quaint atmosphere of the two incorporated towns, Smithfield, and Windsor. We continue to enjoy the rural nature of this community as a sanctuary from the hustle and bustle that seems to be enveloping so many communities.

So relaxing is this area that I paid little attention to local politics and development until my eyes were opened by a sudden spate of Industrial Solar Farms which seem to be popping up everywhere. Just recently we were threatened with the potential development of a 75 MW Solar Farm which would have permanently altered the nature of our rural residential neighborhood. Thankfully, that project was not approved. And I would like to believe it was because a majority of the board members, as I do, held concerns and uncertainties about solar farms, along with the realization that it would be of significant impact on local homeowners.

In a perfect world, a planning commission would have the foresight to anticipate innovation, make calculated and predictive decisions on development and determine placement of these farms to limit impact to homeowners, while preserving the rural nature of the community. With the case of these recent utility scale solar projects, the dwell time between concept development, approval and implementation seems to have resulted in case of "sudden impact" as we can now visualize their actual presence. Likewise, I fear if we continue to approve the



projects, potential long-term impacts could, at some point, result in another "sudden impact" moment.

What's even more exasperating about the intrusion of these industrial farms is that, as stated on page 73 in the "Envisioning the Isle" section of the planning report, the energy generated is sold to other large customers elsewhere in the state and Isle of Wight County members do not benefit from the location of these energy sources.

It is with these concerns in mind that I ask you to approve the proposed Zoning Ordnance Revisions – and in particular – the addition to Article V which states, **"These use types shall be limited to a maximum of 2% of the County's total number of prime farm soils and soils of statewide importance, or 2,446 acres."**

Thank you,
Nicholas A Balice

Chairman Carroll closed the public hearing and called for discussion from the Planning Commission.

Commissioner Boykin shared her support for the ordinance change to include the two percent cap and thanked Commissioner Distefano for the research and work that was put in to these changes.

Commissioner Distefano stated that based on some of the information that was received he recommends the following three revisions:

1. On page 2, section 4.a.viii, add companies can meet this requirement by submitting a third-party report that provides relevant transmission capacity information.
2. Section 4.l on page 4 should read, "For projects that are connected to transmission lines, the applicant shall provide detailed capacity information to the Planning Commission for each project which shall include at a minimum, but not limited to, available capacity in MW on the effected transmission lines and any details that may impact future energy generation projects, such as scheduled power generation facility decommissionings, transmission system capital improvements or other events impacting transmission line capacity."
3. Item k on page 4 should read, "The total acres of prime farm soils and soils of statewide importance that may be within the fence of a utility scale solar facility pursuant to issued and active CUPs shall be limited to a maximum of two percent of the County's total number of prime soils and soils of statewide importance of 2,446 acres."

Commissioner Boykin stated that being near to capacity only pertains to the larger solar projects. She added that the smaller projects do not connect to the transmission lines and capacity doesn't affect those.

Commissioner Taylor stated that she is interested in requiring independent appraisers to assess house values as a condition.
Commissioner Distefano made the motion to recommend approval of the ordinance changes with the following revisions.

1. On page 2, section 4.a.viii, add companies can meet this requirement by submitting a third-party report that provides relevant transmission capacity information.
2. Section 4.l on page 4 should read, "For projects that are connected to transmission lines, the applicant shall provide detailed capacity information to the Planning Commission for each project which shall include at a minimum, but not limited to, available capacity in MW on the effected transmission lines and any details that may impact future energy generation projects, such as scheduled power generation facility decommissionings, transmission system capital improvements or other events impacting transmission line capacity."
3. Item k on page 4 should read, "The total acres of prime farm soils and soils of statewide importance that may be within the fence of a utility scale solar facility pursuant to issued and active CUPs shall be limited to a maximum of two percent of the County's total number of prime farm soils and soils of statewide importance of 2,446 acres."
4. Include a requirement for an independent appraiser to assess the impact of the facility on nearby house values.

Commissioner Bowser seconded the motion, which was adopted with Commissioners Bowser, Boykin, Distefano, Rawls, Taylor, Sienkiewicz, Gibbs, Smith, and Carroll voting in favor of the motion, and Commissioner Ford voting against the motion (9-1).

The motion passed and will go to the April 20, 2023, Board of Supervisors meeting.

NEW BUSINESS

Chairman Carroll called for the following New Business item.

2022 Planning Commission Annual Report

Amy Ring provided a summary of the 2022 Planning Commission Annual Report.

Chairman Carroll called for a vote to approve the 2022 Planning Commission Annual Report. Commissioner Taylor made a motion to approve the Report. Commissioner Boykin seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

OLD BUSINESS

Amy Ring confirmed there were no items for Old Business.

COUNTY ATTORNEY'S REPORT

Bobby Jones confirmed there were no items for the County Attorney's Report.

PLANNING DIRECTOR'S REPORT

Amy Ring reviewed the 2022 Development Activity Report that previously sent to the Board of Supervisors as an informational item.

CLOSED MEETING

Chairman Carroll confirmed there were no items to discuss in closed meeting.

ADJOURNMENT

There being no further information to discuss, Chairman Carroll adjourned the meeting at 9:10 PM.

Adopted this _____day of _____, 2023.

_____

Brian Carrol, Chairman, Isle of Wight County Planning Commission

Attest: _____

Amanda Landrus, Secretary

PLANNING REPORT

APPLICATION:

Application of Prairie Solar, LLC, a subsidiary of Energix, US, applicant, and Everets Properties, Inc., property owner, for a conditional use permit to establish a major utility service, specifically a 20 MWac utility-scale solar facility on 152 acres, located on private property located off of Longview Drive (Route 602) at 19604 Longview Drive with tax parcel numbers 41-01-018, 50-01-009, 41-01-019, 41-01-017, 50-01-007, and 50-01-006 in the Rural Agricultural Conservation (RAC) zoning district. The properties are agricultural and silvicultural uses and a portion of the property is used as a private hunt club. This request is also for withdrawal of approximately 103 acres of land owned by Everets Properties, Inc., from the Longview Agricultural/Forestal District.

ELECTION DISTRICT:

District 4

LOCATION:

The proposed project is located on six properties owned by Everets Properties, Inc. The project will have frontage on one public road, limited to the west side of Longview Drive, and within an existing mature wooded area. It will not be visible from the public right-of-way. It is adjacent to agricultural and forestal lands, a few single-family residents, and the Christian Home Baptist Church and Cemetery. A property location map is attached to this staff report.

BACKGROUND:

The properties on which the proposed project is located are currently in agricultural, timbering, and hunting uses. The properties are all zoned RAC. Not all of land comprising the six parcels is proposed for this use. The excluded southern portion (122.23 acres) will continue to be used for agriculture, timbering, and hunting. The farmer that leases the property rotates through different crops. It is currently planted in soybeans.

The applicant hosted a community information meeting on February 1, 2023 at Christian Home Baptist Church, providing an opportunity for the public to view the project conceptual site plan and to ask questions. The applicant also met door-to-door with all adjacent property owners in advance of the scheduled public

hearing and has entertained questions from these property owners ever since. Christian Home Baptist Church has requested the applicant to consider allowing no construction truck traffic on Thursday mornings in order to accommodate elderly members attending a weekly event held at the church, and the applicant has obliged to this condition of approval.

On February 1, 2023, the Agricultural and Forestal District Advisory Committee held a public meeting to consider an application by Everets Properties, Inc., to withdraw approximately 103 acres of land owned by Everets Properties, Inc. from the Longview Agricultural/Forestal District. The Committee recommended approval of the request by a vote of five in favor and zero against the motion (5-0).

At its meeting on February 28, 2022, the Planning Commission closed the public hearing on this item and voted to table action on it to await the results of the Energy Task Force still to be appointed by the Board of Supervisors as well as the outcome of the Ordinance Text Revisions regarding utility-scale solar facilities that were recommended for approval by the Planning Commission to the Board of Supervisors at its meeting on February 28, 2023.

Staff has revised the proposed conditions to remove number fourteen, because it was duplicative of the third condition. Therefore, there are only 22 conditions versus 23, as originally proposed by staff.

DESCRIPTION:

The applicant has proposed a 20 MWac solar energy generation facility on a total of 152 acres that spans across six different parcels. Any acreage of the property not within the project area will remain in their current uses. The project will be a wholesale distributer of energy. The project will consist of solar panels along with their racking systems and metal posts, inverters, collection lines, a substation constructed jointly by the applicant and Dominion Energy, fencing, underground conduit lines, and access roads that will connect different sections of the project. Upgrades are proposed to the existing overhead transmission lines situated on Longview Drive and elsewhere in the County. No additional right of way will be acquired.

Wildlife corridors and pollinator habitat gardens have been designed into the project. The project area is encumbered by Chesapeake Bay Preservation Area

(CBPA) Resource Protection Areas (RPAs) and a 100-foot RPA Buffer Area. The applicant has proposed a 25-foot buffer area around all non-CPBA natural resource features on the property. A 50-foot vegetative buffer consisting of exiting mature trees will be protected where present along the project perimeter and, where not present, a 50-foot vegetative buffer, consisting of a triple-staggered row of evergreen and deciduous trees and shrubs, will be planted. All such buffer areas are adjacent to other property owned by the applicant.

No equipment will be located closer than 150 feet to any adjacent residential use, as required by the Zoning Ordinance. The closest equipment to an adjacent residential use property, which is a new substation concrete pad and utility poles for new overhead electrical lines, will be 580 feet away from the home; the closest project-related equipment to be installed by the applicant, which will be the security fence surrounding all project equipment installed by the applicant, will be 789 feet away from the home.

The entirety of the project adjacent to other property owners is located entirely within an existed wooded area and, therefore, will not be visible from the public right-of-way. The southernmost portion of the project area where equipment will be located is 680 feet from Longview Drive (Route 602), and the northernmost portion of the project area where equipment will be located is 760 feet from Route 602. A project narrative provided by the applicant is attached to this staff report.

Public Facility Impacts:
The impacts of the proposed facility on public roads will occur primarily during construction and will be minimal once the use is established. The proposed truck route has been reviewed and approved by VDOT and the County's Transportation Manager, as well as the Department of Community Development, and is a proposed condition of approval. It will be limited to Route 10 in the County and in City of Suffolk, accessing the site on Longview Drive via either Audubon Road in Suffolk to Sandy Ridge Drive in the County turning north on Longview Drive to the site entrance, or via Oliver Drive in the County, turning south on Longview Drive to the site entrance. Staff recommends against the use of Sandy Ridge Drive, when possible, due to its narrow width which makes it unable to safely accommodate two-way traffic in most places.

The Route 602 bridge over Chuckatuck Creek is currently under replacement and, once the repair work is complete, will no longer be weight-restricted. No other County roads will be permitted to be used for construction and post-construction traffic. In addition, a baseline conditions photographic survey will be conducted by the applicant and VDOT to document roadway conditions prior to construction

to establish background conditions. Any roadway damage within the right-of-way which occurs after project construction begins will be documented and analyzed by both the applicant and VDOT to determine if the damage is attributable to the project vehicles. If it is determined to be attributable to the project, then all costs for damage repairs will be paid by the applicant. The approved truck route will be monitored and enforced as a condition of approval, with permit revocation an option if violations occur.

In establishing the use, the enjoyment of neighboring properties may also be temporarily impacted by construction traffic and noise generation in an amount no greater than has occurred during the Route 602 bridge replacement project.

In order to ensure adequate provision of emergency services, the Fire/EMS Department has reviewed this application and has no concerns. The applicant has proposed to submit an Emergency Response Plan with the first submission of the Preliminary Site Development Plan, which shall detail fire suppression methods that will be immediately deployed during both construction and operation of the facility. The plan shall include a training program to be provided, at the discretion of the County, to County emergency responders with regard to safety for on-site emergency response. The applicant shall install Knox Box or other remote access technology at the facility to ensure emergency responders have access to the facility should the need arise and include plans for the same on the project site plan.

Environmental Assessment:
The project lies within the Chuckatuck Creek watershed in the County's Chesapeake Bay Preservation Area (CBPA) Overlay District and has several wetland areas within it which have been confirmed by the US Army Corps of Engineers.

All CBPA Resource Protection Area (RPA) features, including perennial and intermittent streams and wetlands, will be protected with the required 100-foot RPA Buffer. No equipment or project activities may occur within the RPA Buffer Area. In addition, the applicant has proposed a 25-foot buffer around all non-CPBA wetland features.

A Threatened and Endangered Species Report was prepared for the applicant by Pilot Environmental, Inc., in May 2022 and is included with the application. For this report, Pilot reviewed the Virginia Department of Wildlife Resources (DWR) Wildlife Environmental Review Map Services via ArcGIS in May 2022 prior to submitting this application. The review area included the site and a two-mile

radius of the site boundary. Neither state nor federal listed species are identified on the site. Federal species are not identified within 2 miles of the site. Several occurrences of the state protected eastern chicken turtle, eastern tiger salamander, and the Mabee's salamander are identified within two miles of the site, approximately .5 miles and farther northeast of the site. A copy of the WERMS data is included as an attachment. An additional report was generated using DWR's online Fish and Wildlife Information Service (FWIS) for a two-mile radius of the site centroid. The Virginia FWIS search reported 21 species known to or likely to occur within two miles of the site centroid as threatened or endangered at the state and/or federal levels. Of the 21 species, the eastern chicken turtle, eastern tiger salamander, and the Mabee's salamander are known to occur within the two-mile radius around the site, consistent with the occurrences from the WERMS data. A copy of the FWIS report is included as an attachment.

Combined, these two assessments have revealed that it is not likely for the proposed solar development to adversely affect documented occurrences of federally-protected or state-listed threatened/endangered species, critical habitat, or other wildlife resources included in the assessment. A copy of this assessment will be required to be provided by the applicant to the Virginia Department of Conservation and Recreation and DWR for their concurrence and any mitigation recommendations prior to final site plan approval.

No impacts are proposed to wetlands, streams, or floodplains. The concept plan's access roads have been designed such that no stream crossings or crossings of the RPA Buffer Area are necessary. The concept plan shows wildlife movement corridors in several locations, reflecting the current movement of wildlife on the site from/to natural areas. To help ensure such movement opportunities, fencing will be placed around the area proposed to be under panels and not the whole project site. A pollinator habitat is designed to ensure continuation of natural pollination for the surrounding agricultural use properties.

The applicant also requested of the Virginia Department of Conservation and Recreation's Division of Natural Heritage (DCR) a search of its Biotics Data System for occurrences of Natural Heritage Resources from the area outline for the project area. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations. The applicant received a review letter from DCR dated October 21, 2022 for this purpose, which is an attachment to this staff report. According to the DCR biologist and predicted suitable habitat modeling, there is a potential for rare amphibians including Mabee's salamander, Tiger salamander, and Barking treefrog to occur in the project area if suitable

habitat exists at the site. Due to the potential for this site to support populations of rare amphibians, DCR recommends an inventory for the resources in the study area. With the survey results, DCR states that they can more accurately evaluate potential impacts to natural heritage resources and offer specific protection recommendations for minimizing impacts to the documented resources. DCR also recommends the development of an invasive species management plan for the project and the planting of Virginia native pollinator plant species that bloom throughout the spring and summer, to maximize benefits to native pollinators. DCR recommends planting these species in at least the buffer areas of the planned facility, and optimally including other areas within the project site. For screening zones outside the perimeter fencing, DCR recommends native species appropriate for the region being used. Staff recommends these recommendations as conditions of approval.

Cultural Resources Assessment:
A Phase 1 Cultural Resources Survey of the project area was conducted by Archaeological Consultants of the Carolinas, Inc. (AAC) in April 2022 and included with the application. This report was sent by the applicant to the Virginia Department of Historic Resources (VDHR) for their review and concurrence with the survey findings and recommendations. A letter from VDHR was provided with the application and is included as an attachment to this staff report.

The VDHR letter states that on April 15, 2022, VDHR received for review this survey document in support of this application. The report documents an archaeological survey of approximately 316.9 acres. During the course of the survey, six new archaeological sites (44IW0345-44IW0350 inclusive) and three isolated finds were recorded as part of this investigation. Site 44IW0345 is an Early to Middle Woodland artifact scatter consisting of five (5) artifacts. ACC recommends this as not eligible for listing in the National Register of Historic Places (NRHP). Site 44IW0346 is a historic artifact scatter consisting of four (4) artifacts and brick fragments. ACC recommends the site as not eligible for listing in the NRHP. Site 44IW0347 is a prehistoric ceramic scatter consisting of nine (9) ceramic artifacts dating to the Middle to Late Woodland period. ACC recommends the site as not eligible for listing in the NRHP. Site 44IW0348 is a small prehistoric artifact scatter that possible dates to the Late Woodland period, consisting of six (6) artifacts. ACC recommends the site as not eligible for listing in the NRHP. Site 44IW0349/DRH ID# 046-5665 is a historic African American family cemetery that dates to the mid-to-late twentieth century. It is not within the project tract and will not be affected by the proposed undertaking. It is approximately 700 meters from the eastern edge of the project area. Three large crepe myrtle trees and a large holly are present in the western portion of the

cemetery. There are 11 graves within this cemetery. Nine of the graves have concrete coverings, three of the graves have headstones, and one grave is marked by a small metal plaque. ACC recommends the site as not eligible for listing in the NRHP. Site 441W0350 is a late nineteenth to early twentieth century artifact scatter related to a former residence, consisting of nine (9) artifacts. The house has been razed and no structural features remain. ACC recommends the site as not eligible for listing in the NRHP.

VDHR concurs with the eligibility recommendations and that no additional archaeological work is needed within the proposed project area. The Isle of Wight County Museum also review this report and concurs the findings and recommendations.

The historic architectural report identified thirty-three (33) resources within the 0.5-mile study area. Four (4) resources are previously recorded and nine (9) are newly identified.

Further research on the Christian Home School (DHR ID #04605053), church (DHR ID #046-5247), ca. 1937 cemetery (DHR ID #046-5659) and Spivey Farm (DHR ID #045-5696) is recommended to determine eligibility for Virginia Landmarks Register (VLR) and NRHP listing. The collapsed remains of 3046-5053 no longer retain integrity; however, as an important African American resource in the area, further research is recommended for its potential eligibility under Criteria A, B, and D and DHR concurs with this recommendation by ACC. Site #046-5247 has association with African American culture, community, settlement, and education during the reconstruction era into the early twentieth century. Further research into the eligibility of this resource site under Criterion A is recommended and DHR concurs with this recommendation by ACC. Further research is recommended for #046-5659 to determine its eligibility for the VLR/NRHP under Criterion A and B, and DHR concurs with this recommendation by ACC. Further survey of circa 1906, #046-5696 is recommended to distinguish the parts of the dwelling, but overall, this resource is a good example of a modest folk house and the change of architectural style and material through time. DHR concurs with this recommendation by ACC. These resources are treated as eligible for the purposes of this project and impacts assessed. ACC recommends no impacts to these four (4) resources and DHR concurs. A copy of this report is included as an attachment to this staff report.

Since no archaeological or architecture features are found within the project area that have been determined to be potentially-eligible for listing on the VLR/NRHP, no further work is needed by the applicant. Any recommendations for additional

survey or research contained in the report would be the responsibility of others, not associated with this project, at their discretion.

Economic Impact Assessment:
The property subject to this application is currently leased by the property owner, Everets Properties, Inc., to a local farmer for crop production. Soybeans were cultivated on the property in 2022. The remainder of the parcels included in this application are presently used for silvicultural uses and as a private hunt club. According to the applicant's economic impact report, the project will include 152 acres of improvements for solar panels and equipment (35.11% of total parcels area included with this application), 3.89 acres of setbacks (approx. 1% of total parcels area), and 118.14 acres of wetlands and wetlands setback areas (27.30% of total parcels area), and will exclude 122.23 acres of the southern tract (28.13% of total parcels area). The project improvements will be on property leased or sold by the property owner, Everets Properties, to the applicant and will provide a diversification of income to Everets Properties, Inc. The parcels will continue to be leased for farm use and forestal and hunting activities will continue on all parcel area not included within the project area or project area setbacks.

The current assessed value of the affected acreage is approximately $2,604.02 under Land Use Value Taxation, or $91,141.00 over 40 years, the proposed lifespan of the solar energy facility. Independent of a siting agreement, the solar facility would be reassessed to $15,000.00 an acre times 152 acres, totaling $2,280,000.00. Dividing the total by 100 to accurately calculate the real estate tax, $22,800.00 is derived. The County's real estate tax is .85 per 100; therefore, $22,800.00 times 0.85 equals $19,380.00 in annual real estate tax revenue generation for the project, or $775,200.00 over 40 years.

In addition, the County would derive revenue from machinery and tools taxes on the capital facilities at $42,000.00 annually, or $2,625,000.00 over 40 years. In total, the facility would generate $3,400,200.00 in additional tax revenue over 40 years.

An Economic Analysis of the contribution of Prairie Solar, Inc. to Isle of Wight County was prepared by Mangum Economics for Energix Renewables in November 2022 and is attached to this staff report. Based on the analysis report and using the IMPLAN model, the proposed Prairie Solar project would provide an estimated one-time pulse of economic activity to the County during its construction phase supporting approximately 33 direct, indirect, and induced jobs; $1.4 million in associated labor income; and, $4.4 million in economic output.

In its current agricultural use, the land provides an annual economic contribution to the County as follows: 1) The current agricultural use of timberland and a rotation of crops which includes soybeans, corn, cotton, and peanuts provides an estimated average annual economic impact to the County supporting approximately 1 direct, indirect and induced job; $15,400 in associated labor income, and $60,300 in economic output.

Impact on Prime Agricultural Soils/Soils of Statewide Significance
Currently, agriculture and silviculture are two of the County's top industries.

Of the six parcels included with this application totaling 445 acres, 387 acres appear to be either prime, prime if drained or soils of statewide significance, according to the Isle of Wight County Soil Survey prepared by the U.S. Department of Agriculture and as per County GIS mapping. Only 153 acres will be included in the project area. Out of the total 445 acres, 103 acres were requested by the property owner, Everets Properties, Inc., to be withdrawn from the Longview Agricultural and Forestal District, which was recommended for approval by the Agricultural/Forestal District Advisory Committee.

If approved, the Prairie Solar facility would be the eighth energy generation facility in the County if the Carver Solar facility is approved, or it would be the 7th energy generation facility in the County if the Carver Solar facility is not approved. A table showing the previously approved and proposed solar energy facilities is attached to this report.

Viewshed Analysis:
The proposed project area is located entirely within the presently wooded area of the subject property. The subject property is currently comprised of cultivated fields, which are visible from Longview Drive, with wooded areas interior to these fields between the fields and the proposed equipment areas, and of wooded areas. The proposed project area under panels and equipment, not including vegetative buffers, is not visible from the public right-of-way (Longview Drive - Route 602). The southernmost portion of the project area where equipment will be located is 680 feet from Longview Drive (Route 602), and the northernmost portion of the project area where equipment (invertor and solar array fencing) will be located is 610 feet from Route 602. The proposed substation concrete pad and utility poles will be located 480 feet from Route 602. The closest equipment area to an adjacent residential use property will be 789 feet away from the home.

In the event that existing woodlands, not included in required vegetated buffer areas, are timbered, both a 50 foot vegetative screening buffer and an agricultural-

style wood rail fence are proposed along the equipment area that would be exposed and immediately adjacent to the proposed security fence in these areas. These areas are shown in blue hatch mark and green hatch mark on Sheet CO-002 "Concept Site Plan – Aerial" in the attachments to this staff report.

A viewshed analysis of present-day conditions was provided by the applicant of various vantage points along Longview Drive and along the interior private access road, as well as throughout the site to document existing conditions. It is attached to this staff report.

A conceptual-only landscape screening plan has been included with the proposed concept plan at Sheet LO-001 and is attached to this staff report. A recommended permit condition is that a detailed landscape screening plan will be included with the Preliminary Site Development Plan and approved with the Final Site Plan. All proposed landscape screening will require a Landscape Surety Agreement between the property owner, applicant, and the County to ensure enforcement, and a Certificate of Occupancy for this use will not be issued until a final landscape installation inspection is conducted by staff. The surety will be held for two years to ensure viability of all plantings, and any plantings determined to be not viability must be replaced at the applicant's expense. Both the agricultural-style fence and the Landscape Plan must be approved by the Zoning Administrator prior to final site plan approval.

Staff recommends for all major utility-scale solar projects that an enhanced setback of 200 feet be included in the proposed conditions.

COMPREHENSIVE LAND USE PLAN:

The future recommended land use designation for these properties is Rural Agricultural Conservation (RAC) and Environmental Conservation (EC) under the adopted Comprehensive Plan. Appropriate uses for the RAC land use designation include agriculture, horticulture, forest lands, and scattered low-density residential uses. Other uses such as resource extraction and utility-scale solar facilities are also permitted when appropriately sited with a Conditional Use Permit. Appropriate uses for the EC land use designation include wetlands, farms, forest uses, open space, and limited park facilities.

Solar energy facilities are considered compatible with the RAC land use when properly sited and with the application of appropriate development criteria. The areas designed as EC should be preserved due to environmental constraints unless

site-specific analysis demonstrates there are no environmental concerns in a specific area. The proposed use will be required to use screening landscaping and appropriate fencing to minimize its visual impacts on the surrounding area.

ORDINANCE REVIEW:

The zoning district classification for the subject parcels is RAC. The RAC zoning district is intended to preserve and protect areas of the County that are predominantly in agricultural and forestal uses and to maintain the existing land base to support those activities.

The applicant proposes to establish a 20 MWac solar energy facility, which is classified as a major utility service use type in the Zoning Ordinance. These facilities are permitted as conditional uses in the RAC zoning district and may be considered compatible with appropriate conditions to mitigate any potential negative impacts on the surrounding community.

No parcels are located in the Highway Corridor Overlay District. At a minimum, the project will be required to meet the minimum setbacks of 75 feet from adjacent property lines and 125 feet from residential use parcels as required by the Zoning Ordinance. Enhanced setbacks of 200 feet are included in the proposed conditions.

Two of the parcels are located in the Longview Agricultural/Forestal District and have been recommended by the Agricultural and Forestal District Advisory Committee for withdrawal at their meeting on February 1, 2023.

Section 1-1017 of the Zoning Ordinance provides standards for review of a conditional use permit application that the Planning Commission and Board of Supervisors shall consider before granting a conditional use permit. They are as follows:

1. That the establishment, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, safety, and general welfare;
2. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially impair the use of other property within the immediate proximity;
3. That adequate utilities, water, sewer or septic system, access roads, storm drainage and/or other necessary public facilities and improvements have been or will be provided;

4. That adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion on the public streets;
5. That the proposed conditional use is not contrary to the goals and objectives of the Isle of Wight County Comprehensive Plan;
6. That the conditional use shall, in all other respects, conform to the applicable regulations of the zoning district classification in which it is located and to the special requirements established for the specific use; and,
7. That the use(s) at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood of the proposed use.

In addition to the standards and other guidelines described in the Zoning Ordinance, the Board may impose conditions or limitations on any approval, including the posting of performance guarantees. Such conditions may include, but are not necessarily limited to:

1. The number of persons living or working in the immediate area and the proposed hours of operation, as may be applicable;
2. Traffic conditions, including facilities for pedestrians, such as sidewalks and parking facilities; the access of vehicles to roads; peak period of traffic; and proposed roads, but only if construction of such roads will commence within the reasonably foreseeable future;
3. The orderly growth of the neighborhood and community and the fiscal impact of the County;
4. The effect of odors, dust, gas, smoke, fumes, vibration, glare, and noise upon the use of surrounding properties;
5. Facilities for police, fire protection, sewerage, water, trash and garbage collection and disposal, and the ability of the County or persons to supply such services;
6. The degree to which the development is consistent with generally accepted engineering and planning principles and practices;
7. The structures in the vicinity such as schools, houses of worship, theatres, hospitals, and similar places of public use;
8. The purposes set forth in this ordinance, the County's Comprehensive Plan, and related studies for land use, roads, parks, schools, sewers, water, population, recreation, and the like;
9. The environmental impacts, the effect on sensitive natural features, and opportunities for recreation and open space; and,
10. The preservation of cultural and historic resources or landmarks.

Following approval of the CUP, the applicant will be required to submit a site plan for review and approval in accordance with the Zoning Ordinance requirements

and conditions of approval.

AGENCY REVIEW:

The application was forwarded to the following departments for their review:

- Economic Development: No concerns.
- Commissioner of Revenue: The estimated revenue calculations from either the Machinery & Tools Tax method or the revenue sharing method, should a siting agreement be entered into, is acceptable as presented.
- Environmental Planner: All concerns have been addressed.
- Emergency Services: No concerns, will work with applicant during site plan review on required Emergency Response Plan to include annual training.
- Utility Services: No concerns, site plan will have to meet State Stormwater regulations.
- General Services – Transportation Manager: Adherence to Transportation Plan shall be required. Pre-construction photo documentation of roadway conditions at least 1000 feet of the site entrance on Longview Drive to establish baseline traffic type and roadway conditions should be a condition of approval Impacts to any roadways used in the County in accordance with the approved Transportation Plan shall be subject to damage claims by VDOT and repair at applicant's cost if proven to be related to applicant's construction truck traffic. Recommend that Transportation Plan limit truck traffic to only two routes: Route 10 in Isle of Wight County via Oliver Drive then south on Longview Drive to the site entrance and/or Route 10 in the City of Suffolk via Audubon Road to Sandy Ridge Road, then north on Longview Drive to the site entrance. No other local routes in Isle of Wight County may be used and no access to such from Route 460 will be allowed.
- County Attorney: Proposed conditions are enforceable.
- Isle of Wight County Museum: If archaeological artifacts are uncovered during project construction, such items may be donated by the property owner to the Isle of Wight County Museum for public display and historical interpretation.
- Virginia Department of Conservation & Recreation (VDCR): Please see attached review comment letter.
- Virginia Department of Historic Resources (VDHR): Please see attached review comment letter.
- Virginia Department of Transportation (VDOT): Adherence to Transportation Plan shall be required. Pre-construction photo documentation of roadway conditions at least 1000 feet of the site entrance on Longview

Drive to establish baseline traffic type and roadway conditions should be a condition of approval Impacts to any roadways used in the County in accordance with the approved Transportation Plan shall be subject to damage claims by VDOT and repair at applicant's cost if proven to be related to applicant's construction truck traffic. Recommend that Transportation Plan limit truck traffic to only two routes: Route 10 in Suffolk via Oliver Drive to Longview Drive and/or Route 10 in Suffolk via Audubon Road to Sandy Ridge Road to Longview Drive. No other local routes in Isle of Wight County may be used and no access to such from Route 460 will be allowed.

- City of Suffolk Department of Planning and City Manager's Office: Forwarded application and proposed Transportation to Plan to Planning Director for review and comment given proximity of project site to the City of Suffolk and as required by the Code of Virginia for public notice. No comments received.

Please note that, should the conditional use permit be approved, the project will be subject to site plan review and approval from all necessary agencies.

STAFF CONCLUSIONS:

Strengths:

1. The proposed use is consistent with the County's adopted Comprehensive Plan for the Rural Agricultural Conservation (RAC) future land use designation.
2. The proposed use is consistent with the County's Conditional Use Permit criteria as set forth in the Zoning Ordinance.
3. The applicant and the County, as well as other reviewing agencies external to the County, have proposed conditional of approval which mitigate any issues addressed in the criteria for consideration of issuance of a Conditional Use Permit.

Weaknesses:

1. The proposed site for this use lies within one (1) mile of an existing major utility-scale solar facility.
2. The proposed use would remove agricultural land from production.
3. Temporary impact to residential development in the area from construction traffic and noise is expected during the construction phase.

STAFF RECOMMENDATION:

As noted in the Background section above, staff recommends approval of the CUP and the Longview AFD withdraw request with the following 22 conditions: 1. The subject property shall be developed in general conformance with the Concept Plan included in the Prairie Solar application as determined by the Zoning Administrator. 2. The portion of the subject property supporting solar panels shall be enclosed by security fencing of a type which is harmonious with the rural, agricultural, and historical character of the County while meeting federal and state regulations for solar electric generating facility fencing as determined by the Zoning Administrator while upon approval of the site plan for the project. 3. The applicant shall preserve and maintain both existing forest and vegetation as well as planted landscape buffering within required setback areas and buffer yards and shall not clear or cut live trees within required setbacks or buffer yards without written authorization from the Zoning Administrator. 4. The applicant shall submit an Emergency Response Plan with the first submission of the site plan, which shall detail fire suppression methods that will be immediately deployed during both construction and operation of the facility. The plan shall include a training program to be provided, at the discretion of the County, to County emergency response staff with regards to safety for on-site emergency response. The applicant shall install a Knox Box or other remote access technology at the facility to ensure emergency responders have access to the facility should the need arise and include plans for the same on the project site plan. 5. The applicant shall conserve topsoil on the site. Topsoil stockpiled on the site shall be stored out of view from adjacent properties and public roads. 6. The applicant shall reimburse the County for reasonable costs related to retaining such third-party inspectors as deemed necessary for project inspections. 7. The applicant shall submit an invasive species management plan as recommended by DCR with the submission of the final site plan. 8. The applicant will work directly with Isle of Wight County's Chamber of Commerce the Paul D. Camp Community College, and the Economic Development Department to ensure inclusion of local contractors in the bidding process. 9. The applicant shall submit a seed mix for site groundcover that includes native pollinators blooming in spring/summer as recommended by DCR. 10. A sign shall be installed at the entrance of the site with contact information for the facility. 11. Adherence to the proposed Transportation Plan shall be required. Pre-construction photo documentation of roadway conditions taken within 1000 feet in both directions of the proposed site entrance on Longview Drive shall be undertaken to establish baseline road conditions. Truck traffic shall be limited to only two routes to routes: Route 10 in Suffolk via Audubon Road to Sandy Ridge Road to Longview Drive north to the site entrance until such time as the bridge

repair project is completed; then, the truck haul route shall be limited to Route 10 in Isle of Wight or Suffolk via Oliver Drive to Longview Drive south to the site entrance. No other local routes in Isle of Wight County may be used and no access to such from Route 460 will be allowed. Impacts to any County roads and rights-of-way from construction and post-construction vehicles shall be subject to damage claims by VDOT, and repairs shall be undertaken at the applicant's cost based on confirmation by VDOT of such directly-attributable damage. 12. If construction has not begun by August 1 of each ensuing year post-lease or purchase, then the project area shall continue to be managed under prior site cultivation management practices, such as by mowing or cover vegetation. This is to avoid introduction of invasive weed or other species of surrounding cropland owned or leased by others. 13. An enhanced landscape buffer plan proposed on the concept plan exhibit is conceptual only at this time. A detailed landscape plan shall be included with the Preliminary Site Development Plan application for review and will require approval by the Zoning Administrator as part of final site plan approval. At a minimum, a double- or triple-staggered row of evergreen and deciduous trees and shrubs that are designed to form an effective landscape screen at full maturity will be a required design. Trees shall be planted no more than ten (10) feet on center. 14. Excluding the bufferyards described above, the ground between the panels and in areas not otherwise covered by gravel or infrastructure shall be planted and maintained with a vegetative cover. This vegetative cover will be managed with moving and/or grazing. 15. Due to the potential for this site to support populations of rare amphibians, an inventory for the resources in the study area is recommended by the Virginia Department of Conservation's Division of Natural Heritage (DCR). With the survey results, DCR states that they can more accurately evaluate potential impacts to natural heritage resources and offer specific protection recommendations for minimizing impacts to the documented resources. DCR also recommends the development of an invasive species management plan for the project and the planting of Virginia native pollinator plant species that bloom throughout the spring and summer, to maximize benefits to native pollinators. DCR recommends planting these species in at least the buffer areas of the planned facility, and optimally including other areas within the project site. For screening zones outside the perimeter fencing, DCR recommends native species appropriate for the region being used. 16. The applicant shall meet any additional delineation and buffer requirements specified by the Virginia Department of Historic Resources prior to receiving final site plan approval. 17. Fencing shall be placed around the solar arrays, inverters, and substation only and not the whole site in order to provide wildlife corridors. 18. In order to minimize the visual impacts to historic, civic, and residential properties, staff recommends that all solar arrays, substations, and others associated structures be subject to a minimum 200-foot setback from these structures if part of the project, and 200

feet from the property line of these properties if outside of the project. Inverters shall be setback a minimum of 500 feet from these properties. 19. Hours of operation for construction and post-construction operation shall be limited to Monday through Wednesday and on Fridays, 7:00 a.m. to 6:00 p.m., Thursdays 7:00 a.m. - 10:45 a.m. and 1:15 to 6:00 p.m., and Saturdays from 7:00 a.m. to 5:00 p.m. No construction is to occur on Sundays by any party involved with the project, including the solar developer, its contractors, and Dominion Energy contractors. 20. As part of the site plan review, the Applicant shall provide documentation that the selected panels and all power-generating equipment onsite are "Tier 1" modules, as established by the most recent "PV Module Tier 1 List" issued by Bloomberg NEF or a similar third party analysis widely accepted in the solar industry. Additionally, the make and model of the selected panels and all power-generating equipment initially installed and replaced on the site mut qualify, for disposal purposes only, as non-hazardous waste under applicable U.S. Environmental Protection Agency tests (e.g., TCLP). 21. No salvage value shall be added to the decommissioning surety bond. 22. The applicant shall implement a program for the collection of baseline data establishing pre-construction soil conditions for the production of row crops for the agricultural areas within the project area. The program shall establish the relevant characteristics of the topsoil. The baseline data shall be derived from field and laboratory testing of soil conditions, including depth, density and quality from representative locations. Laboratory testing shall be conducted by an accredited laboratory. Parameters for assessing soil quality may include the following: infiltration rate, bulk density, water holding capacity, pH, percent organic matter, cation exchange capacity, Phosphorous/Phosphate (P), Nitrogen (N), and Potassium/Potash (K). After 30 years of operation and again after 35 years of operation, soil conditions shall be determined for the same sampling locations using the same parameters and the results used to plan soil restoration activities. After equipment is removed as part of decommissioning, soil conditions shall be determined for the same sampling locations using the same parameters. Soil restoration activities shall be performed as necessary during operations or decommissioning to return soil conditions to at least baseline conditions. The County will be provided with data of soil conditions within 30 days after the receipt of results.

ATTACHMENTS:

Description	Type	Upload Date
CUP Application Form	Backup Material	2/22/2023
Application Narrative	Backup Material	2/22/2023
Conceptual Site Plan	Backup Material	2/22/2023
Location Map	Backup Material	2/22/2023

Location Map Closeup	Backup Material	2/22/2023
Future Land Use Map	Backup Material	2/22/2023
Zoning Map	Backup Material	2/22/2023
Parcel Map A/F District Withdrawal	Backup Material	2/22/2023
Economic Analysis Report	Backup Material	2/22/2023
Tax Revenue Chart	Backup Material	2/22/2023
Approval and Pending Solar Facilities Chart	Backup Material	2/22/2023
Threatened and Endangered Species Report	Backup Material	2/22/2023
DCR Review Letter	Backup Material	2/22/2023
Wetland Report	Backup Material	2/22/2023
DHR Review Letter of Phase 1 Cultural Resources Report	Backup Material	2/22/2023
Site Photos/Visual Impact Assessment	Backup Material	2/22/2023
PC Resolution	Resolution	2/22/2023
Phase I Environmental Report	Backup Material	2/23/2023

PRAIRIE SOLAR

Exhibit A:

Conditional Use

Permit Application

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA
DEPARTMENT OF PLANNING AND ZONING

APPLICATION FOR CONDITIONAL / SPECIAL USE PERMIT

This application should be used to petition for a permit for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. The following application requirements are consistent with the procedures set forth in Section 1-1017, *Conditional Uses,* and Section 1-1018, *Special Use Permits for Uses Not Provided For,* of the Isle of Wight County Zoning Ordinance, as amended.

A. APPLICATION FOR (CHECK ALL THAT APPLY):

[x] Conditional Use Permit (Are applicant proposed conditions attached?): x Yes _____ No

The proposed use or activity is listed as a conditional use in the RAC zoning district as per Section 5-5003.M.4 in Article IV of the Isle of Wight County Zoning Ordinance.

[ ] Special Use Permit (Are applicant proposed conditions attached?): _____ Yes _____ No

Proposed Use or Activity: 20MWac Solar Facility, located on private property on Longview Drive

B. PROJECT DESCRIPTION:

Project Name: Prairie Solar, LLC

Property Address (if any): 19604 Longview Drive, Windsor, VA 23487

Election District: Windsor

Comprehensive Plan Designation: Community Energy

The use permit will apply to 152 acres out of 432.87 total acres

Tax Parcel Identification # 41-01-018 Number of acres to be effected: 77.50

Tax Parcel Identification # 50-01-009 Number of acres to be effected: 211.65

Tax Parcel Identification # 41-01-019 Number of acres to be effected: 40

Proposed Utilities (check all that apply): Public Water _____ Private Well _____

Public Sewer _____ Private Septic _____

41-01-017 5.6184 acres

50-01-007 82.1 acres

50-01-006 16 acres

C. **APPLICATION INFORMATION:**

Applicant(s) Name(s): Prairie Solar, LLC

Address: 1201 Wilson Boulevard, Suite 200

City, State, Zip Code: Arlington, Virginia, 22201

Phone No.: (703) 965 - 4176 Email: alexis.ondash@energixrenewables.com Fax No.:

Property Owner(s) Name(s): Everets Properties, Inc.

Address: 6001 Everets Road

City, State, Zip Code: Suffolk, VA 23434

Phone No.: 757-715-5173 Email: russ268@verizon.net Fax No.:

Alexis Ondash — January 9, 2023

Applicant Signature **Date**

Russell B. Rose — January 9, 2023

Owner Signature *if different* **Date**

NOTICE: THE ATTACHED CHECKLIST MUST BE COMPLETED, CERTIFIED, AND SUBMITTED OR THE APPLICATION WILL BE CONSIDERED INCOMPLETE.

Remit Application to: Isle of Wight County Central Permitting, 17140 Monument Circle, Suite 100
P. O. Box 80, Isle of Wight, Virginia 23397

FOR OFFICE USE ONLY:

Complete Application Received On: _____ Fees Paid: _____
Tax Query: [ ] Current [ ] Delinquent Distribution Date: _____
Posted/Date to Post: _____

AGENCIES REFERRALS:

_____ Department of Conservation & Recreation
_____ Economic Development
_____ Emergency Services
_____ General Services
_____ Environmental Planner
_____ Health Department
_____ Transportation Manager
_____ Commission of Revenue
_____ Other _____

_____ Inspections
_____ Sheriff's Office
_____ Town of Smithfield
_____ Town of Windsor
_____ VDOT
_____ Schools
_____ Budget & Finance
_____ County Attorney

Verified By: _____ Date: _____

COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant: Prairie Solar, LLC

Address: 1201 Wilson Blvd, Suite 220
Street

Arlington — VA — 22201
City — State — Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
41-01-018	Agriculture - RAC
50-01-009	Agriculture - RAC
41-01-019	Agriculture - RAC
41-01-017	Agriculture - RAC
50-01-007	Agriculture - RAC
50-01-006	Agriculture - RAC

OTHER OWNERS OF AFFECTED REAL ESTATE

(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address
Everets Properties, LLC	16001 Everets Road, Suffolk, VA 23434

Does any member of the Isle of Wight County Planning Commission or governing body have any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust, or whether a member of the immediate household of any member of the Planning Commission or governing body has any such interest? Yes[ ] No[X]

If yes, names of members:

I do solemnly swear that the foregoing statement(s) and attachments(s), if any, are complete, correct, and true.

Applicant: Alexis Ondash — Applicant: [signature] — Date: 06/02/22
Printed or Typed Name — Signature

Rusty Reece
06/02/22

Commonwealth of Virginia
County of Isle of Wight

Subscribed and sworn to before me Ashlee Moffett
A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia, this 1 day of June, 20 22.

Ashlee Moffett
Notary Public

My Commission Expires 11/23/22

ASHLEE MONIQUE MOFFETT
NOTARY PUBLIC
REG. # 7852294
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 11/30/2023

SUBMITTAL CHECKLIST FOR CONDITIONAL / SPECIAL USE PERMIT APPLICATIONS

In conjunction with Section 1-1017, *Conditional Uses*, and Section 1-1018, *Special Uses Permits for Uses Not Provided For*, of the Isle of Wight County Zoning Ordinance, as amended, the following information shall be submitted for a Conditional / Special Use Permit Application. Please note that it is the applicant's responsibility to ensure that the application is in compliance with all Federal, State and County regulations.

No application for a Conditional / Special Use shall be certified as complete unless the following information is provided**, unless the Zoning Administrator reduces the number of required copies.**

Ten (10) copies of the original, executed application and one (1) original executed application, **unless the Zoning Administrator reduces the number of required copies**. Both the applicant(s) and the property owner(s) must have their signature(s) notarized on page No. 3 of the application.

The appropriate fees have been submitted with the application. Checks should be made payable to: Treasurer, Isle of Wight County.

Ten (10) copies of a statement of the reasons for seeking such permit **unless the Zoning Administrator reduces the number of required copies**, and if applicable, a statement of conditions.

Ten (10) of a narrative description of the property which shall include the Tax Parcel Identification Number **unless the Zoning Administrator reduces the number of required copies**.

A concept plan of the property showing all existing and proposed physical improvements and such other information as is necessary to clearly indicate to the Planning Commission and Board of Supervisors that adequate provisions shall be made for compliance with all standards for that particular use and the extent of the property to be so used on a given parcel or parcels. Such document shall be drawn to scale and shall include the following information:

- A vicinity map at a scale of no less than one (1) inch equals two thousand (2,000) feet
- Title of drawing
- Date of drawing
- Existing wood line
- North arrow
- Scale bar
- Current zoning of parcel(s) to be rezoned, including tax map number(s) and owner(s)
- Current zoning of adjacent parcel(s), including tax map number(s) and owner(s)
- Street names including route number and width(s) of the right-of-way(s)
- Ten (10) full size copies, with one (1) reduced 11-inch X 17-inch copy shall be submitted

- Please note that additional information on the site layout may be requested by the Zoning Administrator during the review process to **review the application and prepare the staff reports for the Planning Commission and Board of Supervisors more effectively**.

Ten (10) copies of such supplemental material as may be necessitated by the proposal itself or the district in which located or proposed to be located, and in accordance with Section 5-5000, *Supplementary Use Regulations,* of the Isle of Wight County Zoning Ordinance.

A WQIA (Water Quality Impact Assessment) if located in the Chesapeake Bay Preservation Area.

All real estate taxes must be paid and current at the time of submittal; otherwise, the submittal will be refused at the counter. Proof of the most recent tax payment to the County must accompany the application.

I, the undersigned, certify that this application is complete, accurate and contains all required and requested information, documents and other submittals, and that all statements made herein are, to the best of my knowledge, true and correct. I further certify that I have exercised due diligence to obtain the most recent, complete and correct information available. I understand that any section not completed in its entirety may delay processing of this application and the date of the Planning Commission public hearing and that the submittal of a complete application does not guarantee the application will be placed on the next available Planning Commission agenda.

Alexis Andash
Printed or Typed Name

Alexis Andash
Signature

06/02/22
Date

1. Applicant Overview

Prairie Solar, LLC is a subsidiary of Energix US, LLC, one of the leading utility-scale solar developers and independent power producers in the Commonwealth. Headquartered in Arlington, VA, we leverage our financial strength and extensive industry experience to build sustainable, renewable energy projects that generate revenue for localities, deliver reliable electricity to customers, protect the environment and provide financial security to our landowner partners.

Energix is a long-term partner for the communities where we operate: **we site, develop, construct, own and operate projects throughout their entire life and decommission projects** at the end of their useful life. This business model makes Energix a **vested and reliable partner** to localities where the projects are located.

2. Project Details

a. Land Use

Prairie Solar is proposing the development, construction and operation of a 20 MWac solar photovoltaic project in Isle of Wight County, referred to as "Prairie" (the "Project"). Prairie Solar will be located off Longview Drive, with the access across from Parcel ID 50-01-010, owned by C. W. Glover, Jr. – a 128-acre parcel that is shown as vacant property per Isle of Wight County's GIS system. *The proposed facility is approximately 0.5 miles south of the existing Woodland Solar project.*

Prairie Solar will be located on six parcels leased from Everets Properties, Inc:

Leased Parcels	Acreage
41-01-018	77.50 acres
50-01-009	211.65 acres
41-01-019	40 acres
41-01-017	5.61 acres
50-01-007	82.1 acres
50-01-006	16 acres
TOTAL	**432.87 acres**

b. Unique mix of land use:

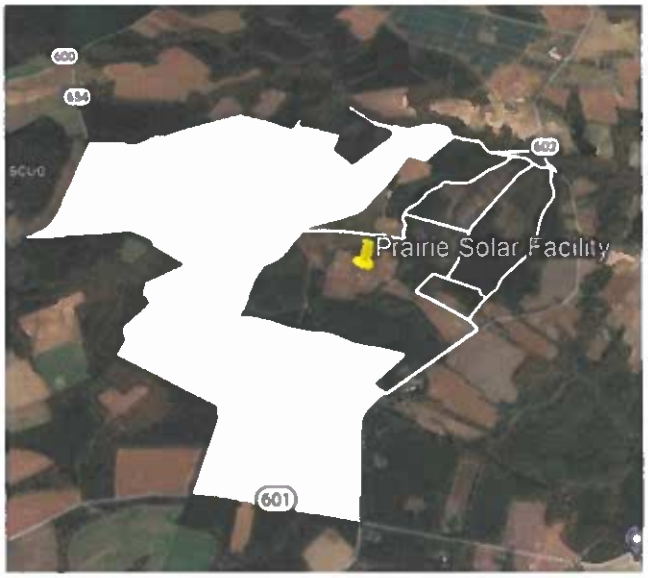
While the total tract of all the acreage leased is approximately 432.87 acres, the project will utilize only 152 acres for its development footprint. The remaining acreage will be preserved for natural resource protection areas, pollinator gardens, setbacks and landscaping buffers. In addition to areas used by the project, portions of the land will continue to be used for agriculture, silviculture and hunting by the landowner.

The Property is currently zoned for Rural Agricultural Conservation (RAC) where utility-scale solar energy facilities are permitted with a Conditional Use Permit. All adjoining properties are zoned RAC, with the exception of a .93 parcel to the north of the site that is zoned Rural Residential (RR).

According to Sec. 4-2001 of Isle of Wight Zoning Ordinance, the intent of the Rural Agricultural Conservation District is as follows: ***"This district is intended to preserve and protect areas of Isle of Wight County that are presently, predominantly in agricultural use and maintain the land***

base necessary to support agricultural activity. This district is designed to protect the agricultural industry from sprawling residential development that displaces substantial areas of agricultural land for a small number of dwelling units." A solar facility would directly fit into the intent of the district, as many land use planners view solar facilities as "land banks," preserving the land for other future uses. Once the site, shielded from public roads and neighbors behind a forested buffer, is decommissioned, the land will be suitable for all pre-construction activities. This will also preserve the land and the aesthetic of the district by protecting the area from any dense development and residential uses.

The proposed mix use of agriculture and farming further supports the intent. The parcels are currently used for timbering, crop growing and recreation (hunting). The land will still be used for those uses listed, even with the addition of a solar facility. This will prevent the land from being sold off into development, and preserves it as an agricultural use, thus supporting the intentions of the district.



It is important to note that all the property west and south of the proposed site (approximately 816 acres, as shown in the photo to the left) is owned by Everets Properties, Inc – the same landowner Energix has an executed lease agreement with for the solar facility.

The Project is depicted in detail on the site layout included in the initial application as Exhibit Q - Conceptual Site Layout. This conceptual plan shows the proposed layout of all structures, adjacent properties, screening, landscaping, internal roadways and easements[3].

c. Technology and Design

Prairie Solar will utilize Tier 1 equipment from bankable and reliable suppliers. For equipment to be categorized Tier 1, they must be used by 6 different projects and financed by 6 different banks. Tier 1 equipment are said to be more reliable, have robust warranties and are used by majority of the solar developers due to their quality. The modules contemplated for the Project will use photovoltaic technology and will be procured from an American module manufacturer, First Solar. The system is expected to be configured as a single axis tracking system with UL listed components which will be installed in conformity with the National Electric Code.

Given the proposed design, the structures will track the movement of the sun during the day, allowing for sufficient sunlight for vegetation to thrive underneath the panels. The height of tracking and solar panels will not exceed 15 feet in height, as per Isle of Wight's Utility Scale Solar Ordinance, except when temporarily stowed in a vertical position for vegetation management or for inspection, maintenance and/or repair.[4] Transformers, substation and tie-lines may exceed this height.

[3] Isle of Wight Zoning Ordinance, 5-5003, Section M – A.I

[4] Isle of Wight Zoning Ordinance, 5-5003, Section M – 4.B

The solar facility will be secured by a perimeter fence constructed in accordance with the Isle of Wight's County Zoning Ordinance and the National Electric Code (NEC). This fence will also have designated openings for small wildlife to move seamlessly throughout the property[5]. Wildlife corridors will be incorporated into the site design as depicted in the initial application in Exhibit Q - Conceptual Site Layout.

d. Natural Resources

The Project will minimize and mitigate any impact to wetlands, threatened and endangered species, natural resources or historically or culturally significant areas:

- **Wetlands and Streams-** The Project underwent a wetland delineation survey on 04/14/2021, as well as an Army Corp of Engineers site visit and received a Preliminary Jurisdictional Determination from USACOE. A copy of the delineation plan is included with the initial application as Exhibit H.
- **Cultural Resources-** Per the county solar ordinance, the Project underwent a Phase 1 Cultural Review by a third-party consultant[6]. On the project tract, Arch Con found that the site **will not impact any significant cultural resources. Clearance to proceed is recommended.** The full review can be found in Exhibit I of this application. This study received approval from the Virginia Department of Environmental Quality on May 6th, 2022 and approval from Virginia Department of Historical Resources (DHR) on June 9, 2022, both of which are included in the initial application as Exhibit J.
- **Water Quality Impact Analysis (WQIA).** There is a small area of the project that will require impacting the RPA buffer area. This point of interconnection (POI) will be owned and operated by Dominion Energy, a public utility. An updated WQIA has been prepared and is included with the second submittal.
- **Threatened and Endangered (T&E) Assessment-** The project area underwent a limited T&E assessment by Pilot Environment, Inc. on May 4, 2022 (included in the initial application as Exhibit G) which concluded **it is not likely for the proposed solar development to adversely affect documented occurrences of federally protected or state-listed threatened/endangered species, critical habitat or other wildlife resources**. A few key points of this assessment are below:
    - The T&E assessment covered the project area, as well as two miles beyond its boundary
    - Because the T&E assessment identified several occurrences of state protected species within two miles of the project area (approximately 0.5 miles northeast), Energix will coordinate with the Virginia Department of Environmental Quality (DEQ), the Virginia Department of Wildlife Resources (DWR), and the Virginia Department of Conservation and Recreation (DCR) during the Permit By Rule (PBR) application process to ensure avoidance and minimization measures (if any) for these species and their habitat are documented within the PBR's mitigation plan, and properly adhered to during the implementation of the project.
    - The report concluded no adverse impacts to species or habitats on the project tract

[5] Isle of Wight Zoning Ordinance, 5-5003, Section M – A.I

[6] Isle of Wight Zoning Ordinance, 5-5003, Section A. VII

Example of site vegetation

Pollinator Habitat: The Project will establish pollinator gardens throughout the site to support local populations of critical pollinator species such as butterflies, bees, monarch butterflies, hummingbirds and more. Prairie Solar will plant pollinator friendly vegetation following completion of construction in order to reduce invasive weed growth and trap sediment within the Project Area. Pollinator friendly and wildlife friendly native plants, shrubs, trees, grasses, and wildflowers will be used in the vegetative buffer and planted in accordance with Virginia Pollinator-Smart Solar program guidelines. The vegetation will be further maintained in accordance with the guidelines specified in the program.

e. Air

Generation of energy from the sun occurs without any audible noise or greenhouse gas emissions. Beyond the ultimate environmental benefit of generating electrical energy without producing greenhouse gas emissions, solar projects have other local environmental and financial benefits. With the addition of Prairie Solar, approximately 29,500 tons of Carbon Dioxide is offset[7].

f. Noise Levels

Unlike many other industries and businesses, solar facility components are pollutant free and do not emit noise that is audible offsite. As per Isle of Wight's Utility Scale Solar Energy Facilities Ordinance, audible sound from the site will not exceed 60 dBA as measured at any adjacent, non-participating landowner's property line[8].

g. Soil

Solar projects do not permanently alter soil or groundwater or the future agricultural potential of the land and require no harmful fertilizers, pesticides, or herbicides. As a requirement in the solar ordinance, Energix will provide soil testing for any contaminates directly attributable to the solar panels before and after construction and every five years until the facility is decommissioned, and be remedied by the operator should a negative finding indicate contamination[9].

[7] www.epa.gov/avert-web-edition

[8] Isle of Wight Zoning Ordinance, 5-5003, Section M – 4.C

[9] Isle of Wight Zoning Ordinance, 5-5003, Section F

h. Water

In accordance with the solar ordinance, a Water Quality Impact Assessment was completed by a third party engineering firm, Kimley Horn. A copy of that report is included in the initial application as **Exhibit P. Impacts to the 100' Resource Protection Area (RPA) will be minimized by providing sufficient** area between the RPA limits and the proposed array layout to accommodate ESC and SWM measures that will detain and control site draining prior to discharge into the wetland system. Grading for the ESC/SWM, array layout and other site components will be designed in a manner to avoid impacts to the RPA. Important to note that the POI will consist of 4 – 5 poles installed, owned and operated by Dominion Energy, a public utility.

i. Roads

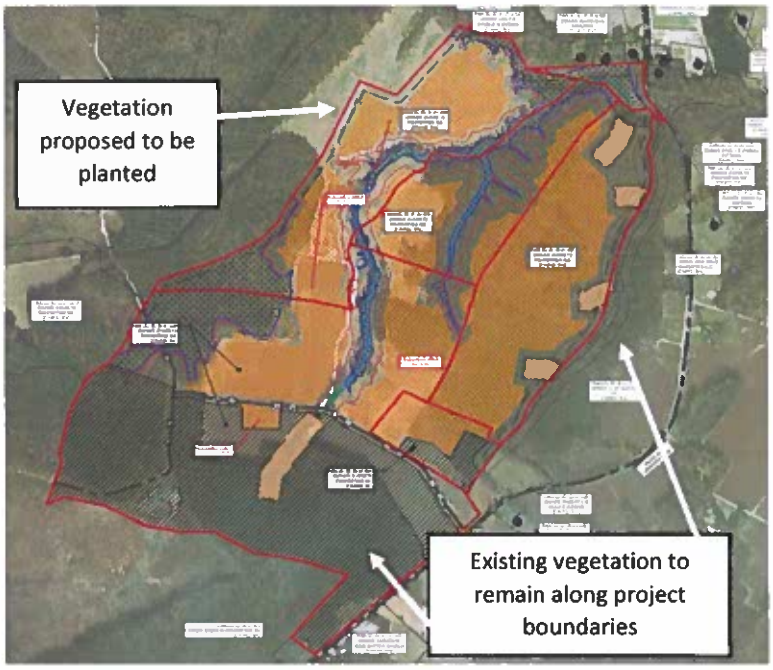
A transportation plan[10] is included with the initial application as part of the Conceptual Plan in Exhibit Q. There is a 5-ton posted bridge on Route 602 near the northern part of the proposed project. Small trucks under 5 tons and passenger vehicles will be able to cross this bridge, but most of the construction traffic will enter the site from the south on Route 602. At the end of the project construction, any damage done within 1,000 feet of the site on Longview Drive will be repaired in accordance with VDOT standards and specifications[11].

3. Visual Impacts and Landscaping

[10] Isle of Wight Zoning Ordinance, 5-5003, Section A.III

[11] Isle of Wight Zoning Ordinance, 5-5003, Section M – 4.G.II

Energix has diligently and dutifully worked with the landowner to determine the best possible location of a solar facility on the property. The location shown on the conceptual plans is the result of an intensive viewshed analysis. The site is located internally to the six parcels owned by Everets Properties, LLC. There is no public road frontage, and no line of sight into the project from any adjoining properties.

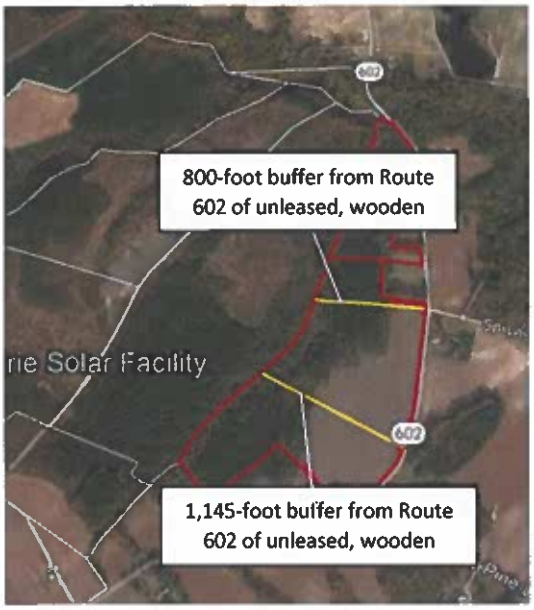


In order to comply with Isle of Wight's Solar ordinance, Prairie Solar has implemented setbacks to ensure proper distances from adjoining parcels and residents[12]. The current solar ordinance of Isle of Wight County requires that the Project is set back a minimum of 75 feet from all property lines, and at least 125 feet from any residential parcels, with a buffer of this size kept free of all structures and parking lots. The closest house to the fence surrounding the location is 789 feet away. Christian Home Baptist Church is approximately 1,873 feet away from the project fence.

The Project is very well screened with existing mature vegetation to the east, north and south. In areas where there is no existing vegetation or where it is insufficient, additional non-invasive and wildlife friendly plants, shrubs, and trees will be proposed in accordance with Isle of Wight's Zoning Ordinance. The landscape buffer will be maintained and supplemented as necessary throughout the life of the Project. Prairie Solar is proposing to plant a fifty (50) foot vegetative buffer along the property to the west of the site. However, as noted above, those parcels are owned by Everets Properties, Inc.

[12] Isle of Wight Zoning Ordinance, 5-5003, Section M – 4.D

The parcels outlined in red are not included as part of the solar facility. These unleased tracts will provide a large, dense landscaping buffer to shield the site from Route 602, and thus residents living and traveling along the road. At its shortest point, there is 800 feet from the road to where the project Limit of Disturbance (LOD) begins, and at its longest point, over 1,145 feet separate the road from the project LOD. Prairie Solar will still maintain a 50 feet vegetative buffer along the leased property line. Please refer to Exhibit M in the initial application for site photos.



4. Project Timeline and Hours

In accordance with the county ordinance regarding project timelines,[13] Prairie Solar anticipates going through Virginia Department of Environmental Quality's Permit by Rule process in Quarters 3 and 4 of this year. This permit is designed to protect natural resources. This process requires verification that the proposed project will not impact wetlands, threatened and endangered species, natural resources and historically or culturally significant areas.

The interconnection agreement was secured in December of 2021, and is included as part of the initial application as Exhibit L. Construction activity will take place during the hours of 7:00 am to 7:00, Monday through Saturday. Construction and it is anticipated to start in Q3 of 2023 and the Project becoming operational in Q4 of 2023, or Q1 of 2024.

5. Stormwater Management and Erosion and Sediment Control

The Project will be designed to satisfy the requirements of Isle of Wight County and Virginia Department of Environmental Quality (DEQ) stormwater management (SWM) and erosion & sediment control (ESC) regulations. ESC measures will be implemented to protect downstream properties and waterways from sediment-laden runoff during construction and SWM measures will be implemented to protect downstream properties and waterways from water volumes and flows after construction is complete and during operation for the life of the Project.

The SWM and ESC design will protect both the waterways during and following construction. During construction, adequate ESC measures will be installed around the perimeter of the site and along streams to filter sediment from runoff prior to entering the waterways. ESC measures will include silt fence, diversion dikes, and sediment basins. Throughout construction, dust control, straw mulching, and seeding immediately following grading activities will be implemented to minimize exposed soils. Where practical, the grading activities will be sequenced to minimize the amount of open soils exposed at one time.

Throughout construction, Energix will oversee all construction activities continuously monitoring and directing the function, maintenance, and repair of ESC installations. This will help ensure any mud tracked onto a public roadway is quickly removed or any damaged perimeter control is quickly

[13] Isle of Wight Zoning Ordinance, 5-5003, Section A. IV

repaired. SWM Quality requirements are anticipated to be met through preservation of forested/open space and nutrient credit purchases.

6. Decommissioning

The operating period for Prairie Solar is anticipated to be 35 years. After the end of the useful life cycle of the Project, Energix will be responsible for the removal of all above and below ground equipment, all roads and the equipment pad foundations. Energix will also restore and reclaim the site to preconstruction condition and topsoil quality to the extent practical, including access roads. Decommissioning includes removing the solar panels, solar panel racking, steel foundation posts and beams, inverters, transformers, overhead cables and lines, equipment pads and foundations, equipment cabinets, and ancillary equipment. The civil facilities, access road, security fence, and any drainage structures are included in the scope. In accordance with the ordinance, a decommissioning plan will be provided to the county prior to final site plan approval[14]. A decommissioning guide with best practices is included with the first application as Exhibit O.

7. Economic Plan

a. Tax Revenue

Solar facilities generate tax revenue, allowing for increased investment in County services and infrastructure without any increased demand for public utilities, solid waste disposal, human services, or public education. In accordance with the county ordinance regarding an economic impact analysis[15], we wanted to provide a complete breakdown of generated revenue from Prairie Solar. There are currently two forms of tax revenues a county can choose to implement.

Machinery and Tools Tax

Solar Facilities are subject to local machinery and tool taxes, with a complex set of exemptions contained in Va. Code § 58.1-3660. Factors in determining the level of exemption include the size of a solar facility, the date a facility applied an initial interconnection request with an electric utility or a regional transmission organization. For Prairie Solar, because it is larger than five megawatts and it applied for interconnection after January 1, 2019, it would be subject to a stepdown exemption from local machinery and tools taxes and be subject to local depreciation of the solar equipment.

The current M&T tax rate in Isle of Wight County is $1.75/$100. M&T tax revenue for 432.87 acres at $15,000/acre from Prairie Solar is estimated to be approximately $4,556,682 over 35-years.

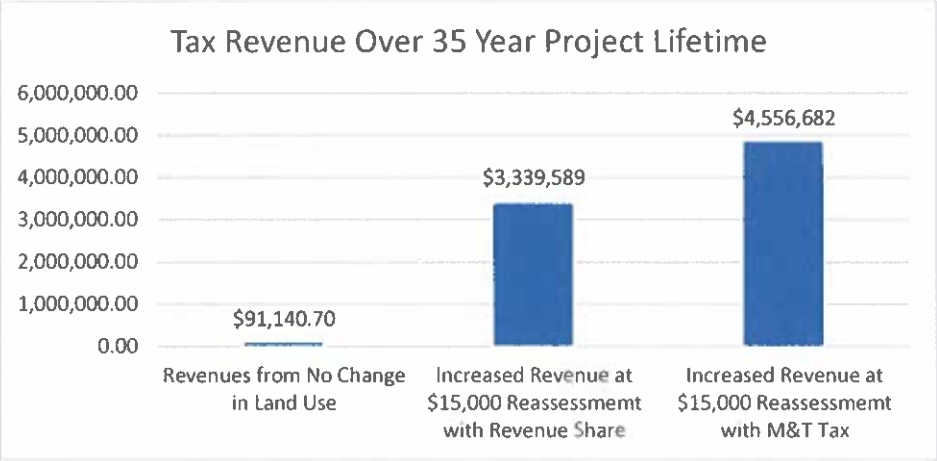
Revenue Share

First passed by the 2020 General Assembly and modified and expanded in the 2021 General Assembly, the "Revenue Share" is a unique "capacity tax" revenue opportunity for localities that serves as an alternative to the traditional Machinery and Tools tax regime. Localities may adopt a revenue share ordinance and assess up to $1,400 per megawatt of solar facility "nameplate capacity." If they do so, the projects subject to revenue share are exempt from Machinery and Tool tax. For projects approved by a locality after January 1, 2021, the revenue share payment is subject to an

[14] Isle of Wight Zoning Ordinance, 5-5003, Section G

[15] Isle of Wight Zoning Ordinance, 5-5003, Section A. V

escalator of 10% every 5 years, beginning in 2026, over the life of the project. It provides a meaningful and reliable revenue stream from the project to the localities where it is sited.



Revenue Share revenues from Prairie is estimated to be approximately $3,339,589 over 35-years. Please refer to the second submittal for a comprehensive breakdown of each tax methodology.

b. Economic Activity

In addition to bringing additional tax revenue to the community, solar projects directly stimulate local job markets by increasing the demand for labor. Prairie Solar anticipates creating approximately 30 well-paying jobs during the construction phase. Energix aims to source as much local labor as possible while maintaining the highest safety and quality standards. Virginia's solar industry has expanded significantly in the last few years which increases our ability to source labor locally and provide valuable workforce training and experience. For positions that cannot be filled locally, Energix houses non-local workers in local hotels and allocates per diem spending for food. Energix will use local hotels to ensure the local hospitality industry benefits directly from this Project.

Prairie Solar hopes to work through Isle of Wight County's Chamber of Commerce and will work diligently with both the Chamber and the County's Economic Development Department to attempt to secure local talent. Energix has already contacted Paul D. Camp Community College and their Workforce Development Department to enlist their recruitment help.

PRAIRIE SOLAR

Exhibit B:

Conformance with

Comprehensive Plan

PRAIRIE SOLAR

MEMORANDUM

TO: Isle of Wight County Planning Commission
FROM: Jasdeep Singh Khaira, Gentry Locke Attorneys
RE: Prairie Solar, by Energix
DATE: June 6, 2022

Members of the Planning Commission,

Attached is a memorandum in support of Prairie Solar's request for a determination that the proposed project is "substantially in accord" with the Isle of Wight County Comprehensive Plan pursuant to Va. Code § 15.2-2232.

I. Summary

Prairie Solar, LLC ("Applicant") requests that the Isle of Wight County ("County") Planning Commission ("Planning Commission") review Prairie Solar (the "Project") for conformity with the Isle of Wight County Comprehensive Plan, "Envisioning the Isle" ("the Plan") pursuant to Va. Code § 15.2-2232. This request provides information needed for the County determination that the Project is "substantially in accord" with the Plan.

The Project developer is Energix US, LLC. The Project is a solar electric generation facility with the capacity to deliver up to 20 megawatts ("MW") of alternating current ("AC") to the electric transmission system that serves the County and surrounding area. The Project generates electricity without producing air pollution, water pollution, or waste, nor does it use any pipelines or fuels.

Most of the Project consists of open space around the panels. Within the Project's area, the ground surface has native turf grass that will preserve the soil, minimize erosion and improve water quality. The Project does not require removal of any topsoil and only uses a few underground foundations. At the end of the useful life of the Project, all the equipment will be removed and the land can return to agriculture, forestry or other uses. The Project is located in the Windsor District on parcels 41-01-018, 50-01-009, 41-01-019, 41-01-017, 50-01-007 and 50-01-006.

II. Va. Code §15.2-2232 "Substantially in Accord" Determination

Va. Code §15.2-2232 provides that the County's Comprehensive Plan controls "the general or approximate location, character, and extent of each feature shown on the plan." For any "public utility facility" that is proposed after the adoption of the Comprehensive Plan, the County's Planning Commission is tasked with determining whether the ***"general location or approximate location, character, and extent thereof [of the public utility facility] . . . is substantially in accord with the adopted comprehensive plan or part thereof."***[1] Because the Project is a public utility facility pursuant to Va. Code §56-232, the Planning Commission is called upon to determine if the proposed "general location or approximate location, character, and extent" of the Project is "substantially in accord" (in other words, "mostly in agreement") with the Comprehensive Plan.

III. The Project's Location is in Conformity with the Comprehensive Plan

The Project properly cited within area designated for Rural Agricultural Conservation ("RAC").

The Plan employs land use designations to guide the appropriate future use of land in the County.[2] The subject parcels are designated as RAC land use, along with the majority of agricultural and forested areas in the County.[3] Overall, the RAC land use is meant for limited development, but directly states that "uses reliant on large areas of land ***such as solar farms*** and agritourism activities **may also be appropriate when sited correctly**."[4] (Emphasis added). Moreover, the County states generation facilities should be located outside of the viewshed of any scenic, cultural, or recreational resources.[5] Energix has worked closely with the landowner to ensure Prairie Solar will be hidden from all adjacent landowners and public right of ways. In addition to the setbacks imposed by the county ordinance, this site is centrally placed in the middle of the leased parcels to ensure total and complete screening.

[1] Va. Code §15.2-2232.
[2] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 100.
[3] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 106.
[4] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 106.
[5] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 74, 79.

An unleased tract will separate the project from Longview Drive, with approximately 1,000 feet between the road and the project Limit of Disturbance (LOD).

Currently, the leased parcels are used for recreation, timbering and agriculture. With the addition of Prairie Solar, the parcels become a haven for mixed uses. While generating clean, domestically produced energy, the site will also coexist with its pre-facility uses, including hunting, timbering and crop growing.

The Project is located close to existing transmission lines.

The County requires generating facilities to be located adjacent or close to existing electric transmission lines.[6] There are two transmission corridors near the proposed facility. One is 0.9 miles to the north, and the second is one (1) mile to the east.

The location does not adversely impact wetland areas.

The Plan details the County's goal of protecting its wetland areas.[7] The Project is not physically built on any wetlands and all potential impacts to wetlands are avoided and all setbacks and local and state wetland risk mitigation measures are complied with.

The Project is not located within a Development Service District.

The County requires that solar facilities be located outside of Development Service Districts ("DSDs"), which the Project complies with.[8] The County has three DSDs: Newport DSD, Windsor DSD, and Campton DSD.[9] In short, the County guides new development to these areas because there is adequate public infrastructure either available or planned, including roads, water and sewer.[10] Importantly, DSDs also conserve areas outside of their boundaries for uses compatible with the RAC land use.[11] Because the Project is located over five (5) miles from the Windsor DSD, it does not take up valuable land which would otherwise be used for new development that needs access to public infrastructure.

The Project is not located within the Historic Overlay or Highway Corridor Overlay Districts.

[6] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 74.
[7] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 22, 25, 28.
[8] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 74.
[9] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 35.
[10] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 35.
[11] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 35.

The County preserves community character by imposing restrictions and design standards in its Historic Overlay Districts and Highway Corridor Overlay District.[12] The four Historic Overlay Districts are the St. Luke's Historic District, Courthouse Historic District, Fort Boykin Historic District and Fort Huger Historic District.[13] The Project i s not located within any of these Historic Overlay Districts, nor is it within the Highway Corridor Overlay District.

The Project does not cause permanent increases in traffic.

During the public forum process in updating the Comprehensive Plan, the County heard recurring concerns relating to increased traffic congestion in the County.[14] Here, the Project only causes a slight increase in traffic on Longview Drive between Sandy Ridge Drive and Shady Pine Lane during the construction and decommissioning phases. In between these phases, the Project does have any adverse impact on local traffic within the County. Nor does the Project adversely affect interregional travel though corridors of Statewide Significance.[15]

IV. The Project's Character, and Extent are in Conformity with the Comprehensive Plan.

The Project complies with the necessary ordinances and programs.

The siting and character of the Project complies with the Floodplain Management Ordinance, Wetlands Ordinance, Chesapeake Bay Preservation Area Ordinance and Stormwater Management Program, as shown in the Conditional Use Permit.

The Project does not increase air pollution.

The County has continually met the new EPA air quality standards.[16] Importantly, this Project will not adversely affect the County's ability to keep meeting those standards. After construction, the Project will not cause any direct air pollution. The only air pollution emitted happens indirectly from worker vehicles, for instance during the construction and decommissioning phases as well as from use of mowing equipment.

[12] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 32, 35, 74.
[13] *Historic Overlay District Planning*, Isle of Wight County Website, Isle of Wight, VA (isle-of-wight.va.us).
[14] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 54.
[15] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 43.
[16] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 23.

The Project does not use any surface or groundwater nor does it increase pollution into surface or groundwater.

The County is in the Eastern Virginia Groundwater Management Area, where groundwater levels are currently in a state of decline.[17] Importantly, the Project does not use any surface or groundwater, meaning it does not affect the already declining levels of groundwater in the Eastern Virginia Groundwater Management Area.

Additionally, the County has struggled with onsite wastewater systems installed in poor soils, which have allowed bacteria and other harmful matters to seep into surface and groundwaters.[18] Here, this Project does not require any of those systems, meaning it will not contribute to any pollution to surface or groundwaters due to onsite wastewater systems.

The Project will contribute to the County tax base without offsetting demands for services.

During public forums, the community expressed concerns about budgetary impacts of new growth and their desire for a fiscally sustainable growth management model that ensures reasonable costs for providing public services to existing and future residents.[19] This Project helps with these concerns by providing direct revenue to the County without the offsetting public service demands of other types of development.

The Project does not produce any solid waste.

The County is preparing for higher levels of solid waste production due to increases in population.[20] In this case, the Project does not produce any solid waste between the construction and decommissioning phases.

No large buildings, parking lots, offices, or workers stationed on-site.

Technicians and service providers visit infrequently and operations are monitored remotely.

No additional demand for County Services.

The Project does not require taxpayer-supported infrastructure like water, sewer, public schools or other public utilities.

[17] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 23.
[18] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 25, 70, 71.
[19] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 37, 39.
[20] *Envisioning the Isle*, Isle of Wight County Comprehensive Plan, pg. 71.

V. Conclusion

Pursuant to the requirement of Va. State Code §15.2-2232, the Applicant asks that the Planning Commission confirm that the Project is substantially in accord with the Plan. As detailed above, this project is in significant agreement with the plan.

PRAIRIE SOLAR

Exhibit C:

Conditional Use

Submittal Checklist

PRAIRIE SOLAR

SUBMITTAL CHECKLIST FOR CONDITONAL USE PERMIT APPLICATION

In conjunction with Section 1-1017, *Conditional Uses,* of the Isle of Wight County Zoning Ordinance, as amended, the following information is submitted with this conditional use application. For ease of review, the checklist is written verbatim, with where to find that information below each section.

Ten (10) copies of the original, executed application and one (1) original executed application, unless the Zoning Administrator reduces the number of required copies. Both the applicant(s) and the property owner (s) must have their signature(s) notarized on page No. 3 of the application.

The original, executed application with both the applicant and property owner's signatures notarized, is included with this permit submission. Ten additional copies are also included.

The appropriate fees have been submitted with the application. Checks should be made to: Treasurer, Isle of Wight County.

A check is included with this application for $1,200, made payable to Isle of Wight County, per email conversations with the Isle of Wight County's Treasurer Office.

Ten (10) copies of a statement for the reasons for seeking such permit unless the Zoning Administrator reduces the number of required copies, and if applicable, a statement of the conditions.

Please see Page 3 for a statement of justification, and a statement of the conditions can be found in Exhibit F.

Ten (10) copies of a narrative description of the property which shall include the Tax Parcel Identification Number unless the Zoning Administrator reduces the number of copies.

Ten copies of the narrative with the tax parcel numbers are included with this application.

A concept plan of the property showing all existing and proposed physical improvements and such other information as is necessary to clearly indicate to the Planning Commission and Board of Supervisors that adequate provisions shall be made for compliance with all standards for that particular use and the extent of the property to be so used on a given parcel or parcels. Such document shall be drawn to scale and shale include the following information:

- **A vicinity map at a scale of no less than one (1) inch equals two thousand (2,000) feet**
- **Title of drawing**
- **Date of drawing**
- **Existing wood line**
- **North arrow**
- **Scale bar**
- **Current zoning of parcel(s) to be rezoned, including tax map number(s) and owner(s)**
- **Current zoning of adjacent parcel(s), including tax map number(s) and owner(s)**
- **Street names including route number and width(s) of the right-of-way(s)**
- **Ten (10) full size copies, with one (1) reduced 11-inch x 17-inch copy shall be submitted**
- **Please note that additional information on the site layout may be requested by the zoning administrator during the review process to review the application and prepare**

the staff reports for the Planning Commission and Board of Supervisors more effectively.

A concept plan of the properties showing the above listed items is included in this application as Exhibit Q.

Ten (10) copies of such supplemental material as may be necessitated by the proposal itself or the district in which located or proposed to be located, and in accordance with Section 5-5000, *Supplementary Use Regulations,* of the Isle of Wight County Zoning Ordinance.

Section 5-5003.M.4, *Supplementary use regulations for civic use types, Utility Services, Major,* lists requirements for large scale utility service projects. The regulations are listed as followed:

4. Utility Scale Solar Energy Facilities.

   a. In addition to any conditional use permit application requirements, the applicant shall provide the following at the time of application:

      i. A conceptual plan showing the proposed layout of all structures, adjacent properties, screening, landscaping, internal roadways, easements, environmentally sensitive features including proposed wildlife corridors;

      Included in Exhibit Q, Conceptual Site Plan

      ii. A visual impact analysis demonstrating through project siting and proposed mitigation, if necessary, that the solar project minimizes impacts on the visual character of a scenic landscape, vista, or scenic corridor;

      Included in Exhibit Q, Conceptual Site Plan

      iii. A transportation plan showing vehicular access to the site, proposed construction traffic route to the site, parking areas, and laydown yards;

      Included in Exhibit Q as part of the Conceptual Site Plan

      iv. An estimated time frame and proposed hours of operation for construction activity;

      Included in Project Narrative, Section 4 (Project Timeline and Hours)

      v. Economic impact analysis of the project including projected net new tax revenue as well as loss of active agricultural and silvicultural lands and its indirect impact to associated local businesses;

      The increased revenue that the county will receive is included in Exhibit E, Tax Revenue Chart. Energix has worked closely with the landowner to utilize a large majority of land that is cut over timber land. In those conversations with the landowner, this project will be placed where it will have ***little to no impact*** *on the operation of the rest of his farm and will not displace any labor. Net loss of revenue is negligible due to the landowner being able to use his land to continue timbering, hunting and crop harvesting. The land will still be used for those operations, even with the addition of the solar facility.*

      vi. An environmental resource impact analysis discussing any proposed activities within designation resource conservation areas;

      Included in Exhibit K, Phase 1 ESA Report

      vii. A historical and cultural resources impact analysis; and

      Included in Exhibit J, Phase 1 Cultural Report.

      viii. Written comments from the relevant electric company regarding the capacity of the transmission lines as part of any use permit application. An applicant can satisfy this

requirement by submitting proof of application for interconnection to the electricity system.

Included in Exhibit L, Interconnect Agreement

b. Ground-mounted systems shall not exceed fifteen (15) feet in height when oriented at maximum tilt, except when temporarily stowed in a vertical position for vegetation management or for inspection, maintenance and/or repair.

Acknowledged; See Project Narrative, Section 2.C, Technology and Design

c. Audible sound from a solar energy system shall not exceed 60 dBA (A-weighted decibels), as measured at any adjacent non-participating landowner's property line. The level, however, may be exceeded during short-term exceptional circumstances, such as severe weather.

Acknowledged; See Project Narrative, Section 2.F, Noise Levels

d. All equipment, accessory structures and operations associated with a large solar energy system shall be setback at least seventy-five (75) feet from all property lines and at least one hundred and twenty-five (125) feet from any residential parcels, and are subject to the following:

Acknowledged; See Project Narrative, Section 3, Visual Impacts and Landscaping

i. Setbacks shall be kept free of all structures and parking lots; and

Acknowledged; setbacks will not be used for any structures or parking lots.

ii. Setbacks shall not be required along property lines adjacent to other parcels which are part of the solar energy system; however, should properties be removed from the system, setbacks must be installed along all property lines of those properties remaining within the project and which are adjacent to a parcel which has been removed.

Acknowledged; should any leased property be removed from the solar energy system, county setbacks will be installed.

e. The following landscaping standards shall apply:

i. Along public roadways with at least fifty (50) feet of right-of-way, a minimum fifty-foot wide bufferyard shall be installed or retained with at least seventy-five (75) landscaping points per one hundred (100) linear feet shall be required in the bufferyard;

A minimum 50 foot wide bufferyard will be used between the project and public right of way. Important to note that only one leased parcel will abut Longview Drive, and only a small section of that parcel will be used for arrays, which is centrally located to the site.

ii. Along public roadways with less than fifty (50) feet of right-of-way, twenty-five (25) landscaping points per one hundred (100) linear feet shall be required in the bufferyard;

N/A – Longview Drive is 60 feet wide.

iii. Where solar facility properties abut residential parcels, one hundred twenty (120) landscaping points per five hundred (500) square feet of bufferyard shall be required;

Prairie Solar does not abut any residential parcels.

iv. Existing vegetation that meets the minimum landscaping specifications may be used to meet required landscaping points; and

Acknowledged; Prairie Solar is centrally located on 6 leased parcels that will allow Energix to use a vast amount of existing vegetation.

v. No silvicultural activities or removal of required landscaping materials shall occur in the required bufferyards.

Acknowledged; See Project Narrative, Section 3, Visual Impacts and Landscaping

f. Provide soil testing for any contaminants directly attributable to the solar panels before and after construction and every five (5) years during the interim until the facility is decommissioned. Owner/operator must provide copies of initial baseline report and subsequent reports to the zoning administrator. Should a negative finding indicating contamination from the solar panels occur, contamination must be remedied by the owner/operator to applicable state and federal standards.

Acknowledged; See Project Narrative, Section 2.G, Soil

g. Prior to final site plan approval, an owner, lessee, or developer of real property shall enter the following agreement and provide them to the zoning administrator for review and approval:

i. A written agreement to decommission solar energy equipment, facilities, or devices upon the following terms and conditions:

a) If the party that enters into such written agreement with the county defaults in the obligation to decommission such equipment, facilities, or devices in the timeframe set out in such agreement, the locality has the right to enter the real property of the record title owner of such property without further consent of such owner and to engage in decommissioning; and

b) Such owner, lessee, or developer shall provide financial assurance of such performance to the county in the form of certified funds, cash escrow, bond, letter of credit, or parent guarantee, based upon an estimate of a professional engineer licensed in the commonwealth, who is engaged by the applicant, with experience in preparing decommissioning estimates and approved by the county; such estimate shall not exceed the total of the projected cost of decommissioning, which may include the net salvage value of such equipment, facilities, or devices, plus a reasonable allowance for estimated administrative costs related to a default of the owner, lessee, or developer, and an annual inflation factor.

Acknowledged; will provide prior to site plan.

c) Decommissioning of discontinued or abandoned large solar energy systems shall include the following:

i. Physical removal of all solar energy equipment and above-ground appurtenant structures from the subject property including, but not limited to, buildings, machinery, equipment, cabling and connections to transmission lines, equipment shelters, security barriers, electrical components, roads, unless such roads need to remain to access buildings retrofitted for another purpose, or the landowner submits a request to the board of supervisors that such roads remain.

ii. Below-grade structures, such as foundations, underground collection cabling, mounting beams, footers, and all other equipment installed with the system shall be completely removed: however, these structures may be allowed to remain if a written request is submitted by the landowners and a waiver is granted by the Board of Supervisors.

iii. Compacted soils shall be decompacted as agreed to by the landowner.

Acknowledged. See Project Narrative, Section 6, Decommissioning.

d) Restoration of the topography of the project site to its pre-existing condition, except that any landscaping or grading may remain in the after-condition if a written request is submitted by the landowner and a waiver is granted by the board of supervisors.

iv. Proper disposal of all solid or hazardous materials and wastes from the site in accordance with local, state, and federal solid waste disposal regulations.

Acknowledged; See Project Narrative, Section 6, Decommissioning

ii. During and at the end of project construction, any damage done to public roads by solar farm construction equipment shall be repaired in accordance with VDOT standards and specifications. Post construction damage shall be identified based on inspections by VDOT with the developer or their agent, prior to construction and upon completion, identifying the items for repair. Additionally, at the request of VDOT, in order to ensure the safety of the traveling public, some damages may need to be addressed immediately. (7-7-05; 5-27-10; Ord. No. 2012-2-C, 2-16-12, 3-20-14; 12-18-14; 7-19-18; 7-18-19; 3-19-20.)

Acknowledged. See Project Narrative, Section 2.I, Roads.

A WQIA (Water Quality Impact Assessment) if located in the Chesapeake Bay Preservation Area.

A Water Quality Impact Assessment has been completed by the engineering firm, Kimley Horn. A copy of this report can be found in Exhibit P.

All real estate taxes must be paid and current at the time of submittal; otherwise the submittal will be refused at the counter. Proof of the most recent tax payment to the County must accompany the application.

The six tax parcels under lease for this project are parcels:

- 41-01-018
- 50-01-009
- 41-01-019
- 41-01-017
- 50-01-007
- 50-01-006

The most recent real estate taxes have been paid on all six of these parcels, on May 17th, 2022 by the property owner. Receipts are provided in this apploication.

PRAIRIE SOLAR

Exhibit D:

Conditional Use

Application Standards

PRAIRIE SOLAR

CONDITIONAL USE APPLICATION STANDARDS

Section 1-1017 of the Zoning Ordinance provides standards for review of a conditional use application that the Planning Commission and Board of Supervisors shall consider before granting a conditional use permit. They are as follows:

That the establishment, maintenance and operation of the conditional use will not be detrimental to or endanger the public health, safety and general welfare;

Prairie Solar will not be a detriment to the public health, safety and general welfare of the surrounding property owners. This site will not omit any odors, noise or emissions. It will not be visible from any adjacent residences or public right of ways.

That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted, nor substantially impair the use of other property within the immediate proximity;

As mentioned above, property owners adjoining the leased parcels, as well as property owners off of Longview Drive will not be able to see Prairie Solar. An uptick of traffic will be noticeable to residents during the construction phrase and will be temporary. Once construction is complete, the site will have very minimal traffic and no audible noise generation.

That adequate utilities, water, sewer or septic system, access roads, storm drainage and/or other necessary public facilities and improvements have been or will be provided;

Prairie Solar will not have any burden on public utilities, sewer or septic systems. Appropriate stormwater measures have been designed into the concept plan to satisfy the requirements of Isle of Wight County and the Department of Environmental Quality.

That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on the public streets;

A traffic analysis has been completed by a third-party engineering firm, as required by the conditional use permit. All measures have been taken to minimize traffic congestion on public streets. Overweight vehicles will access the site via south Longview Drive. Passenger vehicles and small trucks may access the site to the north but is limited due to a 5-ton posted bridge located on Longview Drive.

That the proposed conditional use is not contrary to the goals and objectives of the Isle of Wight County Comprehensive Plan;

As mentioned in the Comprehensive Plan analysis, Prairie Solar has been developed with the goals and objectives in mind.

That the conditional use shall, in all other respects conform to the applicable regulations of the zoning district classification in which it is located and to the special requirements established for the specific use; and

Prairie Solar is located with the RAC zoning district, where utility scale solar operations are permitted as a conditional use. Information provided in the site narrative, checklist and exhibits show that this site meets, and in some cases exceeds, the applicable regulations of this district.

PRAIRIE SOLAR

That the use(s) at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood of the proposed use.

While Prairie Solar will be located approximately 0.5 miles south of the existing Woodland Solar, this project will not be visible from that site.

PRAIRIE SOLAR

Exhibit F:

CUP Proposed

Conditions

PRAIRIE SOLAR

Proposed CUP Conditions

The following are the conditional use permit conditions proposed by Energix US for the Prairie Solar Facility.

1. The subject property shall be developed in general conformance with the Concept Plan included in the Prairie Solar application.

2. The portion of the subject property supporting solar panels shall be enclosed by security fencing of a type which is harmonious with the rural, agricultural, and historical character of the County while meeting federal and state regulations for solar electric generating facility fencing as determined by the Zoning Administrator while upon approval of the site plan for the project, subject to the fencing code requirements as established by the National Electric Code (NEC).

3. The applicant shall preserve and maintain both existing forest and vegetation as well as planted landscape buffering within required setback areas and buffer yards and shall not clear or cut live trees within required setbacks or buffer yards without written authorization from the Zoning Administrator.

4. The applicant shall submit an Emergency Response Plan with the first submission of the site plan, which shall detail fire suppression methods that will be immediately deployed during both construction and operation of the facility. The plan shall include a training program to be provided, at the discretion of the County, to County emergency response staff with regards to safety for on-site emergency response. The applicant shall install a Knox Box at the facility to ensure emergency responders have access to the facility should the need arise and include plans for the same on the project site plan.

5. The applicant shall conserve topsoil on the site to the maximum extent feasible. Topsoil stockpiled on the site shall be stored out of view from adjacent properties and public roads.

6. The applicant shall submit a Stormwater Management Plan and an Erosion and Sediment Control Plan with the submission of the final site plan. The applicant shall reimburse the County for reasonable costs related to retaining such third-party inspectors as deemed necessary for project inspections.

7. Prior to final site plan approval, the applicant shall submit a plan for decommissioning the project to the County Zoning Administrator. Prairie Solar will decommission and remove the system and its components at the end of the life of the project in accordance with Sec. 5-5003(M)(4)(g) of the Ordinance. The project site could then be converted to other uses in accordance with applicable land use regulations in effect at that time. All decommissioning and restoration activities will adhere to the requirements of the appropriate governing authorities and the County Zoning Ordinance.

8. The applicant shall submit an invasive species management plan as recommended by DCR with the submission of the final site plan

9. The Applicant will work directly with Isle of Wight County's Chamber of Commerce, the Paul D. Camp Community College and the Economic Development Department to ensure inclusion of local contractors in the bidding process.

10. The applicant shall submit a seed mix for site groundcover that includes native pollinators blooming in spring/summer as recommended by DCR.

11. A sign shall be installed at the entrance of the site with contact information for the facility.

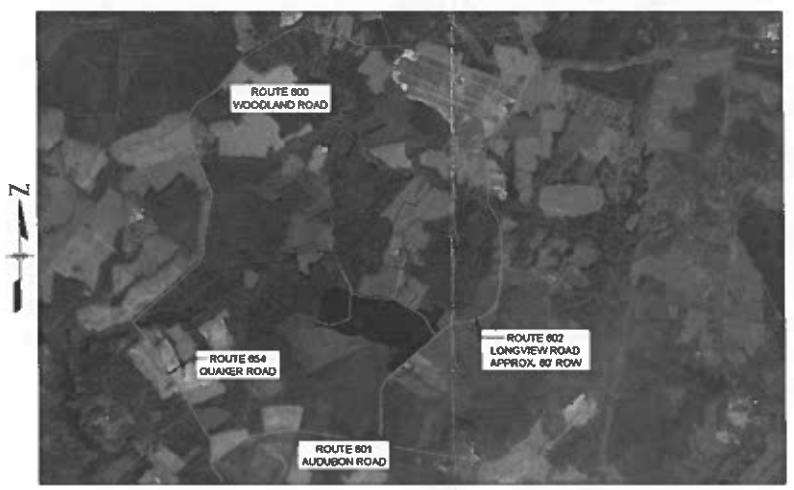
12. If any condition imposed by this Conditional Use Permit is determined to be invalid, void or unenforceable by any court or other governmental authority having jurisdiction, such determination shall not invalidate, void or make unenforceable any other provision or condition of this Conditional Use Permit. In the event of any conflict between the Isle of Wight Zoning Ordinance and these Conditional Use Permit Conditions, the Conditions shall control.

FOR CONCEPT ONLY FOR CONDITIONAL USE PERMIT APPLICATION

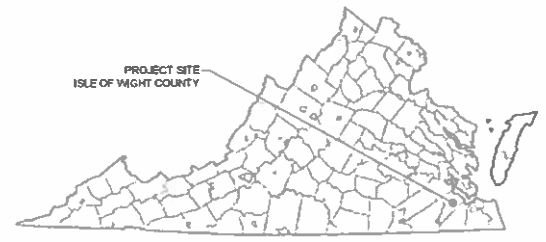
PRAIRIE SOLAR

ISLE OF WIGHT COUNTY, VA

PRAIRIE SOLAR	
APPLICANT	PRAIRIE SOLAR, LLC
TAX PARCEL ID	50-01-009, 50-01-008, 41-01-019, 50-01-007, 41-01-018, 41-01-017
EXISTING AND PROPOSED ZONING	RAC (RURAL AGRICULTURAL CONSERVATION), RR (RURAL RESIDENTIAL)
EXISTING USE	AGRICULTURAL, RESIDENTIAL
PROPOSED USE	SOLAR ENERGY FACILITY
TOTAL POWER TO BE GENERATED	MAX. 20MWac
SITE DATA:	
PROPERTY AREA	432.87 AC
PROJECT AREA	± 153 AC
DISTURBED AREA	± 202 AC
POWER GENERATED	± 20 MWac
TOTAL IMPERVIOUS AREA	± 5 AC
CULTURAL RESOURCES	TBD



VICINITY MAP - ISLE OF WIGHT COUNTY, VA
1" = 2500'



Sheet List Table	
Sheet Number	Sheet Title
C0-000	COVER SHEET
C0-001A	EXISTING CONDITIONS
C0-001	CONCEPTUAL SITE PLAN
C0-002	CONCEPTUAL SITE PLAN - AERIAL
C0-003	TRANSPORTATION MANAGEMENT PLAN
L0-001	LANDSCAPE DETAILS

APPLICANT
PRAIRIE SOLAR, LLC
2311 WILSON BLVD., SUITE 640
ARLINGTON, VA 22201
PHONE: 703-965-4176
CONTACT: ALEXIS ONDASH
EMAIL: ALEXIS.ONDASH@ENERGIXRENEWABLES.COM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE, SUITE 400
RESTON, VA 20191
PHONE: 703-215-8462
CONTACT: SOPHIA HUANG, P.E.
EMAIL: SOPHIA.HUANG@KIMLEY-HORN.COM

LAND OWNERS
VARIOUS LAND OWNERS.
SEE CONCEPTUAL SITE PLAN
FOR MORE DETAIL

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

REV	DATE
1	8/31/22
2	9/13/22
3	11/15/22
4	12/21/22

ENERGIX RENEWABLES

Kimley»Horn

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WWW.KIMLEY-HORN.COM

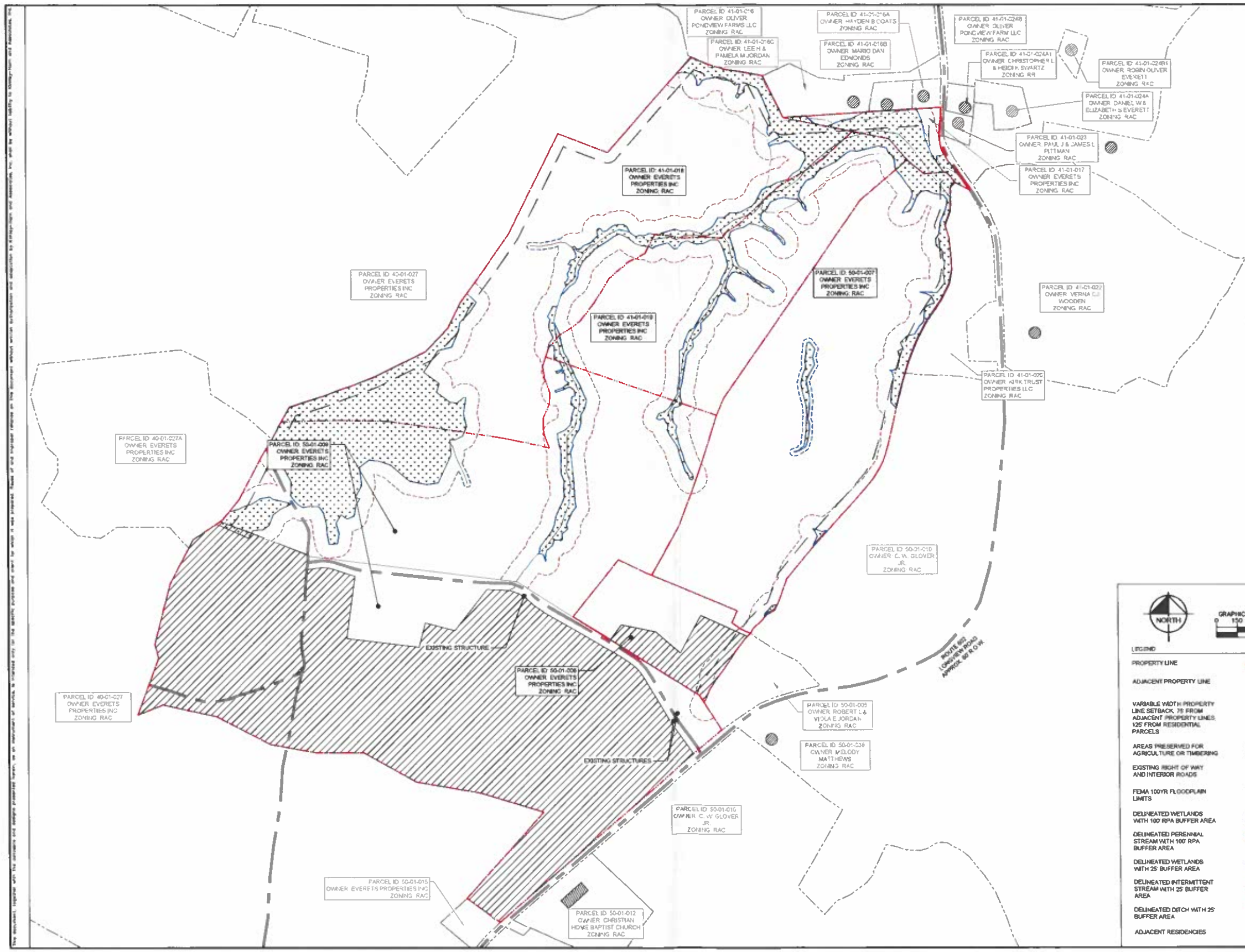
KHA PROJECT 110606019
DATE 06/14/2022
SCALE AS SHOWN
DESIGNED BY AJB
DRAWN BY AJB
CHECKED BY SAH

PRAIRIE SOLAR
PREPARED FOR
PRAIRIE SOLAR LLC
ISLE OF WIGHT COUNTY VIRGINIA

COVER SHEET

APPROVAL

SHEET NUMBER
C0-000



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1	8/31/22
2	9/13/22
3	11/15/22
4	12/21/22

ENERGIX RENEWABLES

Kimley»Horn

KHA PROJECT 110608019
DATE 06/14/2022
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PRAIRIE SOLAR
PREPARED FOR
PRAIRIE SOLAR LLC

ISLE OF WIGHT COUNTY
VIRGINIA

EXISTING CONDITIONS

APPROVAL

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C0-001A

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PROP. SECONDARY SITE ENTRANCE

PROP. PRIMARY SITE ENTRANCE

ROUTE 602 LOWSVIEW ROAD

ROUTE 601 AUDUBON ROAD

SITE VICINITY MAP - PROPOSED ENTRANCES
SCALE 1 = 1500'

PARCEL ID 41-01-216 OWNER OLIVER PONDVIEW FARMS LLC ZONING RAC

PARCEL ID 41-01-216C OWNER LEE H & PAMELA M JORDAN ZONING RAC

PARCEL ID 41-01-216A OWNER HAYDEN B COATS ZONING RAC

PARCEL ID 41-01-216B OWNER MARIO DAN EDMONDS ZONING RAC

PARCEL ID 41-01-024B OWNER OLIVER PONDVIEW FARM LLC ZONING RAC

PARCEL ID 41-01-024A1 OWNER CHRISTOPHER L & HEIDI P SWARTZ ZONING RR

PARCEL ID 41-01-024B1 OWNER ROBIN OLIVER EVERETT ZONING RAC

PARCEL ID 41-01-024A OWNER DANIEL W & ELIZABETH S EVERETT ZONING RAC

PARCEL ID 41-01-023 OWNER PAUL J & JAMES L PITTMAN ZONING RAC

PARCEL ID 41-01-017 OWNER EVERETS PROPERTIES INC ZONING RAC

PARCEL ID 41-01-016 OWNER EVERETS PROPERTIES INC ZONING RAC

PARCEL ID 40-01-027 OWNER EVERETS PROPERTIES INC ZONING RAC

PARCEL ID 41-01-018 OWNER EVERETS PROPERTIES INC ZONING RAC

PARCEL ID 50-01-007 OWNER EVERETS PROPERTIES INC ZONING RAC

POINT OF INTERCONNECTION #2, TO BE BUILT AND OWNED BY 3RD PARTY PUBLIC UTILITY, DOMINION ENERGY

POINT OF INTERCONNECTION #1, OWNED BY ENERGIX

PARCEL ID 41-01-022 OWNER VERNA GJ WOODEN ZONING RAC

PARCEL ID 41-01-020 OWNER 49RK TRUST PROPERTIES LLC ZONING RAC

PARCEL ID 40-01-027A OWNER EVERETS PROPERTIES INC ZONING RAC

PARCEL ID 50-01-009 OWNER EVERETS PROPERTIES INC ZONING RAC

PROPOSED SECONDARY SITE ENTRANCE

EXISTING STRUCTURE

PARCEL ID 50-01-008 OWNER EVERETS PROPERTIES INC ZONING RAC

PARCEL ID 40-01-027 OWNER EVERETS PROPERTIES INC ZONING RAC

PARCEL ID 50-01-010 OWNER C W GLOVER JR ZONING RAC

PARCEL ID 50-01-005 OWNER ROBERT L & VIOLA E JORDAN ZONING RAC

PARCEL ID 50-01-038 OWNER MELODY MATTHEWS ZONING RAC

EXISTING STRUCTURES

PROPOSED PRIMARY SITE ENTRANCE

PARCEL ID 50-01-010 OWNER C W GLOVER JR ZONING RAC

ROUTE 602 LOWSVIEW ROAD APPROX. 60' R O W

PARCEL ID 50-01-015 OWNER EVERETS PROPERTIES INC ZONING RAC

PARCEL ID 50-01-012 OWNER CHRISTIAN HOME BAPTIST CHURCH ZONING RAC

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- VARIABLE WIDTH PROPERTY LINE SETBACK, 75' FROM ADJACENT PROPERTY LINES, 125' FROM RESIDENTIAL PARCELS
- AREAS PRESERVED FOR AGRICULTURE OR TIMBERING
- EXISTING RIGHT OF WAY AND INTERIOR ROADS
- FEMA 100YR FLOODPLAIN LIMITS
- DELINEATED WETLANDS WITH 100' RPA BUFFER AREA
- DELINEATED PERENNIAL STREAM WITH 100' RPA BUFFER AREA
- DELINEATED WETLANDS WITH 25' BUFFER AREA
- DELINEATED INTERMITTENT STREAM WITH 25' BUFFER AREA
- DELINEATED DITCH WITH 25' BUFFER AREA
- PROPOSED FENCE
- PROPOSED ACCESS ROAD
- PROPOSED INVERTER
- PROPOSED ACCESS ROAD ENTRANCE
- PROPOSED SOLAR PANELS
- ADJACENT RESIDENCES
- PROPOSED 50' VEGETATIVE BUFFER
- PRESERVED 50' VEGETATIVE BUFFER
- WILDLIFE ACCESS
- PROPOSED MV ROUTE

TOTAL PARCEL ACREAGE	+/- 445 AC
DEVELOPMENT ENVELOPE	+/- 132 AC
FENCED-IN AREA	+/- 116 AC

REV	DATE
1	8/31/22
2	9/13/22
3	11/15/22
4	12/21/22

ENERGIX RENEWABLES

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11400 COMMERCE PARK DR., SUITE 400
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PHONE: 703-674-1300
WWW.KIMLEY-HORN.COM

KHA PROJECT 110606019
DATE 06/14/2022
SCALE AS SHOWN
DESIGNED BY AJB
DRAWN BY AJB
CHECKED BY SKH

PRAIRIE SOLAR

PREPARED FOR
PRAIRIE SOLAR L.L.C

ISLE OF WIGHT COUNTY VIRGINIA

CONCEPTUAL SITE PLAN

APPROVAL

SHEET NUMBER
C0-001

REV	DATE
1	8/31/22
2	9/13/22
3	11/15/22
4	12/21/22

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KHA PROJECT 110606019
DATE 06/14/2022
SCALE AS SHOWN
DESIGNED BY AJB
DRAWN BY AJB
CHECKED BY SAH

PRAIRIE SOLAR
PREPARED FOR
PRAIRIE SOLAR LLC
ISLE OF WIGHT COUNTY
VIRGINIA

CONCEPT SITE PLAN - AERIAL

APPROVAL

SHEET NUMBER
C0-002

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PRAIRIE SOLAR LLC

ISLE OF WIGHT COUNTY
VIRGINIA

TRANSPORTATION MANAGEMENT PLAN

KHA PROJECT
110606019

DATE	05/14/2022
SCALE	AS SHOWN
DESIGNED BY	AB
DRAWN BY	AB
CHECKED BY	SAH

REV	DATE
1	8/31/22
2	9/13/22
3	11/15/22
4	12/21/22

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ENERGIX RENEWABLES

APPROVAL

SHEET NUMBER
C0-003

GRAPHIC SCALE IN FEET
0 62.5 125 250

NORTH

ROUTE 602 - LONGVIEW DRIVE

PROPOSED PRIMARY SITE ACCESS

MAJORITY OF CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE FROM THE SOUTH VIA ROUTE 601 SANDY RIDGE DRIVE AND TURNING ONTO ROUTE 602 LONGVIEW DRIVE

SITE ACCESS TO BE PROVIDED BY EXISTING GRAVEL ROAD CONNECTION TO ROUTE 602 - LONGVIEW DRIVE

AREA TO BE EXCLUDED FROM DEVELOPMENT

CONSTRUCTION ACCESS FROM THE NORTH SHALL BE LIMITED LIGHTER CONSTRUCTION TRAFFIC (PASSENGER VEHICLES AND SMALLER TRUCKS) DUE TO 5 TON WEIGHT LIMIT ON EX. BRIDGE ON LONGVIEW DRIVE

AREA TO BE EXCLUDED FROM DEVELOPMENT

PARCEL ID 50-01-009
OWNER: EVERETS PROPERTIES INC
ZONING: INC

PROPOSED CONSTRUCTION ENTRANCE TO THE SITE

PROPOSED CONSTRUCTION ENTRANCES INTO THE SITE

PROPOSED COMMON ENTRANCE TO THE SITE

75' PROPERTY LINE SETBACK

PROPOSED 50' LANDSCAPE BUFFER

PARCEL ID 50-01-009
OWNER: EVERETS PROPERTIES INC
ZONING: INC

PROPOSED SECURITY FENCE

100' RPA BUFFER AREA

PROPOSED GRAVEL ACCESS ROAD

PROPOSED GATED ACCESS

PROPOSED PV RACKS (TYP.)

PARCEL ID 50-01-007
OWNER: EVERETS PROPERTIES INC
ZONING: RAC

DELINEATED WETLAND

PROPOSED GATED ACCESS

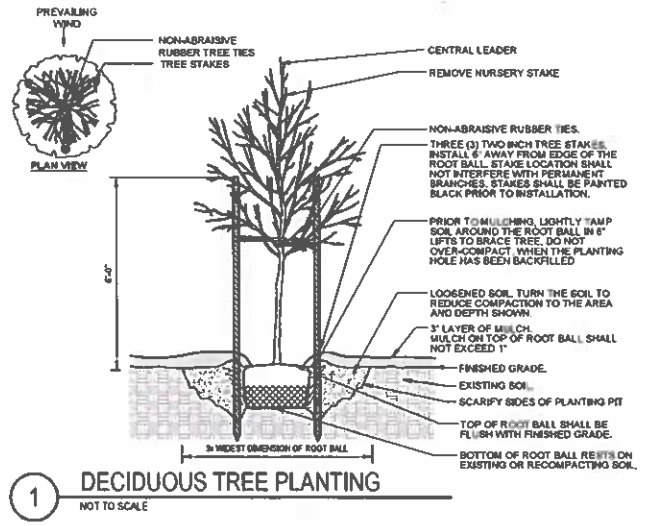
PARCEL ID 50-01-009
OWNER: EVERETS PROPERTIES INC
ZONING: INC

PROPOSED SECONDARY SITE ACCESS

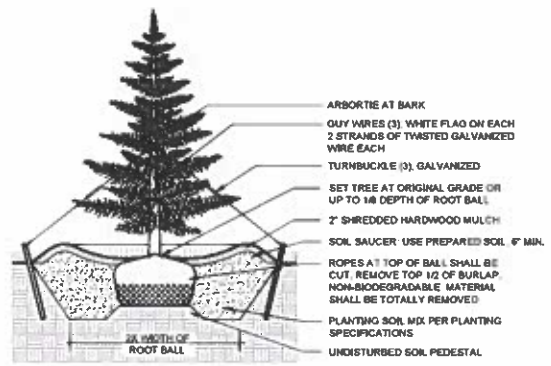
100' RPA WETLAND BUFFER AREA

PROPOSED INVERTER (TYP.)

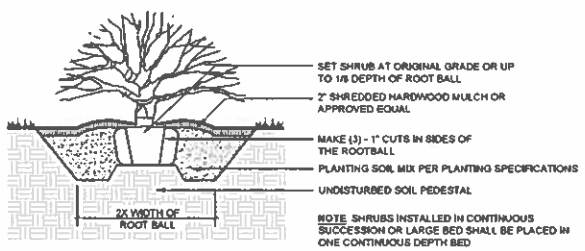
PARCEL ID 41-01-019
OWNER: EVERETS PROPERTIES INC
ZONING: RAC



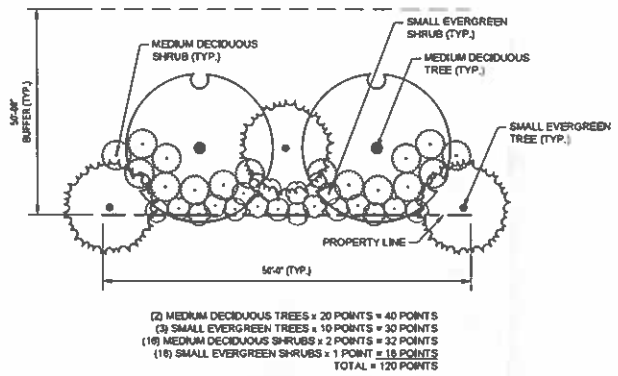
1 DECIDUOUS TREE PLANTING
NOT TO SCALE



2 EVERGREEN TREE PLANTING
NOT TO SCALE

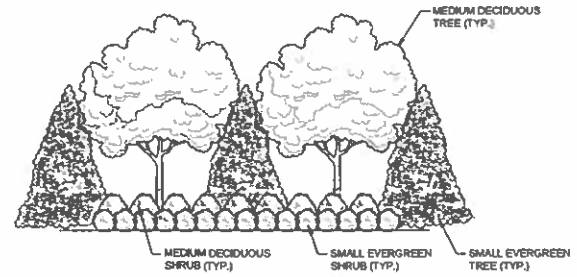


3 SHRUB PLANTING
NOT TO SCALE



(2) MEDIUM DECIDUOUS TREES x 20 POINTS = 40 POINTS
(3) SMALL EVERGREEN TREES x 10 POINTS = 30 POINTS
(16) MEDIUM DECIDUOUS SHRUBS x 2 POINTS = 32 POINTS
(18) SMALL EVERGREEN SHRUBS x 1 POINT = 18 POINTS
TOTAL = 120 POINTS

4 120 POINT VEGETATIVE BUFFER - PLAN
NOT TO SCALE



5 120 POINT VEGETATIVE BUFFER - ELEVATION
NOT TO SCALE

GENERAL NOTES
1. LANDSCAPE PLANTINGS WILL BE IN ACCORDANCE WITH THE COUNTY ORDINANCE
2. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FINAL DESIGN.
3. ALL SPECIFIED SPECIES ARE PRELIMINARY. FINAL SPECIES SELECTION SHALL BE APPROVED BY THE OWNER.

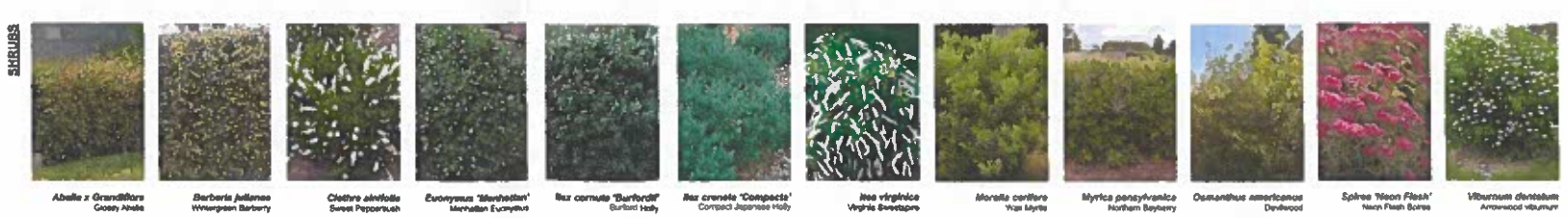
CANOPY TREES

Acer rubrum 'October Glory' Red Maple
Gleditsia 'Shademaster' Honeylocust
Tilia cordata Littleleaf Linden
Quercus phellos Willow Oak
Ginkgo biloba Ginkgo

EVERGREEN TREES

Cupressus x leylandii Leyland Cypress
Ilex x Nellie R. Stevens Nellie Stevens Holly
Ilex opaca 'Jersey Knight' Jersey Knight Holly
Juniperus virginiana Eastern Red Cedar
Picea abies Norway Spruce
Picea glauca White Spruce
Pinus strobus Eastern White Pine
Thuja occidentalis 'Green Giant' Green Giant Arborvitae

SHRUBS



Abelia x Grandiflora Glossy Abelia
Berberis julianae Wintergreen Barberry
Clethra alnifolia Sweet Pepperbush
Euonymus 'Manhattan' Manhattan Euonymus
Ilex cornuta 'Burfordii' Burford Holly
Ilex crenata 'Compacta' Compact Japanese Holly
Itea virginica Virginia Sweetspire
Morella cerifera Wax Myrtle
Myrica pensylvanica Northern Bayberry
Osmanthus americanus Devilwood
Spiraea 'Neon Flash' Neon Flash Spirea
Viburnum dentatum Arrowwood Viburnum

6 RECOMMENDED PLANTING SPECIES
1" = 30'-0"

REV	DATE
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KHA PROJECT 110806019
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DESIGNED BY AJB
DRAWN BY AJB
CHECKED BY SAH

PRAIRIE SOLAR
PREPARED FOR
PRAIRIE SOLAR LLC
ISLE OF WIGHT COUNTY
VIRGINIA

LANDSCAPE DETAILS

APPROVAL

SHEET NUMBER
L0-001

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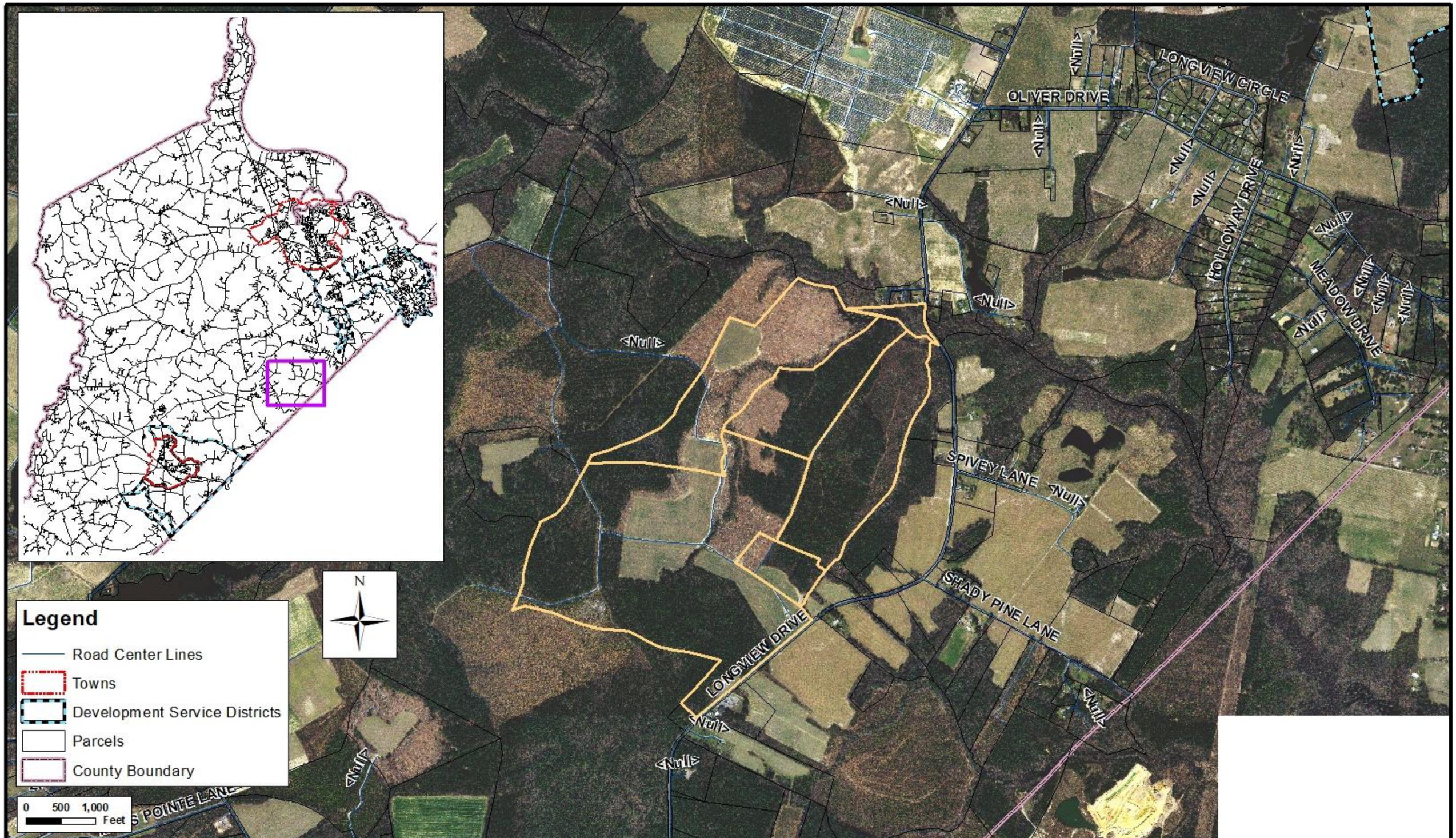
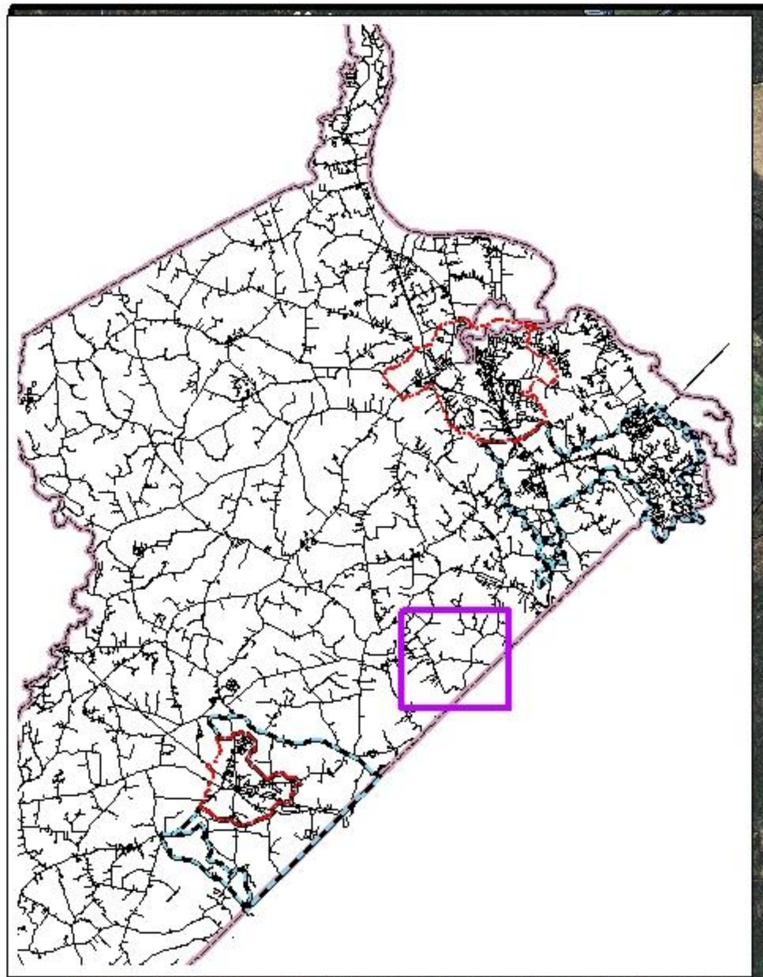
CUP-07-22 Conditional Use Permit - Location Map

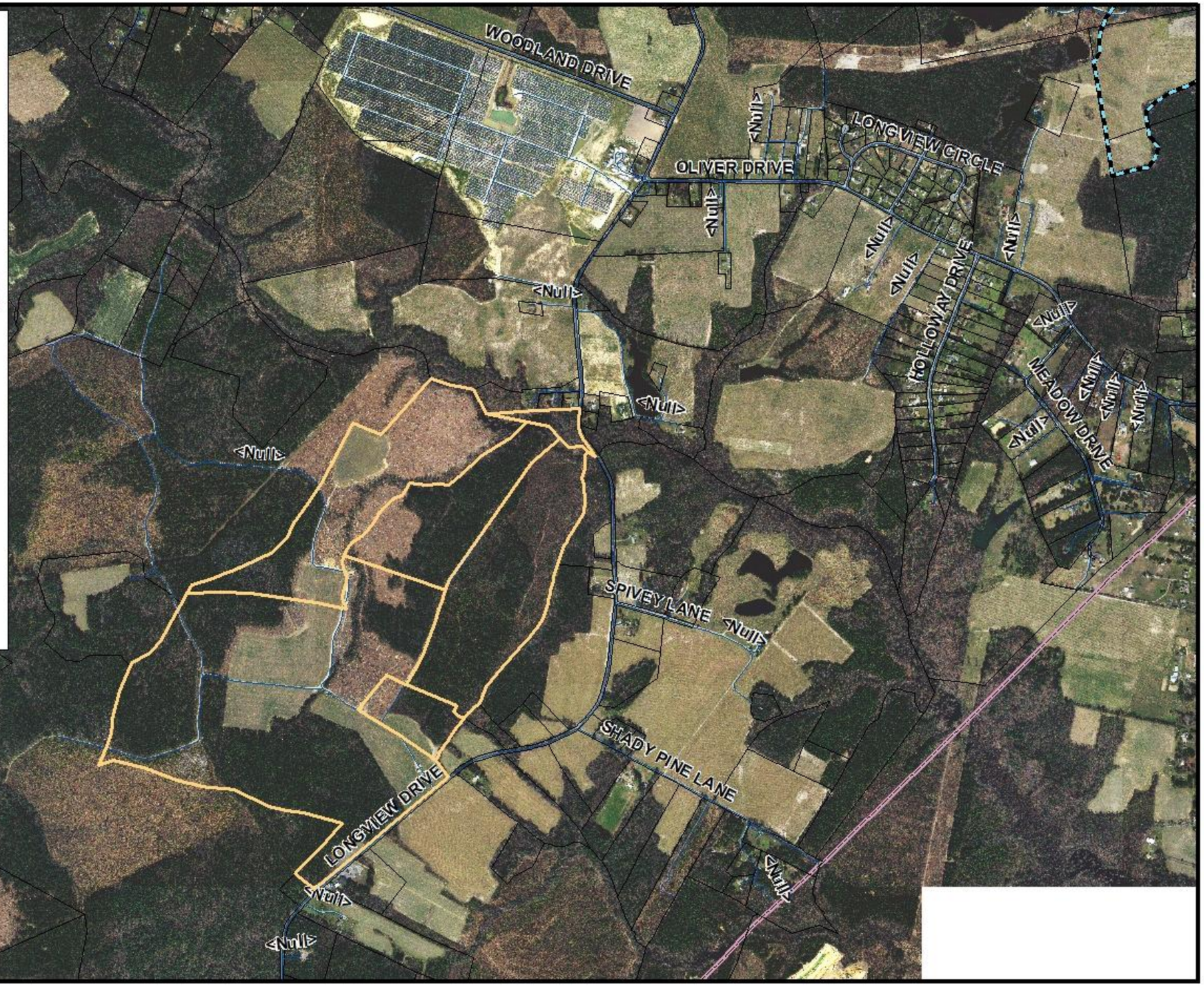
Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA



CUP-07-22 Conditional Use Permit - Location Closeup

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA





Legend

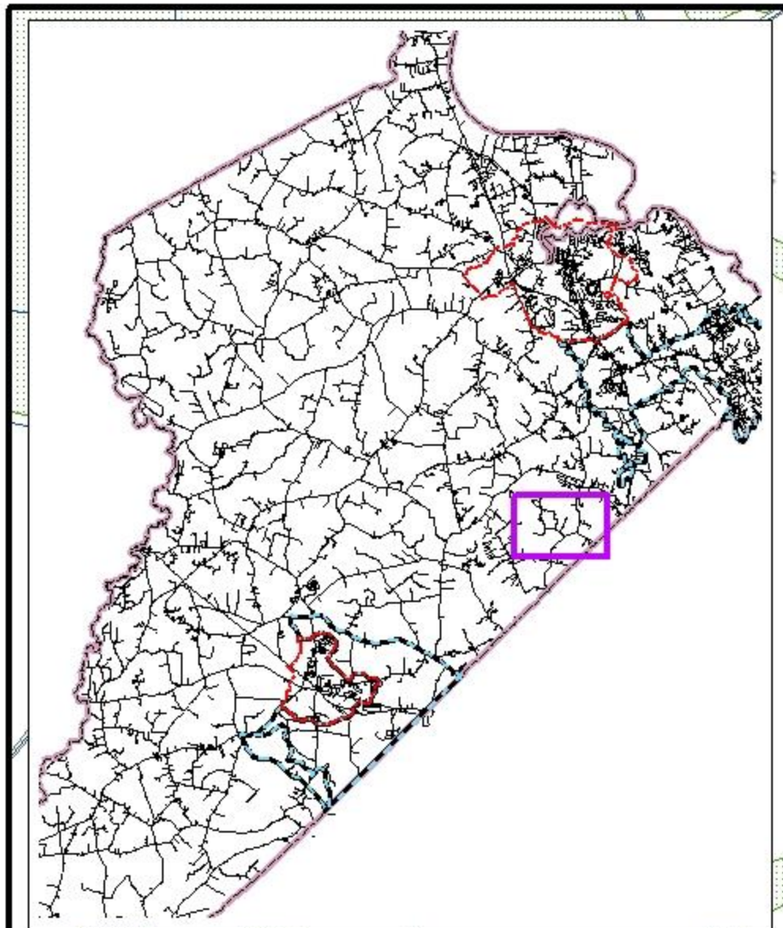
- Road Center Lines
- Highway Corridor Overlay District
- Towns
- Development Service Districts
- Parcels
- County Boundary

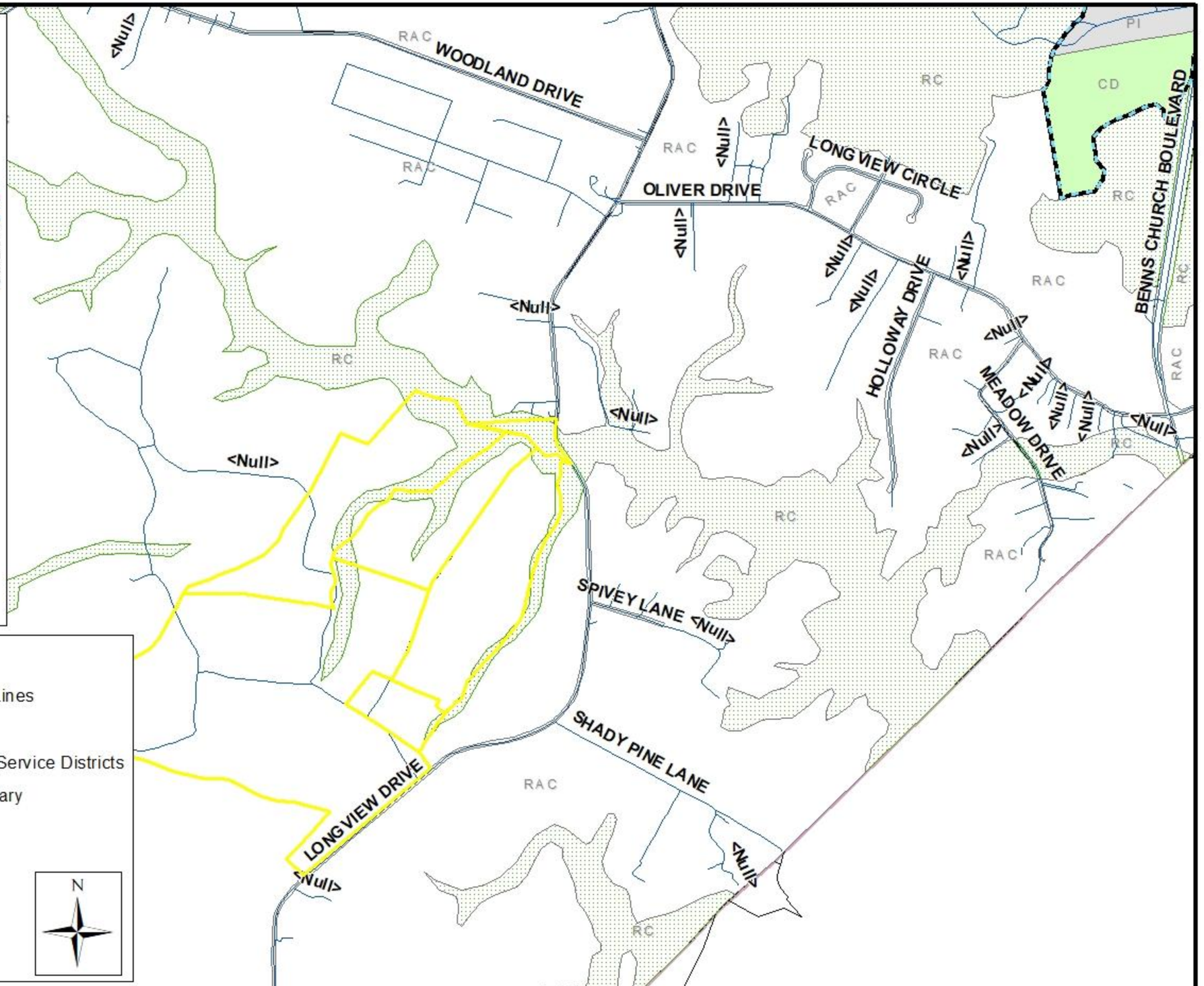
N

0 500 1,000 Feet

CUP-07-22 Conditional Use Permit - Land Use Map

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA





Legend

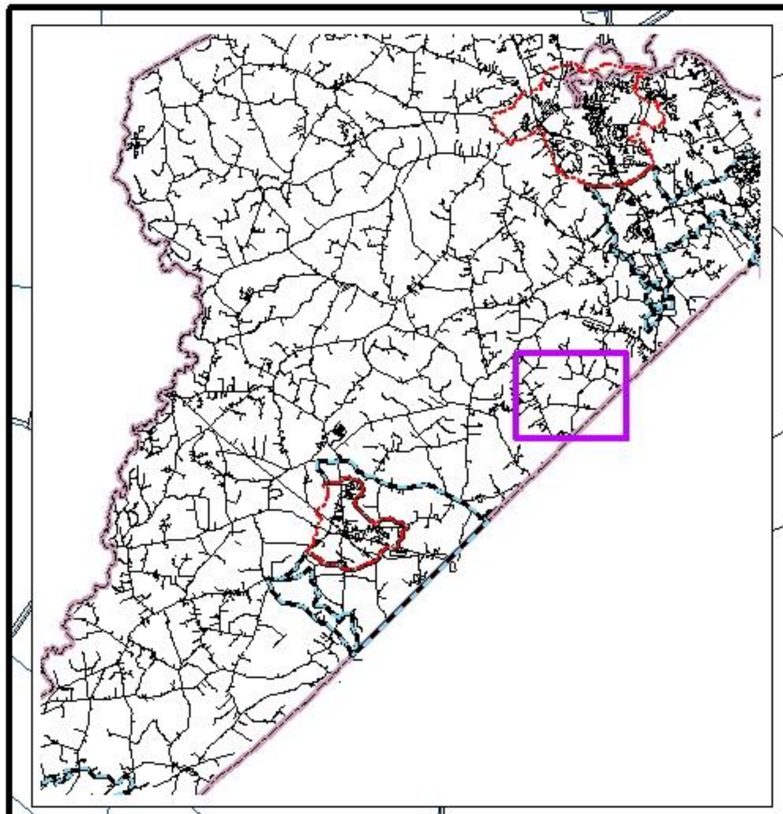
- Business & Employment
- Conservation Development
- Mixed Use
- Planned Industrial
- Rural Agricultural Conservation
- Resource Conservation
- Suburban Estate
- Suburban Residential
- UR
- Road Center Lines
- Towns
- Development Service Districts
- County Boundary

0 500 1,000 Feet

N

CUP-07-22 Conditional Use Permit- Zoning Map

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

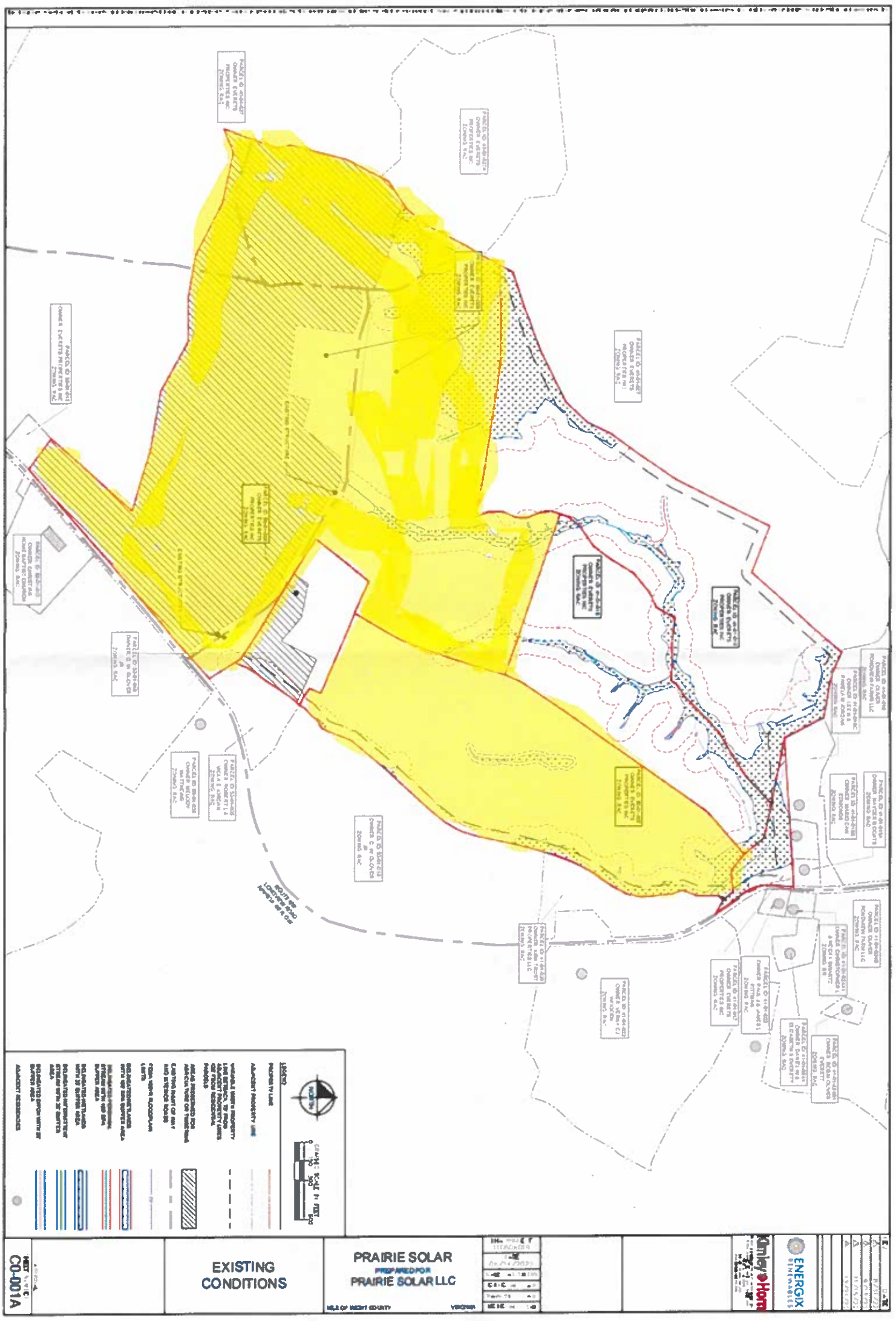


Legend

- General Commercial
- General Industrial
- General Industrial Conservation
- Limited Commercial
- Limited Industrial
- Neighborhood Conservation
- Planned Dev. - Mobile Home
- Planned Dev. - Mixed Use
- Planned Dev. Residential
- Rural Agricultural Conservation
- Rural Residential
- Suburban Estate
- Suburban Residential
- Urban Residential
- Village Center
- Road Center Lines
- Towns
- Development Service Districts
- County Boundary

N

0 500 1,000
Feet


EXISTING CONDITIONS
PRAIRIE SOLAR
PREPARED FOR
PRAIRIE SOLAR LLC
ISLE OF WIGHT COUNTY
VIRGINIA
C0-001A
LEGEND
PROPERTY LINE
ADJACENT PROPERTY LINE
VARIABLE WIDTH PROPERTY LINE SETBACK TO RESIDENTIAL OR PUBLIC PROPERTY LINES OR PUBLIC ROADS
AREAS RESERVED FOR ARCHEOLOGICAL TREE SCREENING
EXISTING PAVED OR UNPAVED ROAD
FEMA 100YR FLOODPLAIN LIMITS
ADJACENT RESIDENCES
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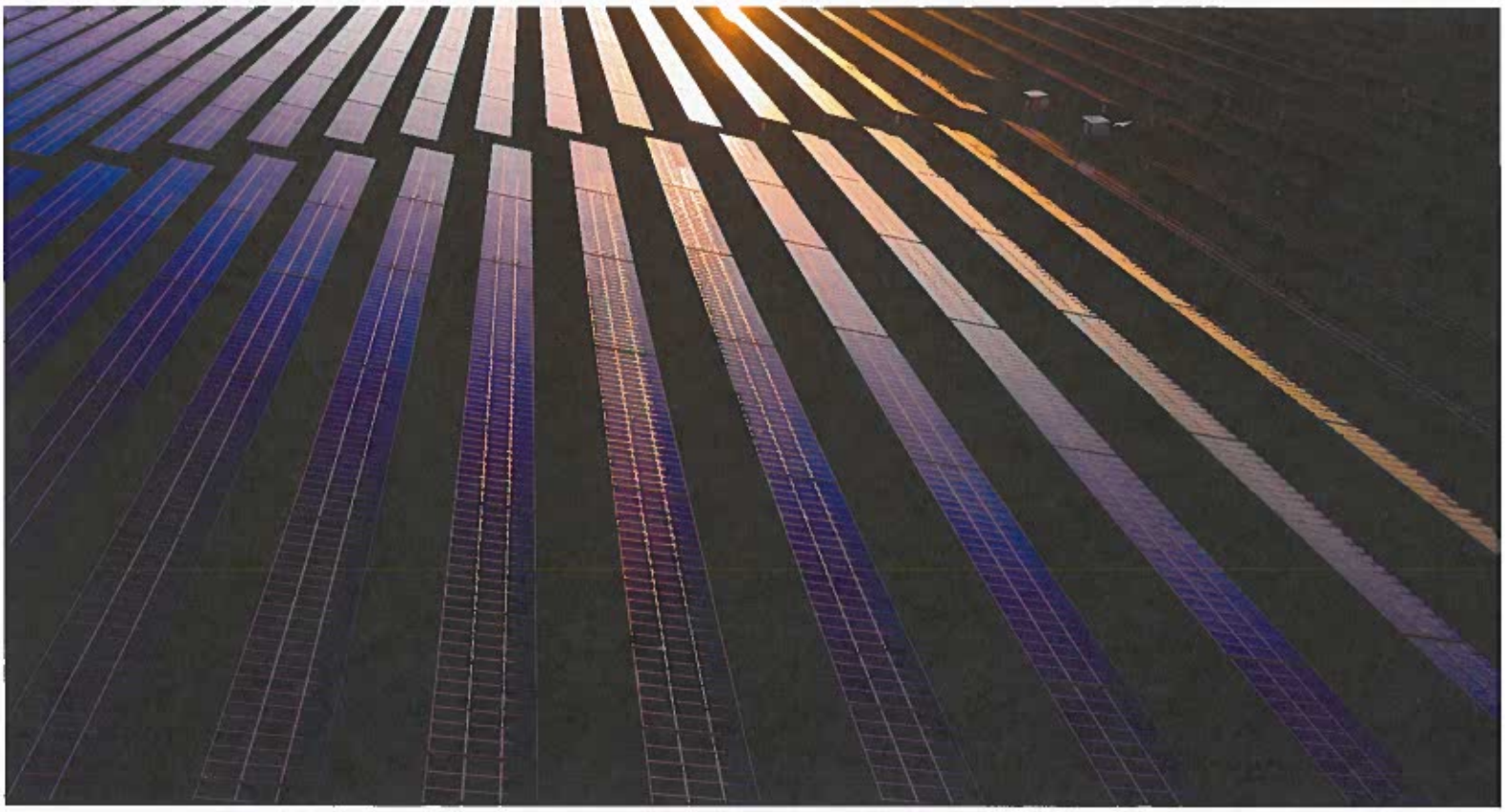
PRAIRIE SOLAR

ECONOMIC CONTRIBUTION TO ISLE OF WIGHT COUNTY, VIRGINIA



Prepared for

ENERGIX RENEWABLES

MANGUM economics

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GLEN ALLEN, VIRGINIA 23060
804-346-8446

MANGUMECONOMICS.COM

NOVEMBER 2022

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About Mangum Economics, LLC

Mangum Economics is a Glen Allen, Virginia based firm that was founded in 2003. Since then, we have become known as a leader in industry analysis, economic impact assessment, policy and program evaluation, and economic and workforce strategy development. The Mangum Team specializes in producing objective and actionable quantitative economic research that our clients use for strategic decision making in a variety of industries and environments. We know that our clients are unique, and that one size does not fit all. As a result, we have a well-earned reputation for tailoring our analyses to meet the specific needs of specific clients, with a specific audience.

Most of our research falls into four general categories:

- **Information Technology:** Working with some of the largest names in the industry, to date the Mangum Team has produced analyses of the economic and fiscal impact of the data center industry in Virginia, home to the largest concentration of data centers in the world, and in five other states.
- **Energy:** The Mangum Team has produced analyses of the economic and fiscal impact of over 16 GW of proposed solar, wind, battery storage, and hydro projects in more than 15 states. Among those projects was Dominion Energy's 2.6 GW Coastal Virginia Offshore Wind project off of Virginia Beach. In addition, the Mangum Team has also performed economic and fiscal impact analyses for the natural gas, nuclear, oil, and pipeline industries.
- **Economic Development and Special Projects:** The Mangum Team has performed hundreds of analyses of proposed economic development projects. Most recently, we were called upon by Henrico County to provide an analysis of the proposed $2.3 billion Green City "net-zero eco district." The Mangum Team has also authored multiple economic development plans, including identifying industries that were likely recruitment targets because of the high-speed MAREA and BRUSA sub-sea cable landings in Virginia Beach.
- **Education and Workforce:** The Mangum Team has worked with multiple post-secondary and secondary education institutions to quantify their economic contribution to their host communities as well as their impact on regional and statewide workforce needs.

The Project Team

Rebecca Kyle
Research Analyst

Martina Arel, M.B.A.
Director – Economic Development & Energy Research

A. Fletcher Mangum, Ph.D.
Founder and CEO

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Executive Summary 1

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The Project 2

Economic Impact 2

- Method 2
- Construction Phase 3
  - Assumptions 3
  - Results 3

Current Agricultural Use 4

- Economic Impact Assumptions 4
- Results 4

Executive Summary

This report assesses the economic and fiscal contribution that the proposed Prairie Solar project would make to Isle of Wight County, Virginia. The primary findings from that assessment are as follows:

1) **Prairie Solar is a proposed 20-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located west of Longview Drive in Isle of Wight County, Virginia. The total acreage to be leased for the project encompasses approximately 433 acres of agricultural and timberland. The actively used, fenced-in portion of the solar site would be approximately 121 acres.**

2) **The proposed Prairie Solar project would make an economic contribution to Isle of Wight County:**

   - The proposed Prairie Solar project would provide an estimated one-time pulse of economic activity to Isle of Wight County during its construction phase supporting approximately:
     - 33 direct, indirect, and induced jobs.
     - $1.4 million in associated labor income.
     - $4.4 million in economic output.

3) **In its current agricultural use, the land provides an annual economic contribution to Isle of Wight County:**

   - The current agricultural use of timberland and a rotation of crops which includes soybeans, corn, cotton, and peanuts provides an estimated average annual economic impact to Isle of Wight County supporting approximately:
     - 1 direct, indirect, and induced job.
     - $15,400 in associated labor income.
     - $60,300 in economic output.

The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing the quality of that information. However, because these estimates attempt to foresee the consequences of circumstances that have not yet occurred, it is not possible to be certain that they will be representative of actual events. These estimates are intended to provide a good indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.

Introduction

This report assesses the economic contribution that the proposed Prairie Solar project would make to Isle of Wight County, Virginia. This report was commissioned by Energix Renewables and produced by Mangum Economics.

The Project

Prairie Solar is a proposed 20-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located west of Longview Drive in Isle of Wight County, Virginia. The total acreage to be leased for the project encompasses approximately 433 acres of agricultural and timberland. The actively used, fenced-in portion of the solar site would be approximately 121 acres.

Economic Impact

This section quantifies the economic contribution that the proposed Prairie Solar project would make to Isle of Wight County. The analysis evaluates the one-time pulse of economic activity that would occur during the construction phase of the project.

Method

To empirically evaluate the likely local economic impact attributable to the proposed Prairie Solar project, the analysis employs a regional economic impact model called IMPLAN.[1] The IMPLAN model is one of the most commonly used economic impact simulation models in the U.S., and in Virginia is used by UVA's Weldon Cooper Center, the Virginia Department of Planning and Budget, the Virginia Employment Commission, and other state agencies and research institutes. Like all economic impact models, the IMPLAN model uses economic multipliers to quantify economic impact.

Economic multipliers measure the ripple effects that an expenditure generates as it makes its way through the economy. For example, as when the Prairie Solar project purchases goods and services – or when contractors hired by the facility use their salaries and wages to make household purchases – thereby generating income for someone else, which is in turn spent, thereby becoming income for yet someone else, and so on, and so on. Through this process, one dollar in expenditures generates multiple dollars of income. The mathematical relationship between the initial expenditure and the total income generated is the economic multiplier.

One of the primary advantages of the IMPLAN model is that it uses regional and national production and trade flow data to construct region-specific and industry-specific economic multipliers, which are then further adjusted to reflect anticipated actual spending patterns within the specific geographic study area

[1] IMPLAN is produced by IMPLAN Group, LLC.

that is being evaluated. As a result, the economic impact estimates produced by IMPLAN are not generic. They reflect as precisely as possible the economic realities of the specific industry, and the specific study area, being evaluated.

In the analysis that follows, these impact estimates are divided into three categories. First round direct impact measures the direct economic contribution of the entity being evaluated (e.g., own employment, wages paid, goods and services purchased by the Prairie Solar project). Second round indirect and induced impact measures the economic ripple effects of this direct impact in terms of business to business, and household (employee) to business, transactions. Total impact is simply the sum of the preceding two. These categories of impact are then further defined in terms of employment (the jobs that are created), labor income (the wages and benefits associated with those jobs), and economic output (the total amount of economic activity that is created in the economy).

Construction Phase

This portion of the section assesses the economic and fiscal impact that the one-time pulse of activity associated with construction of the proposed Prairie Solar project would have on Isle of Wight County.

Assumptions

The analysis is based on the following assumptions:

- Total capital investment in the Prairie Solar project is estimated to be approximately $30.0 million.[2]
- Of that total:
    - Architecture, engineering, site preparation, and other construction and development costs are estimated to be approximately $18.0 million.[3]
    - Capital equipment costs are estimated to be approximately $12.0 million.[4] It is anticipated that no capital equipment would be purchased from vendors in Isle of Wight County.[5]
- For ease of analysis, all construction expenditures are assumed to take place in a single year.

Results

Applying these assumptions in the IMPLAN model results in the following estimates of one-time economic and fiscal impact. As shown in Table 1, construction of the proposed Prairie Solar project

[2] Data Source: Energix Renewables. Investment estimate is subject to change based on final design and vendor contracts.
[3] Data Source: Energix Renewables.
[4] Data Source: Energix Renewables.
[5] Data Source: IMPLAN Group LLC.

would directly provide a one-time pulse supporting approximately: 1) 27 jobs, 2) $1.2 million in labor income, and 3) $3.6 million in economic output to Isle of Wight County.[6]

Taking into account the economic ripple effects that direct investment would generate, the total estimated one-time impact on Isle of Wight County would support approximately: 1) 33 jobs, 2) $1.4 million in labor income, 3) $4.4 million in economic output, and 4) $131,300 in state and local tax revenue.

Table 1: Estimated One-Time Economic and Fiscal Impact on Isle of Wight County from Construction of the Prairie Solar Project

Economic Impact	Employment	Labor Income	Output
1st Round Direct Economic Activity	27	$1,222,100	$3,600,000
2nd Round Indirect and Induced Economic Activity	6	$214,100	$799,800
Total Economic Activity	**33**	**$1,436,200**	**$4,399,800**
Fiscal Impact			
State and Local Tax Revenue			**$131,300**

**Totals may not sum due to rounding.*

Current Agricultural Use

This section provides a benchmark for the previous estimates of the economic contribution that the proposed Prairie Solar project would make to Isle of Wight County by estimating the economic contribution that the site makes to the county in its current agricultural use.

Economic Impact Assumptions

The analysis is based on the following assumptions:

- The proposed Prairie Solar project would be situated on an approximate 121-acre tract of timberland and agricultural land with a rotation of crops that includes soybeans, corn, cotton, and peanuts.[7]

Results

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact. As shown in Table 2, in its current use the proposed Prairie Solar project site directly supports

[6] It is important to note that construction sector jobs are not necessarily new jobs, but the investments made can also support an existing job during the construction of the project.
[7] Data Source: Energix Renewables.

approximately: 1) < 1 job, 2) $8,000 in labor income, and 3) $42,500 in economic output to Isle of Wight County.

Taking into account the economic ripple effects that direct impact generates, on average, the total annually supported impact on Isle of Wight County is approximately: 1) 1 job, 2) $15,400 in labor income, and 3) $60,300 in economic output.

Table 2: Total Estimated Annual Economic Impact of the Prairie Solar Project Site on Isle of Wight County – Current Agricultural Use[8]

Economic Impact	Employment	Labor Income	Output
1st Round Direct Economic Activity	< 1	$8,000	$42,500
2nd Round Indirect and Induced Economic Activity	< 1	$7,400	$17,800
Total Economic Activity	**1**	**$15,400**	**$60,300**

**Totals may not sum due to rounding.*

The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing the quality of that information. However, because these estimates attempt to foresee the consequences of circumstances that have not yet occurred, it is not possible to be certain that they will be representative of actual events. These estimates are intended to provide a good indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.

[8] Calculations based data from the U.S. Department of Agriculture and IMPLAN Group, LLC for Virginia and Isle of Wight County.

PRAIRIE SOLAR

Exhibit E:

Updated Tax Revenue Chart

Year of Operations	Calendar Year	Total Capital Investment Subject to Exemption	Utility Assessment Ratio Amount	Stepdown Exemption	After Exemption	Depreciation	Depreciated Value of Taxable Capital Investment	M&T	Reassessment	Total Annual Revenues from Solar (1+2+3)	Revenue Share	Total Annual Revenues from Solar (2+3+5)	Current Land Use Tax
1	2024	$30,000,000	$30,000,000	80%	$6,000,000	40.00%	$2,400,000	$42,000.00	$19,380.00	$61,380	$28,000	$47,380.00	$2,604.02
2	2025	$30,000,000	$30,000,000	80%	$6,000,000	40.00%	$2,400,000	$42,000.00	$19,380.00	$61,380	$28,000	$47,380.00	$2,604.02
3	2026	$30,000,000	$30,000,000	80%	$6,000,000	40.00%	$2,400,000	$42,000.00	$19,380.00	$61,380	$30,800	$50,180.00	$2,604.02
4	2027	$30,000,000	$30,000,000	80%	$6,000,000	40.00%	$2,400,000	$42,000.00	$19,380.00	$61,380	$30,800	$50,180.00	$2,604.02
5	2028	$30,000,000	$30,000,000	80%	$6,000,000	40.00%	$2,400,000	$42,000.00	$19,380.00	$61,380	$30,800	$50,180.00	$2,604.02
6	2029	$30,000,000	$30,000,000	70%	$9,000,000	40.00%	$3,600,000	$63,000.00	$19,380.00	$82,380	$30,800	$50,180.00	$2,604.02
7	2030	$30,000,000	$30,000,000	70%	$9,000,000	40.00%	$3,600,000	$63,000.00	$19,380.00	$82,380	$30,800	$50,180.00	$2,604.02
8	2031	$30,000,000	$30,000,000	70%	$9,000,000	40.00%	$3,600,000	$63,000.00	$19,380.00	$82,380	$33,880	$53,260.00	$2,604.02
9	2032	$30,000,000	$30,000,000	70%	$9,000,000	40.00%	$3,600,000	$63,000.00	$19,380.00	$82,380	$33,880	$53,260.00	$2,604.02
10	2033	$30,000,000	$30,000,000	70%	$9,000,000	40.00%	$3,600,000	$63,000.00	$19,380.00	$82,380	$33,880	$53,260.00	$2,604.02
11	2034	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$33,880	$53,260.00	$2,604.02
12	2035	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$33,880	$53,260.00	$2,604.02
13	2036	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$37,268	$56,648.00	$2,604.02
14	2037	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$37,268	$56,648.00	$2,604.02
15	2038	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$37,268	$56,648.00	$2,604.02
16	2039	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$37,268	$56,648.00	$2,604.02
17	2040	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$37,268	$56,648.00	$2,604.02
18	2041	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$40,995	$60,374.80	$2,604.02
19	2042	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$40,995	$60,374.80	$2,604.02
20	2043	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$40,995	$60,374.80	$2,604.02
21	2044	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$40,995	$60,374.80	$2,604.02
22	2045	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$40,995	$60,374.80	$2,604.02
23	2046	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$45,094	$64,474.28	$2,604.02
24	2047	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$45,094	$64,474.28	$2,604.02
25	2048	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$45,094	$64,474.28	$2,604.02
26	2049	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$45,094	$64,474.28	$2,604.02
27	2050	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$45,094	$64,474.28	$2,604.02
28	2051	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$49,604	$68,983.71	$2,604.02
29	2052	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$49,604	$68,983.71	$2,604.02
30	2053	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$49,604	$68,983.71	$2,604.02
31	2054	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$49,604	$68,983.71	$2,604.02
32	2055	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$49,604	$68,983.71	$2,604.02
33	2056	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$54,564	$73,944.08	$2,604.02
34	2057	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$54,564	$73,944.08	$2,604.02
35	2058	$30,000,000	$30,000,000	60%	$12,000,000	40.00%	$4,800,000	$84,000.00	$19,380.00	$103,380	$54,564	$73,944.08	$2,604.02
Total								$2,625,000	$678,300	$3,303,300	$1,407,896	$2,086,196	$91,141

Notes/Source
1. Stepdown Exemption: https://lis.virginia.gov/cgi-bin/legp604.exe?201+sum+SB763
2. Real Estate Tax Rate Law: https://law.lis.virginia.gov/vacode/title58.1/chapter26/section58.1-2606/#:~:text=%C2%A7%2058.1%2D2606.,put
3. Real Estate Tax Rate: https://www.louisacounty.com/164/Calendar-Rates
4. Revenue Share: https://law.lis.virginia.gov/vacode/title58.1/chapter26/section58.1-2636/

Reviewed and approved by Commissioner of Revenue on 2/8/2023.

PROJECT	DEVELOPED AREA (PER CUP)	PRIME FARMLAND /SOILS OF STATEWIDE IMPORTANCE*	LOCATION	% OF TOTAL FARMLAND	TOTAL MW	APPROVAL DATE
Woodland	180 +/-	124	Longview	0.2%	20	2015
Solidago	170 +/-	170	Redhouse	0.2%	20	2018
Ho-Fel	330 +/-	315	Lees Mill	0.4%	55	2019
Windsor PV1	630 +/-	630	Windsor	0.8%	85	2019; amended in 2021
Cavalier	500	500	Hardy	0.6%	240	2021
Nuby Run	20	20	Orbit	0.02%	2	2022
Carver (Proposed)	637	614	Windsor	0.8%	71	In Review
TOTAL	**2,417 +/-**	**2,373**		**3.02%**	**493**	

Prime soils include Prime Farmland, Prime, If Drained, and Soils of Statewide Importance

PRAIRIE SOLAR

Exhibit G:

Threatened and Endangered

Species Report

PILOT ENVIRONMENTAL, INC

May 18, 2022

Ms. Gabriella Hernandez
Energix Renewables
1151 Falls Road, Suite 2004
Rocky Mount, North Carolina 27804

Reference: Preconstruction Wildlife Analyses
Prairie Solar
Approximate 335-Acre Tract
Longview Drive
Windsor, Isle of Wight County, Virginia
Pilot Project 7382.1

Dear Ms. Hernandez:

Pilot Environmental, Inc. (Pilot) is pleased to submit the Preconstruction Wildlife Analyses for the approximate 335-acre tract situated north and west of Longview Drive in Windsor, Isle of Wight County, Virginia. The site is depicted on the attached U.S. Geological Survey (USGS) Topographic Map (Drawing 1) and Aerial Photograph Map (Drawing 2).

Background

In order to meet conditions within the Code of Virginia for issuance of the permit by rule for small renewable energy projects, applicants are required to conduct preconstruction analyses of potential impacts of the proposed project on natural resources (Title 9-Environment, Agency 15-Virginia Department of Environmental Quality (VADEQ), Chapter 60, Section 40). The wildlife analysis should include (1) desktop surveys and maps of known wildlife species and habitat features on the site or within two miles of the site and known or potential sea turtle nesting beaches located within one-half mile of the disturbance zone, and (2) consultation of the Coastal Avian Protection Zones (CAPZ) map to determine whether the proposed solar energy project site will be located in part or in whole within one or more CAPZ. The applicant shall assess and describe the expected beneficial and adverse impacts, if any, of the proposed project on wildlife identified by these studies and analyses.

Applicants are also required to conduct analyses of historic resources and natural heritage resources. Comprehensive architectural and archaeological surveys are required for compliance with these regulations. Pilot understands that the surveys and relevant agency consultations are being completed by others.

Scope of Services

Pilot was contracted to perform a Preconstruction Wildlife Analyses for the approximate 335-acre tract situated north and west of Longview Drive in Windsor, Isle of Wight County, Virginia. The site includes the parcels identified by the Isle of Wight County Geographic Information System (GIS) as Parcel Numbers 51-01-009, 50-01-007, and 51-01-006. The site is being evaluated for proposed development with a solar farm. The purpose of the Preconstruction Wildlife Analyses is to conduct a desktop analysis of wildlife known to occur on or within two-miles of the site. The scope of services included a desktop analysis in accordance with Title 9-Environment, Agency 15-Virginia Department of Environmental Quality (VADEQ), Chapter 60, Section 40. The site boundary was provided to Pilot in a Google Earth digital file.

Pilot was also contracted to perform a Phase I Environmental Site Assessment (ESA) and Wetland Delineation on the site. Details of these assessments are included in separate reports.

Virginia DWR Database Review

Pilot reviewed data available through the Virginia Department of Wildlife Resources (DWR) Wildlife Environmental Review Map Service (WERMS) via ArcGIS on May 4, 2022. The review area included the site and a two-mile radius of the site boundary. Neither state nor federal listed species are identified on the site. Federal species are not identified within 2 miles of the site. Several occurrences of the state protected eastern chicken turtle, eastern tiger salamander, and the Mabee's salamander are identified within two miles of the site. The eastern chicken turtle, eastern tiger salamander, and the Mabee's salamander occurrences are identified approximately 0.5 miles and farther northeast of the site. A copy of the WERMS data is included as an attachment.

Pilot generated a report using DWR's online Fish and Wildlife Information Service (FWIS) for a two-mile radius of the site centroid. The Virginia FWIS search reported 21 species known to or likely to occur within two miles of the site centroid as threatened or endangered at the state and/or federal levels. Of the 21 species, the eastern chicken turtle (*Deirochelys reticularia reticularia*), eastern tiger salamander (*Ambystoma tigrinum*), and the Mabee's salamander (*Ambystoma mabeei)* are known to occur within the two-mile radius around the site, consistent with occurrences from the WERMs data. A copy of the FWIS report is included as an attachment.

Sea Turtle Nesting Beaches

Pilot reviewed the VDGIF WERMS data for known or potential sea turtle nesting beaches located within one-half mile of the disturbance zone. Based on a review of the VDGIF WERMS shapefiles (Feature Class: SppObs Enviro Review Listed), potential sea turtle nesting beaches are not located on or within one-half mile of the site. The nearest documented occurrence is more than 7 miles east of the site (Drawing 3).

Coastal Avian Protection Zones (CAPZ)

Pilot consulted the Coastal Avian Protection Zones map generated on the Virginia Coastal Zone Management Program (CZM) data viewer to determine if the proposed project is located in part or in whole within one or more CAPZ. The site is not located within a CAPZ (Drawing 4). Therefore, mitigation for CAPZ is not proposed.

Conclusions and Opinions

This assessment has revealed that it is not likely for the proposed solar development to adversely affect documented occurrences of federally protected or state-listed threatened/endangered species, critical habitat, or other wildlife resources included in the assessment. If additional information concerning federally/state listed threatened or endangered species, agency involvement, or proposed site development becomes available that makes a material difference in our findings and conclusions, Pilot reserves the right to revise the conclusions and opinions found within this report. Additional assessments or surveys are not recommended at this time.

Closing

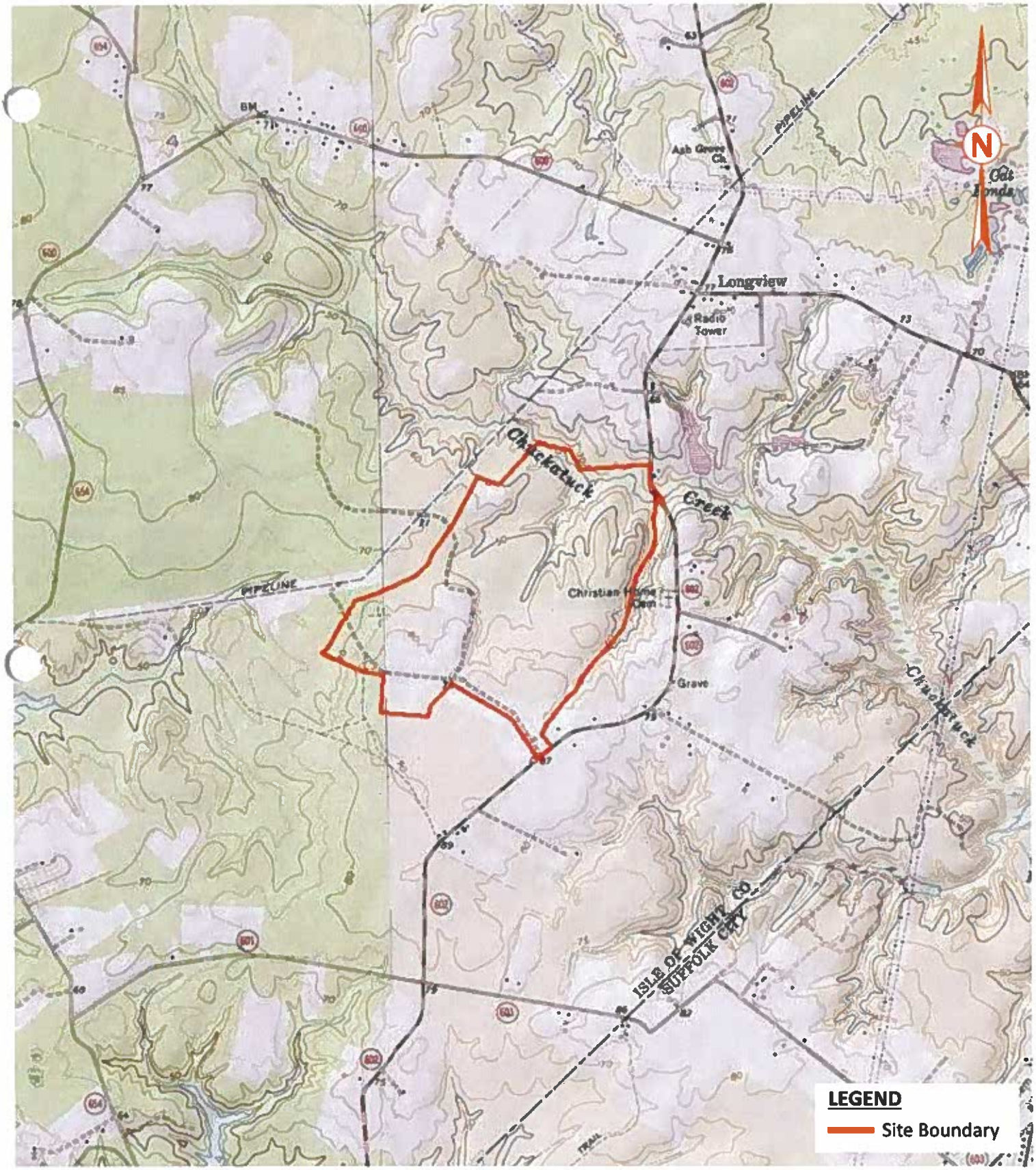
We appreciate the opportunity to provide our services to you. Please contact us at (336) 310-4527 if you have questions or require additional information.

Sincerely,

J. S. Edwards
Project Manager

David S. Brame, PWS
Senior Project Manager

Attachments: Drawing 1 – USGS Topographic Map
Drawing 2 – Aerial Photograph Map
Drawing 3 – Sea Turtle Occurrence Map
Drawing 4 – CAPZ Map
WERMS Species Report dated May 6,2022 (Map and Tables)
DWR FWIS Search Report dated May 6, 2022



Drawing 1
USGS Topographic Map
Smithfield, Benns Church, Windsor, NC Quadrangles
Scale: 1" = 2,000'

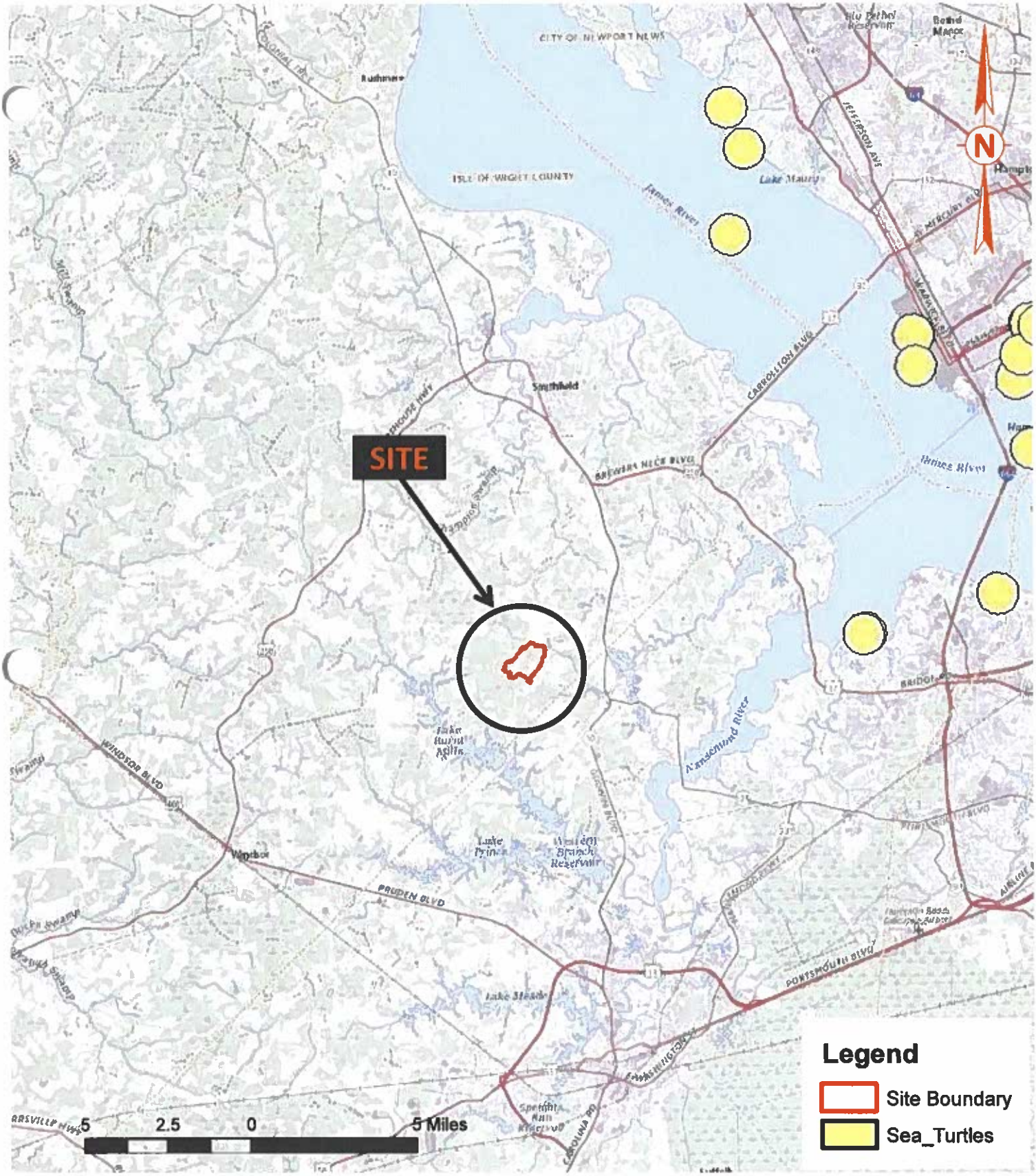
PILOT
PILOT ENVIRONMENTAL, INC

USGS Topographic Map
Prairie Solar
Approximate 335-Acre Tract
Windsor, Isle of Wight County, VA
Pilot Project 7382.1

Drawing 2
2017 Google Earth
Satellite Imagery
Scale: 1" = 1000'

PILOT
PILOT ENVIRONMENTAL, INC

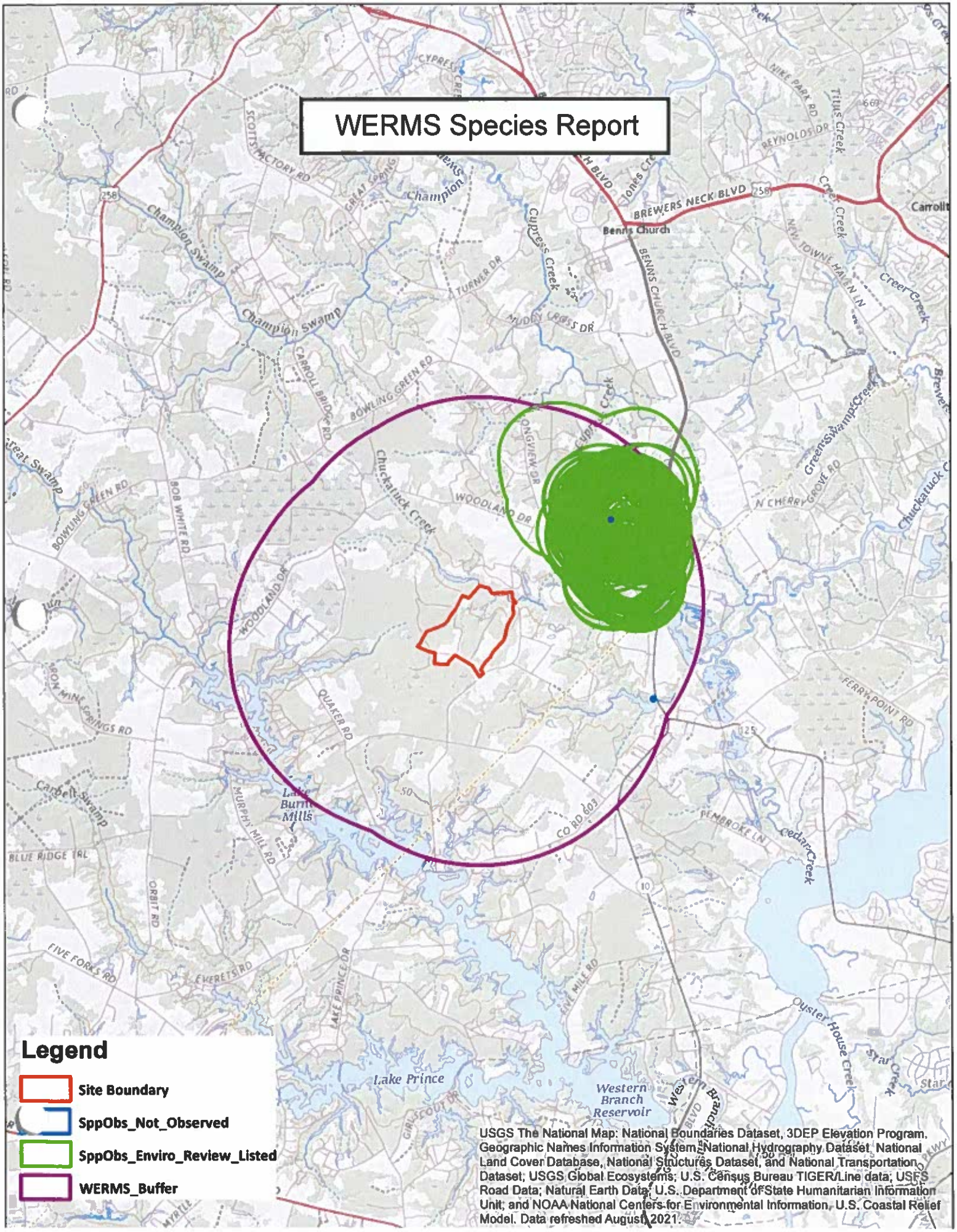
2017 Aerial Photograph Map
Prairie Solar
Approximate 335-Acre Tract
Windsor, Isle of Wight County, VA
Pilot Project 7382.1



Drawing 3
VADGIF WERMS201602
Feature Class:
Sea Turtles

PILOT ENVIRONMENTAL, INC

Sea Turtle Occurrence Map
Prairie Solar
Approximate 229-Acre Tract
Windsor, Isle of Wight County, VA
Pilot Project 7382.1


WERMS Species Report
Legend
Site Boundary
SppObs_Not_Observed
SppObs_Enviro_Review_Listed
WERMS_Buffer
USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed August, 2021.

SppObs_Enviro_Review_Listed

SppObsID	SPECIES	SUBSPECIES	COMMON_NAM	FedStatus	StateStatu	Tier	ObsDate	Waterbody
620425	tigrinum		Salamander, eastern tiger		State Endangered	II	6/1/1994	CAT PONDS
622476	mabeei		Salamander, Mabee's		State Threatened	II	6/1/1994	CAT PONDS
616442	tigrinum		Salamander, eastern tiger		State Endangered	II	2/24/1996	CAT PONDS
617381	tigrinum		Salamander, eastern tiger		State Endangered	II	2/28/1996	CAT PONDS
658856	tigrinum		Salamander, eastern tiger		State Endangered	II	2/28/1996	CAT PONDS
617031	tigrinum		Salamander, eastern tiger		State Endangered	II	2/28/1996	CAT PONDS
582317	tigrinum		Salamander, eastern tiger		State Endangered	II	1/5/1998	Cat Ponds
584267	tigrinum		Salamander, eastern tiger		State Endangered	II	1/8/1998	Cat Ponds
509159	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/10/1999	
509223	tigrinum		Salamander, eastern tiger		State Endangered	II	6/16/1999	
509553	tigrinum		Salamander, eastern tiger		State Endangered	II	7/17/1997	
509160	gratiosa		Treefrog, barking		State Threatened	II	5/11/1999	
509253	tigrinum		Salamander, eastern tiger		State Endangered	II	9/23/1999	
713020	mabeei		Salamander, Mabee's		State Threatened	II	4/16/2003	Cat Ponds
713025	gratiosa		Treefrog, barking		State Threatened	II	4/16/2003	Cat Ponds
509574	tigrinum		Salamander, eastern tiger		State Endangered	II	2/7/1998	
509209	mabeei		Salamander, Mabee's		State Threatened	II	6/13/1999	
509203	tigrinum		Salamander, eastern tiger		State Endangered	II	6/13/1999	
509207	tigrinum		Salamander, eastern tiger		State Endangered	II	6/13/1999	

SppObsID	SPECIES	SUBSPECIES	COMMON_NAM	FedStatus	StateStatu	Tier	ObsDate	Waterbody
509197	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/3/1999	
509168	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/16/1999	
471829	tigrinum		Salamander, eastern tiger		State Endangered	II	6/22/2005	
509171	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/19/1999	
509247	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/19/1999	
509194	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/30/1999	
509144	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	4/16/1999	
509568	tigrinum		Salamander, eastern tiger		State Endangered	II	1/29/1998	
509179	mabeei		Salamander, Mabee's		State Threatened	II	5/23/1999	
509183	gratiosa		Treefrog, barking		State Threatened	II	5/23/1999	
509521	tigrinum		Salamander, eastern tiger		State Endangered	II	6/28/1997	
733196	tigrinum		Salamander, eastern tiger		State Endangered	II	6/22/2005	cat ponds
757638	tigrinum		Salamander, eastern tiger		State Endangered	II	6/12/2009	
471813	tigrinum		Salamander, eastern tiger		State Endangered	II	6/22/2005	
1018376	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/3/2012	Cat Ponds
1018394	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/21/2013	Cat Ponds
1018404	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/17/2013	Cat Ponds
1018381	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/26/2012	Cat Ponds
1018399	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/6/2013	Cat Ponds
1018358	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/23/2012	Cat Ponds

SppObsID	SPECIES	SUBSPECIES	COMMON_NAM	FedStatus	StateStatu	Tier	ObsDate	Waterbody
1018363	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/5/2012	Cat Ponds
1025145	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/25/2013	Cat Ponds
1025139	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/10/2013	Cat Ponds
1025179	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/26/2012	Cat Ponds
1012229	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	8/19/2013	Cat Ponds
1012231	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	8/19/2013	Cat Ponds
1012227	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	8/19/2013	Cat Ponds
1025159	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	10/17/2013	Cat Ponds
1025189	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/26/2012	Cat Ponds
1025162	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/5/2013	Cat Ponds
1025171	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/5/2012	Cat Ponds
1025136	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/10/2013	Cat Ponds
1018373	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/28/2012	Cat Ponds
1018366	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/7/2012	Cat Ponds
1018364	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/5/2012	Cat Ponds
1018398	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/6/2013	Cat Ponds
1018371	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/26/2012	Cat Ponds
1018401	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/6/2013	Cat Ponds
1018387	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/10/2013	Cat Ponds
1018361	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/25/2012	Cat Ponds

SppObsID	SPECIES	SUBSPECIES	COMMON_NAM	FedStatus	StateStatu	Tier	ObsDate	Waterbody
1018359	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/24/2012	Cat Ponds
1018380	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/19/2012	Cat Ponds
1018391	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/10/2013	Cat Ponds
1018378	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/5/2012	Cat Ponds
1018385	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/10/2013	Cat Ponds
1018405	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/17/2013	Cat Ponds
1018393	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/20/2013	Cat Ponds
1018386	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/10/2013	Cat Ponds
1018400	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/6/2013	Cat Ponds
1025168	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/24/2012	Cat Ponds
1025170	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/25/2012	Cat Ponds
1025166	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/23/2012	Cat Ponds
1025191	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/31/2012	Cat Ponds
1025186	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/5/2012	Cat Ponds
1025153	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/17/2013	Cat Ponds
1025158	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	10/17/2013	Cat Ponds
1025175	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/14/2012	Cat Ponds
1025183	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/3/2012	Cat Ponds
1025181	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/28/2012	Cat Ponds
1025172	reticularia	reticularia	Turtle, eastern		State Endangered	I	6/5/2012	Cat Ponds

SppObsID	SPECIES	SUBSPECIES	COMMON_NAM	FedStatus	StateStatu	Tier	ObsDate	Waterbody
			chicken					
1025167	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/24/2012	Cat Ponds
1025143	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/21/2013	Cat Ponds
1025178	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/19/2012	Cat Ponds
1025134	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/10/2013	Cat Ponds
1025146	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/26/2013	Cat Ponds
1031557	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/15/2013	Cat Ponds
1031563	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/5/2014	Cat Ponds
1031550	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/8/2013	Cat Ponds
1031548	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/8/2013	Cat Ponds
1031560	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/16/2013	Cat Ponds
1031547	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/8/2013	Cat Ponds
994306	gratiosa		Treefrog, barking		State Threatened	II	6/5/2012	Cat Ponds
994305	gratiosa		Treefrog, barking		State Threatened	II	5/25/2012	Cat Ponds
994308	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/19/2012	Cat Ponds
1012230	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	8/19/2013	Cat Ponds
1012228	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	8/19/2013	Cat Ponds
1018383	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/31/2012	Cat Ponds
1018369	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/19/2012	Cat Ponds
1018414	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/5/2013	Cat Ponds
1018413	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/5/2013	Cat Ponds

SppObsID	SPECIES	SUBSPECIES	COMMON_NAM	FedStatus	StateStatu	Tier	ObsDate	Waterbody
1018370	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/19/2012	Cat Ponds
1018395	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/23/2013	Cat Ponds
1018396	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/25/2013	Cat Ponds
1025151	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/6/2013	Cat Ponds
1025156	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/17/2013	Cat Ponds
1025147	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/6/2013	Cat Ponds
1025140	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/10/2013	Cat Ponds
1025144	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/23/2013	Cat Ponds
1025155	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/17/2013	Cat Ponds
1025187	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/19/2012	Cat Ponds
1025135	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/10/2013	Cat Ponds
1025154	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/17/2013	Cat Ponds
1018388	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/10/2013	Cat Ponds
1018360	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/24/2012	Cat Ponds
1018377	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/5/2012	Cat Ponds
1018390	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/10/2013	Cat Ponds
1018362	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/25/2012	Cat Ponds
1018375	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/3/2012	Cat Ponds
1018408	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/17/2013	Cat Ponds
1031549	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/8/2013	Cat Ponds

SppObsID	SPECIES	SUBSPECIES	COMMON_NAM	FedStatus	StateStatu	Tier	ObsDate	Waterbody
1031555	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/21/2013	Cat Ponds
1018407	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/17/2013	Cat Ponds
1025185	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/5/2012	Cat Ponds
1025165	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/23/2012	Cat Ponds
1025174	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/7/2012	Cat Ponds
1025142	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/20/2013	Cat Ponds
1025182	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/28/2012	Cat Ponds
1025149	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/6/2013	Cat Ponds
1025169	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/25/2012	Cat Ponds
1025141	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/19/2013	Cat Ponds
1031551	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/8/2013	Cat Ponds
1031559	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/15/2013	Cat Ponds
1018357	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/23/2012	Cat Ponds
1018382	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/26/2012	Cat Ponds
1018410	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	10/17/2013	Cat Ponds
1018384	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/31/2012	Cat Ponds
1018411	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/5/2013	Cat Ponds
1018406	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/17/2013	Cat Ponds
1025163	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/5/2013	Cat Ponds
1025138	reticularia	reticularia	Turtle, eastern		State Endangered	I	7/10/2013	Cat Ponds

SppObsID	SPECIES	SUBSPECIES	COMMON_NAM	FedStatus	StateStatu	Tier	ObsDate	Waterbody
			chicken					
1025192	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/31/2012	Cat Ponds
1025164	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/5/2013	Cat Ponds
1012232	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	8/19/2013	Cat Ponds
1025160	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/5/2013	Cat Ponds
1025190	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/26/2012	Cat Ponds
1018379	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/19/2012	Cat Ponds
1018389	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/10/2013	Cat Ponds
1018392	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/19/2013	Cat Ponds
1018409	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	10/17/2013	Cat Ponds
1018365	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/7/2012	Cat Ponds
1018374	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/28/2012	Cat Ponds
1018402	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/6/2013	Cat Ponds
994309	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/20/2012	Cat Ponds
1025173	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/7/2012	Cat Ponds
1025184	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/3/2012	Cat Ponds
1031552	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/21/2013	Cat Ponds
1031556	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/21/2013	Cat Ponds
1018367	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/14/2012	Cat Ponds
1018412	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/5/2013	Cat Ponds

SppObsID	SPECIES	SUBSPECIES	COMMON_NAM	FedStatus	StateStatu	Tier	ObsDate	Waterbody
1018415	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/5/2013	Cat Ponds
1025177	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/19/2012	Cat Ponds
1025137	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/10/2013	Cat Ponds
1018397	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/26/2013	Cat Ponds
1018403	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/6/2013	Cat Ponds
1018368	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/14/2012	Cat Ponds
1018372	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/26/2012	Cat Ponds
1031564	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/5/2014	Cat Ponds
1031562	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/16/2013	Cat Ponds
1025152	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/6/2013	Cat Ponds
1025176	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/14/2012	Cat Ponds
1025148	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/6/2013	Cat Ponds
1025161	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/5/2013	Cat Ponds
1031561	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/13/2013	Cat Ponds
1025150	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/6/2013	Cat Ponds
1025157	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	9/17/2013	Cat Ponds
1025180	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	6/26/2012	Cat Ponds
1025188	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	7/19/2012	Cat Ponds
1031553	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/21/2013	Cat Ponds
1031554	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	11/21/2013	Cat Ponds

SppObsID	SPECIES	SUBSPECIES	COMMON_NAM	FedStatus	StateStatu	Tier	ObsDate	Waterbody
1031558	reticularia	reticularia	Turtle, eastern chicken		State Endangered	I	5/23/2013	Cat Ponds
1067321	tigrinum		Salamander, eastern tiger		State Endangered	II	3/2/2015	Cat Ponds
1067323	tigrinum		Salamander, eastern tiger		State Endangered	II	3/6/2015	Cat Ponds
1067322	tigrinum		Salamander, eastern tiger		State Endangered	II	3/3/2015	Cat Ponds

VaFWIS - Department of Game and Inland Fisheries

36.87619 -76.61252
is the Search Point
Submit Cancel

Search Point
- **Change** to "clicked" map point
- **Fixed** at 36.87619 -76.61252

Show Position Rings
Yes No
1 mile and 1/4 mile at the **Search Point**

Show Search Area
Yes No
2 Search distance miles radius

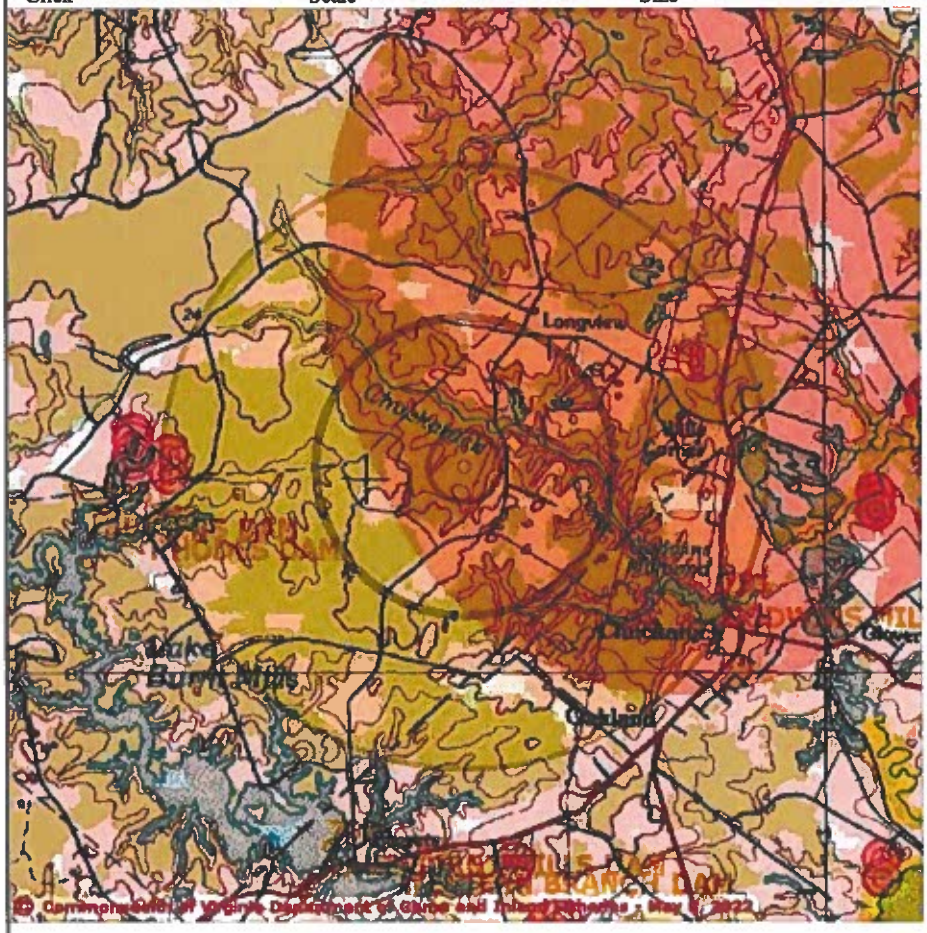
Search Point is at map center

Base Map Choices
Topography

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

Map Overlay Legend

back Refresh Browser Page
Map Click Pan
Map Scale In Zoom Out
Screen Size Small Size Big
Help



Point of Search 36.87619 -76.61252
Map Location 36.87619 -76.61252

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

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

Map projection is UTM Zone 18 NAD 1983 with left 351488 and top 4087152. Pixel size is 16 meters . Coordinates displayed are decimal Degrees North and West. Map is currently displayed as 600 columns by 600 rows for a total of 360000 pixles. The map display represents 9600 meters east to west by 9600 meters north to south for a total of 92.1 square kilometers. The map display represents 31501 feet east to west by 31501 feet north to south for a total of 35.5 square miles.

T & E Waters
Federal
State

Predicted Habitat WAP Tier I & II
Aquatic
Terrestrial

Trout Waters
Class I - IV
Class V - VI

Anadromous Fish Reach
Confirmed
Potential

Impediment

Position Rings at the Search Point

2 mile radius Search Area

Bald Eagle Concentration Areas and Roosts

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

map assembled 2022-05-06 08:29:22 (qa/qc March 21, 2016 12:20 - tn=1180530 dist=3218 V
)
$poi=36.8761920 -76.6125289

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https://vafwis.dgif.virginia.gov/fwis/maps/zMapFormJava.asp?v=050516
ip_addr 75.191.80.68

VaFWIS Search Report Compiled on 5/6/2022, 8:36:20 AM

Known or likely to occur within a 2 mile radius around point 36.8761900 -76.6125099
in 093 Isle of Wight County, 800 Suffolk City, VA

View Map of Site Location

624 Known or Likely Species ordered by Status Concern for Conservation
(displaying first 37) (37 species with Status* or Tier I** or Tier II**)

BOVA Code	Status*	Tier**	Common Name	Scientific Name	Confirmed	Database(s)
030074	FESE	Ia	Turtle, Kemp's ridley sea	Lepidochelys kempii		BOVA
040228	FESE	Ia	Woodpecker, red-cockaded	Picoides borealis		BOVA
010032	FESE	Ib	Sturgeon, Atlantic	Acipenser oxyrinchus		BOVA,HU6
030071	FTST	Ia	Turtle, loggerhead sea	Caretta caretta		BOVA
040144	FTST	Ia	Knot, red	Calidris canutus rufa		BOVA,HU6
040110	FTSE	Ia	Rail, eastern black	Laterallus jamaicensis jamaicensis		BOVA,HU6
050022	FTST	Ia	Bat, northern long-eared	Myotis septentrionalis		BOVA
040120	FTST	IIa	Plover, piping	Charadrius melodus		BOVA
030064	SE	Ia	Turtle, eastern chicken	Deirochelys reticularia reticularia	Yes	BOVA,Habitat,SppObs,HU6
050020	SE	Ia	Bat, little brown	Myotis lucifugus		BOVA
050034	SE	Ia	Bat, Rafinesque's eastern big-eared	Corynorhinus rafinesquii macrotis		BOVA,HU6
050027	SE	Ia	Bat, tri-colored	Perimyotis subflavus		BOVA
020052	SE	IIa	Salamander, eastern tiger	Ambystoma tigrinum	Yes	BOVA,Habitat,SppObs,HU6
030013	SE	IIa	Rattlesnake, canebrake	Crotalus horridus	Potential	BOVA,Habitat,HU6
040098	ST	Ia	Falcon, peregrine	Falco peregrinus		BOVA,HU6
040293	ST	Ia	Shrike, loggerhead	Lanius ludovicianus		BOVA
040379	ST	Ia	Sparrow, Henslow's	Centronyx henslowii		HU6
020044	ST	IIa	Salamander, Mabee's	Ambystoma mabeei	Yes	BOVA,Habitat,SppObs,HU6
040292	ST		Shrike, migrant loggerhead	Lanius ludovicianus migrans		BOVA
030067	CC	IIa	Terrapin, northern diamond-backed	Malaclemys terrapin terrapin	Potential	BOVA,Habitat,HU6
030063	CC	IIIa	Turtle, spotted	Clemmys guttata		BOVA,HU6
040040		Ia	Ibis, glossy	Plegadis falcinellus		BOVA,HU6
040422		Ic	Warbler, Wayne's	Setophaga virens waynei		HU6
070131		Ic	Isopod, Phreatic	Caecidotea phreatica		BOVA,HU6
100178		Ic	Skipper, Arogos	Atrytone arogos arogos		BOVA
020063		IIa	Toad, oak	Anaxyrus quercicus	Potential	BOVA,Habitat,HU6
020002		IIa	Treefrog, barking	Hyla gratiosa	Yes	BOVA,SppObs,HU6
040052		IIa	Duck, American black	Anas rubripes		BOVA,HU6
040033		IIa	Egret, snowy	Egretta thula		BOVA
040029		IIa	Heron, little blue	Egretta caerulea caerulea		BOVA
040036		IIa	Night-heron, yellow-crowned	Nyctanassa violacea violacea		BOVA
040181		IIa	Tern, common	Sterna hirundo		BOVA,HU6

040320		IIa	Warbler, cerulean	Setophaga cerulea		BOVA,HU6
040140		IIa	Woodcock, American	Scolopax minor		BOVA,HU6
040203		IIb	Cuckoo, black-billed	Coccyzus erythropthalmus		BOVA
040105		IIb	Rail, king	Rallus elegans	Potential	BOVA,Habitat,HU6
040304		IIc	Warbler, Swainson's	Limnothlypis swainsonii		BOVA,HU6

To view **All 624 species** View 624

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

**I=VA Wildlife Action Plan - Tier I - Critical Conservation Need; II=VA Wildlife Action Plan - Tier II - Very High Conservation Need; III=VA Wildlife Action Plan - Tier III - High Conservation Need; IV=VA Wildlife Action Plan - Tier
Virginia Wildlife Action Plan Conservation Opportunity Ranking:
a - On the ground management strategies/actions exist and can be feasibly implemented.; b - On the ground actions or research needs have been identified but cannot feasibly be implemented at this time.;
c - No on the ground actions or research needs have been identified or all identified conservation opportunities have been exhausted.

View Map of All Query Results from All Observation Tables

Bat Colonies or Hibernacula: **Not Known**

Anadromous Fish Use Streams

N/A

Impediments to Fish Passage (1 records) View Map of All Fish Impediments

ID	Name	River	View Map
791	GODWINS MILLPOND DAM	CHUCKATUCK CREEK	Yes

Colonial Water Bird Survey

N/A

Threatened and Endangered Waters

N/A

Managed Trout Streams

N/A

Bald Eagle Concentration Areas and Roosts

N/A

Bald Eagle Nests

N/A

Species Observations (270 records - displaying first 176 , 176 Observations with Threatened or Endangered species) View Map of All Query Results Species Observations

obsID	class	Date Observed	Observer	N Species		
				Different Species	Highest TE*	Highe
624230	SppObs	May 5 2014	John (J. D.) ; Kleopfer	1	SE	
624420	SppObs	May 5 2014	John (J. D.) ; Kleopfer	1	SE	
623120	SppObs	Nov 21 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	
624419	SppObs	Nov 21 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	
624252	SppObs	Nov 21 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	
624418	SppObs	Nov 21 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	
623143	SppObs	Nov 21 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	
624417	SppObs	Nov 8 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	
623107	SppObs	Nov 8 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	
623106	SppObs	Nov 8 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	
624229	SppObs	Nov 8 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	

623202	SppObs	Nov 8 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	
621679	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	
619904	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	
619907	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	
620437	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	
621203	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	
621293	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	
619906	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	
619905	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	
619908	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	
620601	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	
619902	SppObs	Oct 17 2013	Ryan; Niccoli	1	SE	
621130	SppObs	Oct 17 2013	Ryan; Niccoli	1	SE	
619901	SppObs	Oct 17 2013	Ryan; Niccoli	1	SE	
621129	SppObs	Oct 17 2013	Ryan; Niccoli	1	SE	
619899	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	
621678	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	
619896	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	
621677	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	
620506	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	
619898	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	
619897	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	
619900	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	
621128	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	
621676	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	
621125	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	
619891	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	
621127	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	
619892	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	
619895	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	
621675	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	
621202	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	
621126	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	
619890	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	
620505	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	
619893	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	
619894	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	
616822	SppObs	Aug 19 2013	John D. ; Kleopfer| Susan; Watson	1	SE	
616818	SppObs	Aug 19 2013	John D. ; Kleopfer| Susan; Watson	1	SE	
616819	SppObs	Aug 19 2013	John D. ; Kleopfer| Susan; Watson	1	SE	
616820	SppObs	Aug 19 2013	John D. ; Kleopfer| Susan; Watson	1	SE	
616821	SppObs	Aug 19 2013	John D. ; Kleopfer| Susan; Watson	1	SE	
616823	SppObs	Aug 19 2013	John D. ; Kleopfer| Susan; Watson	1	SE	
621201	SppObs	Jul 26 2013	John (JD); Kleopfer	1	SE	
619889	SppObs	Jul 26 2013	John (JD); Kleopfer	1	SE	
619888	SppObs	Jul 25 2013	John (JD); Kleopfer	1	SE	
620436	SppObs	Jul 25 2013	John (JD); Kleopfer	1	SE	
619887	SppObs	Jul 23 2013	John (JD); Kleopfer	1	SE	
621292	SppObs	Jul 23 2013	John (JD); Kleopfer	1	SE	
619886	SppObs	Jul 21 2013	John (JD); Kleopfer	1	SE	
621730	SppObs	Jul 21 2013	John (JD); Kleopfer	1	SE	
619885	SppObs	Jul 20 2013	John (JD); Kleopfer	1	SE	
620600	SppObs	Jul 20 2013	John (JD); Kleopfer	1	SE	
619884	SppObs	Jul 19 2013	John (JD); Kleopfer	1	SE	
621200	SppObs	Jul 19 2013	John (JD); Kleopfer	1	SE	
621674	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	
619878	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	
620504	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	
619877	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	
619880	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	
619883	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	

620435	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE
621199	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE
619879	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE
621729	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE
621291	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE
619881	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE
621728	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE
619882	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE
624416	SppObs	May 23 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE
624292	SppObs	May 16 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE
624415	SppObs	May 16 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE
624291	SppObs	May 15 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE
623119	SppObs	May 15 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE
624414	SppObs	May 13 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE
620501	SppObs	Jul 31 2012	Ryan ; Niccoli	1	SE
621123	SppObs	Jul 31 2012	Ryan ; Niccoli	1	SE
619869	SppObs	Jul 31 2012	Ryan ; Niccoli	1	SE
619870	SppObs	Jul 31 2012	Ryan ; Niccoli	1	SE
619867	SppObs	Jul 26 2012	Ryan ; Niccoli	1	SE
621673	SppObs	Jul 26 2012	Ryan ; Niccoli	1	SE
619868	SppObs	Jul 26 2012	Ryan ; Niccoli	1	SE
621286	SppObs	Jul 26 2012	Ryan ; Niccoli	1	SE
619866	SppObs	Jul 19 2012	Ryan ; Niccoli	1	SE
621726	SppObs	Jul 19 2012	Ryan ; Niccoli	1	SE
621727	SppObs	Jul 19 2012	Ryan ; Niccoli	1	SE
619865	SppObs	Jul 19 2012	Ryan ; Niccoli	1	SE
620499	SppObs	Jul 5 2012	Ryan ; Niccoli	1	SE
619864	SppObs	Jul 5 2012	Ryan ; Niccoli	1	SE
619863	SppObs	Jul 5 2012	Ryan ; Niccoli	1	SE
620500	SppObs	Jul 5 2012	Ryan ; Niccoli	1	SE
621195	SppObs	Jul 3 2012	Ryan ; Niccoli	1	SE
621196	SppObs	Jul 3 2012	Ryan ; Niccoli	1	SE
619861	SppObs	Jul 3 2012	Ryan ; Niccoli	1	SE
619862	SppObs	Jul 3 2012	Ryan ; Niccoli	1	SE
620599	SppObs	Jun 28 2012	Ryan ; Niccoli	1	SE
619859	SppObs	Jun 28 2012	Ryan ; Niccoli	1	SE
620598	SppObs	Jun 28 2012	Ryan ; Niccoli	1	SE
619860	SppObs	Jun 28 2012	Ryan ; Niccoli	1	SE
621122	SppObs	Jun 26 2012	Ryan ; Niccoli	1	SE
621725	SppObs	Jun 26 2012	Ryan ; Niccoli	1	SE
619858	SppObs	Jun 26 2012	Ryan ; Niccoli	1	SE
619857	SppObs	Jun 26 2012	Ryan ; Niccoli	1	SE
619855	SppObs	Jun 19 2012	Ryan ; Niccoli	1	SE
621723	SppObs	Jun 19 2012	Ryan ; Niccoli	1	SE
619856	SppObs	Jun 19 2012	Ryan ; Niccoli	1	SE
621724	SppObs	Jun 19 2012	Ryan ; Niccoli	1	SE
619853	SppObs	Jun 14 2012	Ryan ; Niccoli	1	SE
621121	SppObs	Jun 14 2012	Ryan ; Niccoli	1	SE
621194	SppObs	Jun 14 2012	Ryan ; Niccoli	1	SE
619854	SppObs	Jun 14 2012	Ryan ; Niccoli	1	SE
621120	SppObs	Jun 7 2012	Ryan ; Niccoli	1	SE
620498	SppObs	Jun 7 2012	Ryan ; Niccoli	1	SE
619851	SppObs	Jun 7 2012	Ryan ; Niccoli	1	SE
619852	SppObs	Jun 7 2012	Ryan ; Niccoli	1	SE
620597	SppObs	Jun 5 2012	Ryan ; Niccoli	1	SE
621722	SppObs	Jun 5 2012	Ryan ; Niccoli	1	SE
619850	SppObs	Jun 5 2012	Ryan ; Niccoli	1	SE
619849	SppObs	Jun 5 2012	Ryan ; Niccoli	1	SE
620596	SppObs	May 25 2012	Ryan ; Niccoli	1	SE
619848	SppObs	May 25 2012	Ryan ; Niccoli	1	SE
621285	SppObs	May 25 2012	Ryan ; Niccoli	1	SE

619847	SppObs	May 25 2012	Ryan ; Niccoli	1	SE	
620496	SppObs	May 24 2012	Ryan ; Niccoli	1	SE	
620497	SppObs	May 24 2012	Ryan ; Niccoli	1	SE	
619846	SppObs	May 24 2012	Ryan ; Niccoli	1	SE	
619845	SppObs	May 24 2012	Ryan ; Niccoli	1	SE	
620431	SppObs	May 23 2012	Ryan ; Niccoli	1	SE	
620432	SppObs	May 23 2012	Ryan ; Niccoli	1	SE	
619843	SppObs	May 23 2012	Ryan ; Niccoli	1	SE	
619844	SppObs	May 23 2012	Ryan ; Niccoli	1	SE	
600032	SppObs	May 20 2012	Ryan Niccoli, J. D. Kleopfer - DGIF	1	SE	
600031	SppObs	May 19 2012	Ryan Niccoli, J. D. Kleopfer - DGIF	1	SE	
306881	SppObs	Jul 19 1999	SCHWAB, D	4	SE	
306868	SppObs	Jun 3 1999	SCHWAB, D	3	SE	
306867	SppObs	May 30 1999	SCHWAB, D	2	SE	
306863	SppObs	May 19 1999	SCHWAB, D	4	SE	
306861	SppObs	May 16 1999	SCHWAB, D	3	SE	
306857	SppObs	May 10 1999	SCHWAB, D	1	SE	
306845	SppObs	Apr 16 1999	SCHWAB, D	2	SE	
630084	SppObs	Mar 6 2015	John Kleopfer;	1	SE	
630083	SppObs	Mar 3 2015	John Kleopfer	1	SE	
630082	SppObs	Mar 2 2015	John Kleopfer	1	SE	
321328	SppObs	Jun 12 2009	John Kleopfer	1	SE	
314177	SppObs	Jun 22 2005	Alan H. Savitzky (Permittee), Barbara A. Savitzky & John Kloepfer (Collectors)	1	SE	
314569	SppObs	Jun 22 2005	Alan H. SAVITZKY (PRINCIPLE PERMITTEE)/Collectors: Alan & Barbara-JD Kleopfer-Scott Goetz	1	SE	
309139	SppObs	Jun 22 2005	John Kleopfer, Robin Hughes	1	SE	
306883	SppObs	Sep 23 1999	SCHWAB, D	3	SE	
306872	SppObs	Jun 16 1999	SCHWAB, D	7	SE	
306870	SppObs	Jun 13 1999	SCHWAB, D	12	SE	
306833	SppObs	Feb 7 1998	SCHWAB, D	1	SE	
306830	SppObs	Jan 29 1998	SCHWAB, D	1	SE	
53401	SppObs	Jan 8 1998	Don Schwab, VDGIF, Michael McCoy, VDGIF, Krista Madaris	5	SE	
52399	SppObs	Jan 5 1998	Michael McCoy, VDGIF	1	SE	
306824	SppObs	Jul 17 1997	SCHWAB, D	5	SE	
306812	SppObs	Jun 28 1997	SCHWAB, D	3	SE	
9064	SppObs	Feb 28 1996	S. M. ROBLE, DCR-DNH	1	SE	
9062	SppObs	Feb 28 1996	S. M. ROBLE, DCR-DNH	1	SE	
9063	SppObs	Feb 28 1996	S. M. ROBLE, DCR-DNH	1	SE	
9061	SppObs	Feb 24 1996	S. M. ROBLE, DCR-DNH	1	SE	
7931	SppObs	Jun 1 1994	Dept. of Conservation and, Recreation	3	SE	
300029	SppObs	Apr 16 2003	Donald J. Schwab (Principal Permittee)	9	ST	
306865	SppObs	May 23 1999	SCHWAB, D	12	ST	
3526	SppObs	Dec 11 1988	Div. Natural Heritage	1	ST	
60007	SppObs	Dec 11 1988	PAGUE, C A ET AL	1	ST	

Displayed 176 Species Observations

Selected 270 Observations View all 270 Species Observations

Habitat Predicted for Aquatic WAP Tier I & II Species

N/A

Habitat Predicted for Terrestrial WAP Tier I & II Species (7 Species) View Map of Combined Terrestrial Habitat Predicted for 7 WAP Tier I & II Species Listed Below

ordered by Status Concern for Conservation

BOVA Code	Status*	Tier**	Common Name	Scientific Name	View Map
030064	SE	Ia	Turtle, eastern chicken	Deirochelys reticularia reticularia	Yes
020052	SE	IIa	Salamander, eastern tiger	Ambystoma tigrinum	Yes
030013	SE	IIa	Rattlesnake, canebrake	Crotalus horridus	Yes
020044	ST	IIa	Salamander, Mabee's	Ambystoma mabeei	Yes
030067	CC	IIa	Terrapin, northern diamond-backed	Malaclemys terrapin terrapin	Yes
020063		IIa	Toad, oak	Anaxyrus quercicus	Yes
040105		IIb	Rail, king	Rallus elegans	Yes

Virginia Breeding Bird Atlas Blocks (3 records)

View Map of All Query Results
Virginia Breeding Bird Atlas Blocks

BBA ID	Atlas Quadrangle Block Name	Breeding Bird Atlas Species			View Map
		Different Species	Highest TE*	Highest Tier**	
58045	Benns Church, SW	33		III	Yes
58031	Chuckatuck, NW	1			Yes
57046	Smithfield, SE	63		III	Yes

Public Holdings:

N/A

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

FIPS Code	City and County Name	Different Species	Highest TE	Highest Tier
093	Isle of Wight	421	FESE	I
800	Suffolk City	532	FESE	I

USGS 7.5' Quadrangles:
Windsor
Smithfield
Chuckatuck
Benns Church

USGS NRCS Watersheds in Virginia:

N/A

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

HU6 Code	USGS 6th Order Hydrologic Unit	Different Species	Highest TE	Highest Tier
JL40	Cypress Creek	75	FTSE	I
JL42	Chuckatuck Creek	88	FTSE	I
JL47	Western Branch Reservoir	81	FTSE	I
JL49	Nansemond River-Bennett Creek	93	FESE	I

Compiled on 5/6/2022, 8:39:21 AM 11180609 reportAll searchType= R dist= 3219 pol= 36.8761900 -76.6125000
PhotoSize=64; Anadromous=0.018988; BBA=0.031; BECAR=0.017888; Bats=0.017347; Buffer=0.094539; County=0.053673; HUC6=0.070488; Impediments=0.018821; Inlt=0.008238; PublicLands=0.016158; Quad=0.038924; SppObs=0.25187; TEWaters=0.023852; TierRanches=0.03772; TierTerrestrial=0.11459; Total=1.082288; Tracking_BCVR=0.217089; Trout=

| 5/6/2022, 8:36:20 AM | DGIF | Credits | Disclaimer | Please view our privacy policy |
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If you have difficulty reading or accessing documents, please Contact Us for assistance.

151 Species Observations where Turtle, eastern chicken (030064) observed

36,52,34.2 -76,36,45.0 is the Search Point

Show Position Rings
(●) Yes ( ) No
1 mile and 1/4 mile at the Search Point

Show Search Area
(●) Yes ( ) No
2 Search distance miles radius

Search Point is at map center

Base Map Choices
Topography

Map Overlay Choices
Current List: Position, Search, SppObs

Map Overlay Legend

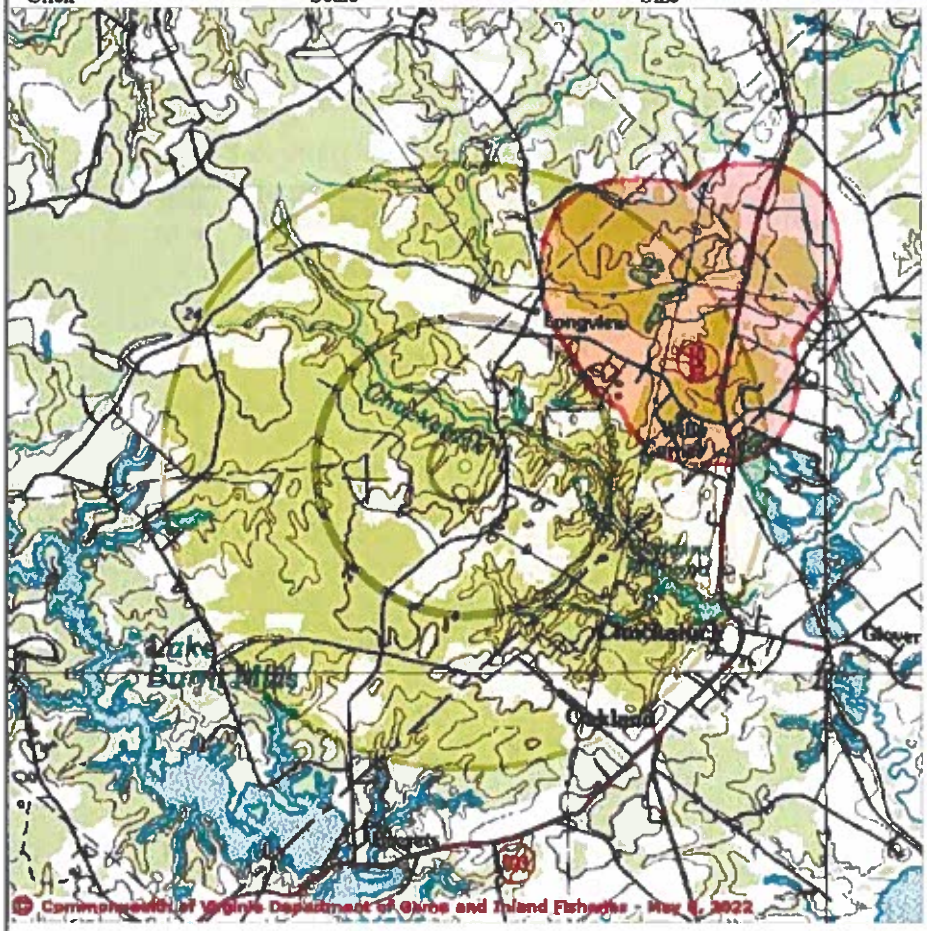
Position Rings 1 mile and 1/4 mile at the Search Point

2 mile radius Search Area

Data Observation Site

Refresh Browser Page

Map Click Pan | Map Scale In Zoom Out | Screen Size Small Size Big | Help



Point of Search 36,52,34.2 -76,36,45.0
Map Location 36,52,34.2 -76,36,45.0

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

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

Map projection is UTM Zone 18 NAD 1983 with left 351489 and top 4087152. Pixel size is 16 meters . Coordinates displayed are Degrees, Minutes, Seconds North and West. Map is currently displayed as 600 columns by 600 rows for a total of 360000 pixles. The map display represents 9600 meters east to west by 9600 meters north to south for a total of 92.1 square kilometers. The map display represents 31501 feet east to west by 31501 feet north to south for a total of 35.5

Virginia Department of Game and Inland Fisheries

VaFWIS Search Report Compiled on 5/6/2022, 9:15:27 AM

Known or likely to occur within a 2 mile radius around point 36.8761900 -76.6125198 in 093 Isle of Wight County, 800 Suffolk City, VA where (030064) Turtle, eastern chicken observed.

View Map of Site Location

Species Observations where Turtle, eastern chicken (030064) observed (151 records , 151 Observations with Threatened or Endangered species)

View Map of All Query Results

Species Observations where Turtle, eastern chicken (030064) observed

obsID	class	Date Observed	Observer	N Species			View Map
				Different Species	Highest TE*	Highest Tier**	
624230	SppObs	May 5 2014	John (J. D.) ; Kleopfer	1	SE	I	Yes
624420	SppObs	May 5 2014	John (J. D.) ; Kleopfer	1	SE	I	Yes
624418	SppObs	Nov 21 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	I	Yes
624419	SppObs	Nov 21 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	I	Yes
624252	SppObs	Nov 21 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	I	Yes
623120	SppObs	Nov 21 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	I	Yes
623143	SppObs	Nov 21 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	I	Yes
623202	SppObs	Nov 8 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	I	Yes
624229	SppObs	Nov 8 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	I	Yes
623106	SppObs	Nov 8 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	I	Yes
623107	SppObs	Nov 8 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	I	Yes
624417	SppObs	Nov 8 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	I	Yes
621203	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	I	Yes
621293	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	I	Yes
621679	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	I	Yes
620437	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	I	Yes
620601	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	I	Yes
619904	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	I	Yes
619905	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	I	Yes
619906	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	I	Yes
619907	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	I	Yes
619908	SppObs	Nov 5 2013	Ryan; Niccoli	1	SE	I	Yes
619901	SppObs	Oct 17 2013	Ryan; Niccoli	1	SE	I	Yes
619902	SppObs	Oct 17 2013	Ryan; Niccoli	1	SE	I	Yes
621129	SppObs	Oct 17 2013	Ryan; Niccoli	1	SE	I	Yes
621130	SppObs	Oct 17 2013	Ryan; Niccoli	1	SE	I	Yes
621128	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	I	Yes
620506	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	I	Yes
621676	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	I	Yes

621677	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	I	Yes
621678	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	I	Yes
619896	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	I	Yes
619897	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	I	Yes
619898	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	I	Yes
619899	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	I	Yes
619900	SppObs	Sep 17 2013	John (JD); Kleopfer	1	SE	I	Yes
619890	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	I	Yes
619891	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	I	Yes
619892	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	I	Yes
619893	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	I	Yes
619894	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	I	Yes
619895	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	I	Yes
621675	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	I	Yes
621202	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	I	Yes
620505	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	I	Yes
621125	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	I	Yes
621126	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	I	Yes
621127	SppObs	Sep 6 2013	John (JD); Kleopfer	1	SE	I	Yes
616818	SppObs	Aug 19 2013	John D. ; Kleopfer| Susan; Watson	1	SE	I	Yes
616819	SppObs	Aug 19 2013	John D. ; Kleopfer| Susan; Watson	1	SE	I	Yes
616820	SppObs	Aug 19 2013	John D. ; Kleopfer| Susan; Watson	1	SE	I	Yes
616821	SppObs	Aug 19 2013	John D. ; Kleopfer| Susan; Watson	1	SE	I	Yes
616822	SppObs	Aug 19 2013	John D. ; Kleopfer| Susan; Watson	1	SE	I	Yes
616823	SppObs	Aug 19 2013	John D. ; Kleopfer| Susan; Watson	1	SE	I	Yes
621201	SppObs	Jul 26 2013	John (JD); Kleopfer	1	SE	I	Yes
619889	SppObs	Jul 26 2013	John (JD); Kleopfer	1	SE	I	Yes
620436	SppObs	Jul 25 2013	John (JD); Kleopfer	1	SE	I	Yes
619888	SppObs	Jul 25 2013	John (JD); Kleopfer	1	SE	I	Yes
619887	SppObs	Jul 23 2013	John (JD); Kleopfer	1	SE	I	Yes
621292	SppObs	Jul 23 2013	John (JD); Kleopfer	1	SE	I	Yes
621730	SppObs	Jul 21 2013	John (JD); Kleopfer	1	SE	I	Yes
619886	SppObs	Jul 21 2013	John (JD); Kleopfer	1	SE	I	Yes
619885	SppObs	Jul 20 2013	John (JD); Kleopfer	1	SE	I	Yes
620600	SppObs	Jul 20 2013	John (JD); Kleopfer	1	SE	I	Yes
621200	SppObs	Jul 19 2013	John (JD); Kleopfer	1	SE	I	Yes
619884	SppObs	Jul 19 2013	John (JD); Kleopfer	1	SE	I	Yes
619877	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	I	Yes
619878	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	I	Yes
619879	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	I	Yes
619880	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	I	Yes
619881	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	I	Yes
619882	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	I	Yes
619883	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	I	Yes
621199	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	I	Yes
620435	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	I	Yes
620504	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	I	Yes
621728	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	I	Yes
621729	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	I	Yes
621291	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	I	Yes
621674	SppObs	Jul 10 2013	John (JD); Kleopfer	1	SE	I	Yes
624416	SppObs	May 23 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	I	Yes
624415	SppObs	May 16 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	I	Yes
624292	SppObs	May 16 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	I	Yes
624291	SppObs	May 15 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	I	Yes
623119	SppObs	May 15 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	I	Yes
624414	SppObs	May 13 2013	John (J. D.); Kleopfer| Ryan ; Niccoli	1	SE	I	Yes
620501	SppObs	Jul 31 2012	Ryan ; Niccoli	1	SE	I	Yes
621123	SppObs	Jul 31 2012	Ryan ; Niccoli	1	SE	I	Yes
619869	SppObs	Jul 31 2012	Ryan ; Niccoli	1	SE	I	Yes
619870	SppObs	Jul 31 2012	Ryan ; Niccoli	1	SE	I	Yes

619867	SppObs	Jul 26 2012	Ryan ; Niccoli	1	SE	I	Yes
619868	SppObs	Jul 26 2012	Ryan ; Niccoli	1	SE	I	Yes
621673	SppObs	Jul 26 2012	Ryan ; Niccoli	1	SE	I	Yes
621286	SppObs	Jul 26 2012	Ryan ; Niccoli	1	SE	I	Yes
621726	SppObs	Jul 19 2012	Ryan ; Niccoli	1	SE	I	Yes
621727	SppObs	Jul 19 2012	Ryan ; Niccoli	1	SE	I	Yes
619865	SppObs	Jul 19 2012	Ryan ; Niccoli	1	SE	I	Yes
619866	SppObs	Jul 19 2012	Ryan ; Niccoli	1	SE	I	Yes
619863	SppObs	Jul 5 2012	Ryan ; Niccoli	1	SE	I	Yes
619864	SppObs	Jul 5 2012	Ryan ; Niccoli	1	SE	I	Yes
620499	SppObs	Jul 5 2012	Ryan ; Niccoli	1	SE	I	Yes
620500	SppObs	Jul 5 2012	Ryan ; Niccoli	1	SE	I	Yes
621195	SppObs	Jul 3 2012	Ryan ; Niccoli	1	SE	I	Yes
621196	SppObs	Jul 3 2012	Ryan ; Niccoli	1	SE	I	Yes
619861	SppObs	Jul 3 2012	Ryan ; Niccoli	1	SE	I	Yes
619862	SppObs	Jul 3 2012	Ryan ; Niccoli	1	SE	I	Yes
619859	SppObs	Jun 28 2012	Ryan ; Niccoli	1	SE	I	Yes
619860	SppObs	Jun 28 2012	Ryan ; Niccoli	1	SE	I	Yes
620598	SppObs	Jun 28 2012	Ryan ; Niccoli	1	SE	I	Yes
620599	SppObs	Jun 28 2012	Ryan ; Niccoli	1	SE	I	Yes
621122	SppObs	Jun 26 2012	Ryan ; Niccoli	1	SE	I	Yes
621725	SppObs	Jun 26 2012	Ryan ; Niccoli	1	SE	I	Yes
619857	SppObs	Jun 26 2012	Ryan ; Niccoli	1	SE	I	Yes
619858	SppObs	Jun 26 2012	Ryan ; Niccoli	1	SE	I	Yes
619855	SppObs	Jun 19 2012	Ryan ; Niccoli	1	SE	I	Yes
619856	SppObs	Jun 19 2012	Ryan ; Niccoli	1	SE	I	Yes
621723	SppObs	Jun 19 2012	Ryan ; Niccoli	1	SE	I	Yes
621724	SppObs	Jun 19 2012	Ryan ; Niccoli	1	SE	I	Yes
621121	SppObs	Jun 14 2012	Ryan ; Niccoli	1	SE	I	Yes
621194	SppObs	Jun 14 2012	Ryan ; Niccoli	1	SE	I	Yes
619853	SppObs	Jun 14 2012	Ryan ; Niccoli	1	SE	I	Yes
619854	SppObs	Jun 14 2012	Ryan ; Niccoli	1	SE	I	Yes
619851	SppObs	Jun 7 2012	Ryan ; Niccoli	1	SE	I	Yes
619852	SppObs	Jun 7 2012	Ryan ; Niccoli	1	SE	I	Yes
621120	SppObs	Jun 7 2012	Ryan ; Niccoli	1	SE	I	Yes
620498	SppObs	Jun 7 2012	Ryan ; Niccoli	1	SE	I	Yes
620597	SppObs	Jun 5 2012	Ryan ; Niccoli	1	SE	I	Yes
621722	SppObs	Jun 5 2012	Ryan ; Niccoli	1	SE	I	Yes
619849	SppObs	Jun 5 2012	Ryan ; Niccoli	1	SE	I	Yes
619850	SppObs	Jun 5 2012	Ryan ; Niccoli	1	SE	I	Yes
619847	SppObs	May 25 2012	Ryan ; Niccoli	1	SE	I	Yes
619848	SppObs	May 25 2012	Ryan ; Niccoli	1	SE	I	Yes
621285	SppObs	May 25 2012	Ryan ; Niccoli	1	SE	I	Yes
620596	SppObs	May 25 2012	Ryan ; Niccoli	1	SE	I	Yes
620496	SppObs	May 24 2012	Ryan ; Niccoli	1	SE	I	Yes
620497	SppObs	May 24 2012	Ryan ; Niccoli	1	SE	I	Yes
619845	SppObs	May 24 2012	Ryan ; Niccoli	1	SE	I	Yes
619846	SppObs	May 24 2012	Ryan ; Niccoli	1	SE	I	Yes
619843	SppObs	May 23 2012	Ryan ; Niccoli	1	SE	I	Yes
619844	SppObs	May 23 2012	Ryan ; Niccoli	1	SE	I	Yes
620431	SppObs	May 23 2012	Ryan ; Niccoli	1	SE	I	Yes
620432	SppObs	May 23 2012	Ryan ; Niccoli	1	SE	I	Yes
900032	SppObs	May 20 2012	Ryan Niccoli, J. D. Kleopfer - DGIF	1	SE	I	Yes
900031	SppObs	May 19 2012	Ryan Niccoli, J. D. Kleopfer - DGIF	1	SE	I	Yes
306881	SppObs	Jul 19 1999	SCHWAB, D	4	SE	I	Yes
306868	SppObs	Jun 3 1999	SCHWAB, D	3	SE	I	Yes
306867	SppObs	May 30 1999	SCHWAB, D	2	SE	I	Yes
306863	SppObs	May 19 1999	SCHWAB, D	4	SE	I	Yes
306861	SppObs	May 16 1999	SCHWAB, D	3	SE	I	Yes
306857	SppObs	May 10 1999	SCHWAB, D	1	SE	I	Yes
306845	SppObs	Apr 16 1999	SCHWAB, D	2	SE	I	Yes

Displayed 151 Species Observations where Turtle, eastern chicken (030064) observed

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

**I=VA Wildlife Action Plan - Tier I - Critical Conservation Need; II=VA Wildlife Action Plan - Tier II - Very High Conservation Need; III=VA Wildlife Action Plan - Tier III - High Conservation Need; IV=VA Wildlife Action Plan - Tier Virginia Wildlife Action Plan Conservation Opportunity Ranking:
a - On the ground management strategies/actions exist and can be feasibly implemented.; b - On the ground actions or research needs have been identified but cannot feasibly be implemented at this time.;
c - No on the ground actions or research needs have been identified or all identified conservation opportunities have been exhausted.

Habitat Predicted for Aquatic WAP Tier I & II Species where Turtle, eastern chicken (030064) observed

N/A

Habitat Predicted for Terrestrial WAP Tier I & II Species where Turtle, eastern chicken (030064) observed

BOVA Code	Status*	Tier**	Common Name	Scientific Name	View Map
030064	SE	Ia	Turtle, eastern chicken	Deirochelys reticularia reticularia	Yes

Compiled on 5/6/2022, 9:15:27 AM (I1180627.1 report=BOVA searchType=R dist= 3218 pt= 36.8781600 -78.6125186

| 5/6/2022, 9:15:26 AM | DGIF | Credits | Disclaimer | Please view our privacy policy |
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21 Species Observations where Salamander, eastern tiger (020052) observed

36,52,34.2 -76,36,45.0 is the Search Point

Show Position Rings
(•) Yes ( ) No
1 mile and 1/4 mile at the Search Point

Show Search Area
(•) Yes ( ) No
2 Search distance miles radius

Search Point is at map center

Base Map Choices
Topography

Map Overlay Choices
Current List: Position, Search, SppObs

Map Overlay Legend

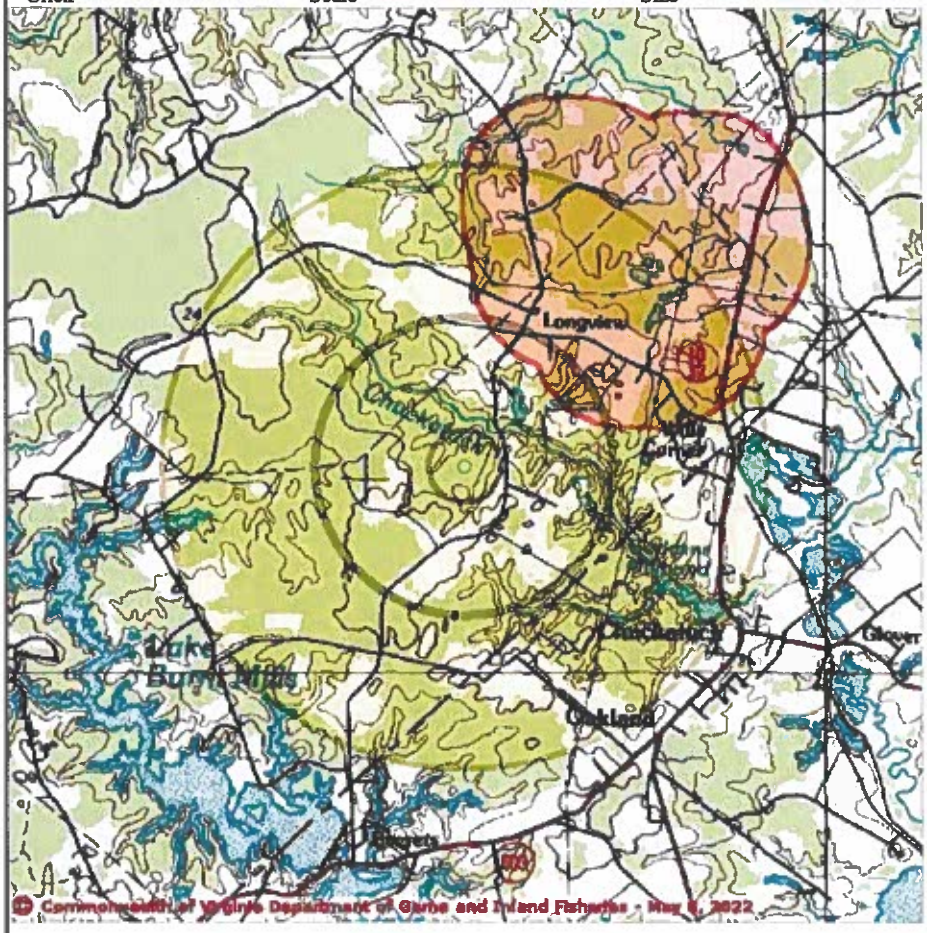
Position Rings 1 mile and 1/4 mile at the Search Point

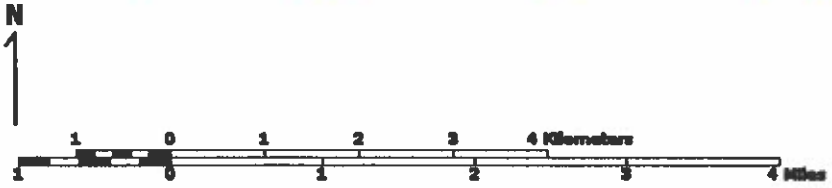
2 mile radius Search Area

Data Observation Site

Refresh Browser Page

Map Click Pan | Map Scale In Zoom Out | Screen Size Small Size Big | Help





Point of Search 36,52,34.2 -76,36,45.0
Map Location 36,52,34.2 -76,36,45.0

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

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

Map projection is UTM Zone 18 NAD 1983 with left 351489 and top 4087152. Pixel size is 16 meters . Coordinates displayed are Degrees, Minutes, Seconds North and West. Map is currently displayed as 600 columns by 600 rows for a total of 360000 pixles. The map display represents 9600 meters east to west by 9600 meters north to south for a total of 92.1 square kilometers. The map display represents 31501 feet east to west by 31501 feet north to south for a total of 35.5

square miles.

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

map assembled 2022-05-06 09:16:49 (qa/qc March 21, 2016 12:20 - tn=1180629.1 dist=3218 I)
$poi=36.8761900 -76.6125194

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Virginia Department of Game and Inland Fisheries

VaFWIS Search Report Compiled on 5/6/2022, 9:16:36 AM

Known or likely to occur within a **2 mile radius** around point **36.8761900 -76.6125194** in **093 Isle of Wight County, 800 Suffolk City, VA** where (020052) Salamander, eastern tiger observed.

View Map of Site Location

Species Observations where Salamander, eastern tiger (020052) observed (21 records , 21 Observations with Threatened or Endangered species)

View Map of All Query Results

Species Observations where Salamander, eastern tiger (020052) observed

obsID	class	Date Observed	Observer	N Species		
				Different Species	Highest TE*	Highe
630084	SppObs	Mar 6 2015	John Kleopfer;	1	SE	
630083	SppObs	Mar 3 2015	John Kleopfer	1	SE	
630082	SppObs	Mar 2 2015	John Kleopfer	1	SE	
321328	SppObs	Jun 12 2009	John Kleopfer	1	SE	
309139	SppObs	Jun 22 2005	John Kleopfer, Robin Hughes	1	SE	
314177	SppObs	Jun 22 2005	Alan H. Savitzky (Permittee), Barbara A. Savitzky & John Kloepfer (Collectors)	1	SE	
314569	SppObs	Jun 22 2005	Alan H. SAVITZKY (PRINCIPLE PERMITTEE)/Collectors: Alan & Barbara-JD Kleopfer-Scott Goetz	1	SE	
306883	SppObs	Sep 23 1999	SCHWAB, D	3	SE	
306872	SppObs	Jun 16 1999	SCHWAB, D	7	SE	
306870	SppObs	Jun 13 1999	SCHWAB, D	12	SE	
306833	SppObs	Feb 7 1998	SCHWAB, D	1	SE	
306830	SppObs	Jan 29 1998	SCHWAB, D	1	SE	
53401	SppObs	Jan 8 1998	Don Schwab, VDGIF, Michael McCoy, VDGIF, Krista Madaris	5	SE	
52399	SppObs	Jan 5 1998	Michael McCoy, VDGIF	1	SE	
306824	SppObs	Jul 17 1997	SCHWAB, D	5	SE	
306812	SppObs	Jun 28 1997	SCHWAB, D	3	SE	
9062	SppObs	Feb 28 1996	S. M. ROBLE, DCR-DNH	1	SE	
9063	SppObs	Feb 28 1996	S. M. ROBLE, DCR-DNH	1	SE	
9064	SppObs	Feb 28 1996	S. M. ROBLE, DCR-DNH	1	SE	
9061	SppObs	Feb 24 1996	S. M. ROBLE, DCR-DNH	1	SE	
7931	SppObs	Jun 1 1994	Dept. of Conservation and, Recreation	3	SE	

Displayed 21 Species Observations where Salamander, eastern tiger (020052) observed

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

**I=VA Wildlife Action Plan - Tier I - Critical Conservation Need; II=VA Wildlife Action Plan - Tier II - Very High Conservation Need; III=VA Wildlife Action Plan - Tier III - High Conservation Need; IV=VA Wildlife Action Plan - Tier
Virginia Wildlife Action Plan Conservation Opportunity Ranking:
a - On the ground management strategies/actions exist and can be feasibly implemented.; b - On the ground actions or research needs have been identified but cannot feasibly be implemented at this time.;
c - No on the ground actions or research needs have been identified or all identified conservation opportunities have been exhausted.

Habitat Predicted for Aquatic WAP Tier I & II Species where Salamander, eastern tiger (020052) observed

N/A

Habitat Predicted for Terrestrial WAP Tier I & II Species where Salamander, eastern tiger (020052) observed

BOVA Code	Status*	Tier**	Common Name	Scientific Name	View Map
020052	SE	IIa	Salamander, eastern tiger	Ambystoma tigrinum	Yes

Compiled on 5/6/2022, 9:16:35 AM | I1180629.1 | report=BOVA | searchType=R | data= 3216 pairs 36.6761600 -78.8125194

| 5/6/2022, 9:16:35 AM | DGIF | Credits | Disclaimer | Please view our privacy policy |
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6 Species Observations where Salamander, Mabee s (020044) observed

36,52,34.2 -76,36,45.0
is the Search Point

Show Position Rings
(•) Yes ( ) No
1 mile and 1/4 mile at the Search Point

Show Search Area
(•) Yes ( ) No
2 Search distance miles radius

Search Point is at map center

Base Map Choices
Topography

Map Overlay Choices
Current List: Position, Search, SppObs

Map Overlay Legend

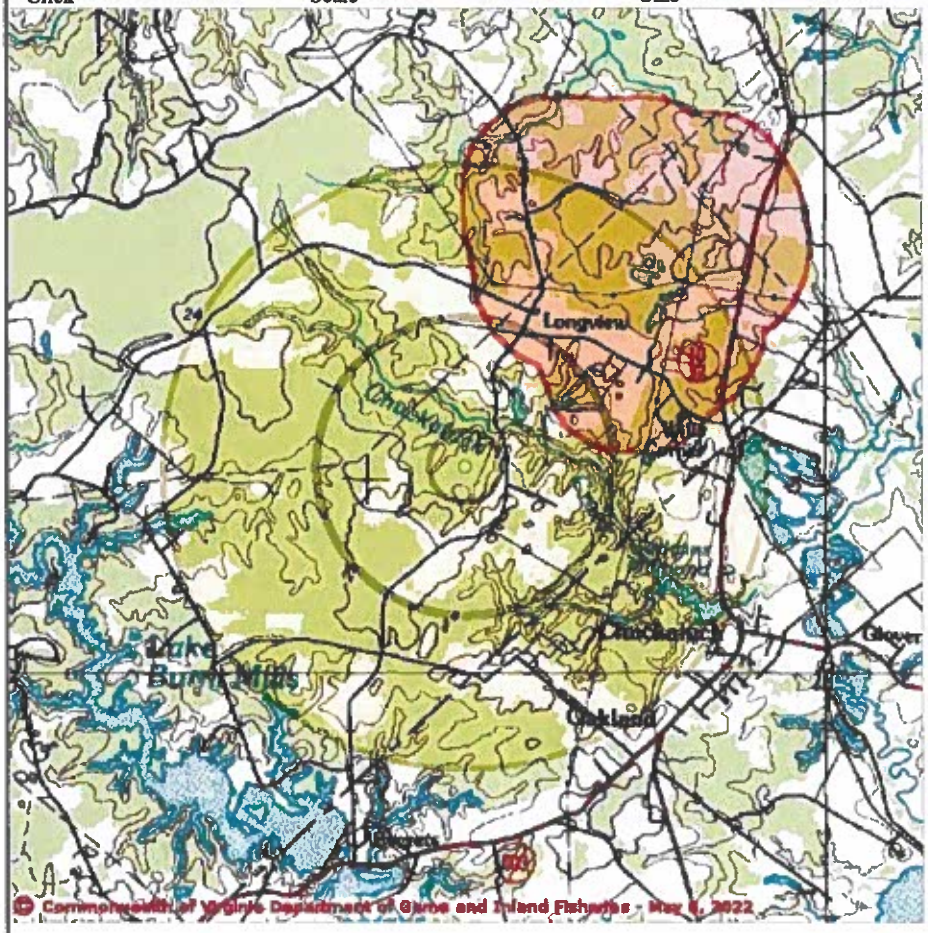
Position Rings
1 mile and 1/4 mile at the Search Point

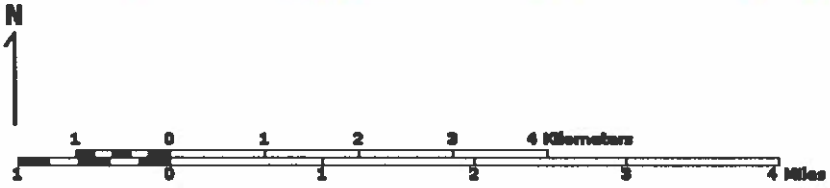
2 mile radius Search Area

Data Observation Site

Refresh Browser Page

Map Click: Pan | Map Scale: In Zoom Out | Screen Size: Small Size Big | Help





Point of Search 36,52,34.2 -76,36,45.0
Map Location 36,52,34.2 -76,36,45.0

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

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

Map projection is UTM Zone 18 NAD 1983 with left 351489 and top 4087152. Pixel size is 16 meters . Coordinates displayed are Degrees, Minutes, Seconds North and West. Map is currently displayed as 600 columns by 600 rows for a total of 360000 pixles. The map display represents 9600 meters east to west by 9600 meters north to south for a total of 92.1 square kilometers. The map display represents 31501 feet east to west by 31501 feet north to south for a total of 35.5

square miles.

Topographic maps and Black and white aerial photography for year 1990+-
are from the United States Department of the Interior, United States Geological Survey.
Color aerial photography aquired 2002 is from Virginia Base Mapping Program, Virginia Geographic Information Network.
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map assembled 2022-05-06 09:20:36 (qa/qc March 21, 2016 12:20 - tn=1180632.1 dist=3218 l)
$poi=36.8761900 -76.6125198

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Virginia Department of Game and Inland Fisheries

VaFWIS Search Report Compiled on 5/6/2022, 9:20:33 AM

Known or likely to occur within a 2 mile radius around point 36.8761900 -76.6125198 in 093 Isle of Wight County, 800 Suffolk City, VA where (020044) Salamander, Mabee s observed.

View Map of Site Location

Species Observations where Salamander, Mabee s (020044) observed (6 records , 6 Observations with Threatened or Endangered species)

View Map of All Query Results

Species Observations where Salamander, Mabee s (020044) observed

obsID	class	Date Observed	Observer	N Species			View Map
				Different Species	Highest TE*	Highest Tier**	
306870	SppObs	Jun 13 1999	SCHWAB, D	12	SE	II	Yes
7931	SppObs	Jun 1 1994	Dept. of Conservation and, Recreation	3	SE	II	Yes
300029	SppObs	Apr 16 2003	Donald J. Schwab (Principal Permittee)	9	ST	II	Yes
306865	SppObs	May 23 1999	SCHWAB, D	12	ST	II	Yes
60007	SppObs	Dec 11 1988	PAGUE, C A ET AL	1	ST	II	Yes
3526	SppObs	Dec 11 1988	Div. Natural Heritage	1	ST	II	Yes

Displayed 6 Species Observations where Salamander, Mabee s (020044) observed

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

**I=VA Wildlife Action Plan - Tier I - Critical Conservation Need; II=VA Wildlife Action Plan - Tier II - Very High Conservation Need; III=VA Wildlife Action Plan - Tier III - High Conservation Need; IV=VA Wildlife Action Plan - Tier
Virginia Wildlife Action Plan Conservation Opportunity Ranking:
a - On the ground management strategies/actions exist and can be feasibly implemented.; b - On the ground actions or research needs have been identified but cannot feasibly be implemented at this time.;
c - No on the ground actions or research needs have been identified or all identified conservation opportunities have been exhausted.

Habitat Predicted for Aquatic WAP Tier I & II Species where Salamander, Mabee s (020044) observed

N/A

Habitat Predicted for Terrestrial WAP Tier I & II Species where Salamander, Mabee s (020044) observed

BOVA Code	Status*	Tier**	Common Name	Scientific Name	View Map
020044	ST	IIa	Salamander, Mabee's	Ambystoma mabeei	Yes

Compiled on 5/6/2022, 9:20:33 AM I1180632.1 report=BOVA searchType=R dist= 3218 pt= 36.8761900 -76.6125198

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Travis A. Voyles
Acting Secretary of Natural and Historic Resources

Matthew S. Wells
Director

Andrew W. Smith
Chief Deputy Director

COMMONWEALTH of VIRGINIA

DEPARTMENT OF CONSERVATION AND RECREATION

Frank N. Stovall
Deputy Director for Operations

Darryl Glover
Deputy Director for Dam Safety, Floodplain Management and Soil and Water Conservation

Laura Ellis
Deputy Director for Administration and Finance

October 21, 2022

Lauren Parker
Energix Renewables
1201 Wilson Boulevard, Suite 2200
Arlington, VA 22209

Re: Prairie Solar Facility

Dear Ms. Parker:

The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biotics Data System for occurrences of natural heritage resources from the area outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

According to a DCR biologist and predicted suitable habitat modeling, there is a potential for rare amphibians including Mabee's salamander (*Ambystoma mabeei*, G4/S1S2/NL/LT), Tiger salamander (*Ambystoma tigrinum*, G5/S1/NL/LE) and Barking treefrog (*Hyla gratiosa*, G5/S2S3/NL/NL) to occur in the project area if suitable habitat exists on site.

In Virginia, Mabee's salamander inhabits isolated depression wetlands in pine woods, open fields, lowland deciduous forests (Behler and King, 1979), pine savannas, low wet woods and swamps (Martof et. al., 1980). They breed in fish-free vernal ponds (Pague & Mitchell, 1991) where the eggs are attached to submerged plant material or bottom debris (Behler and King, 1979). This species migrates up to a few hundred meters between their breeding and nonbreeding habitats, although, some adults will remain at the breeding site after the pond dries. Concurrent with heavy winter and springs rains, mass movements of adults to the breeding ponds have been documented (TNC et. al., 1999). Adults and juveniles spend most of the year underground in the upland habitats, but return to the ponds to breed in February or March (VDGIF, 1994). Because of the amphibious life cycle, the presence of sufficient, suitable terrestrial and aquatic habitat is critical (VDGIF, 1994). Threats to Mabee's salamander include habitat loss, habitat fragmentation, and habitat contamination (VDGIF, 1994). The wetland habitats can be degraded or destroyed by filling, draining, ditching, and changing land use in the groundwater recharge zones or by contamination with pesticides or other chemicals. The upland habitats can be compromised by residential, commercial and industrial development, incompatible forest management practices, and other changes. Loss of suitable continuous terrestrial habitat between breeding sites may fragment populations and lead to extirpation through such factors as environmental perturbations, disease, and inbreeding (VDGIF, 1994). Please note that this species is currently classified as threatened by the Virginia Department of Wildlife Resources (VDWR).

The Tiger salamander ranges across much of the United States, extending northward into Canada, and south into Mexico (Petranka, 1998). Populations in Virginia are limited to primarily the Coastal Plain, with disjunct populations in the Ridge and Valley physiographic region (Pague and Buhlmann, 1991). Of six documented records in Virginia, only three are currently thought to be viable. The terrestrial habitat of the tiger salamander has been described as sandy areas near shallow ponds chiefly in pine savannahs (Martof, et al., 1980). In general, tiger salamanders require soils in which it can burrow near suitable breeding ponds. On the Coastal Plain, fish-free vernal pools often provide breeding habitat for the tiger salamander. In the Ridge and Valley, limestone sinkhole ponds are utilized. Similar to other salamanders in this genus, the tiger salamander may migrate up to a few hundred meters between their breeding and non-breeding habitats, although, some adults will remain at the breeding site after the pond dries (Pague and Buhlmann, 1991). Concurrent with heavy winter and springs rains, mass movements of adults to the breeding ponds have been documented. Adults and juveniles spend most of the year underground in the upland habitats, but return to the ponds to breed in February or March (Pague and Buhlmann, 1991). Because of the amphibious life cycle, the presence of sufficient, suitable terrestrial and aquatic habitat is critical. Populations in the southeastern United States appear to be declining as a result of deforestation and loss of wetland habitats (NatureServe, 2009). The major threats to this species in Virginia include draining of crucial breeding habitat, fish stocking, and succession (Pague & Buhlman, 1991). Please note that this species is currently classified as endangered by the VDWR.

The Barking treefrog ranges through the coastal plain from North Carolina to Florida and west to Mississippi and eastern Louisiana (NatureServe, 2009). There are disjunct populations in Delaware, Maryland, Kentucky and Tennessee, and southeastern Virginia (NatureServe, 2009). Across its range, it inhabits areas near shallow ponds in pine savannas and in low wet woods and swamps (Martof et al., 1980). In Virginia, this species breeds in fish-free vernal ponds (Pague & Young, 1991). When inactive during cold or dry seasons, they burrow under tree roots, vegetation, or in the soil; otherwise, this species is mostly arboreal and thus dependent on trees near the water (Pague & Young, 1991). Adult frogs feed on insects and other invertebrates; tadpoles consume primarily algae (VDGIF, 1993). Major threats to the Barking treefrog include continued logging of native pine, destruction of breeding ponds, and over collecting (Pague & Young, 1991).

Due to the potential for this site to support populations of rare amphibians, DCR recommends an inventory for the resources in the study area. With the survey results we can more accurately evaluate potential impacts to natural heritage resources and offer specific protection recommendations for minimizing impacts to the documented resources.

DCR-Division of Natural Heritage biologists are qualified to conduct inventories for rare, threatened, and endangered species. Please contact Anne Chazal, Natural Heritage Chief Biologist, at anne.chazal@dcr.virginia.gov or 804-786-9014 to discuss availability and rates for field work.

DCR also recommends the development of an invasive species management plan for the project and the planting of Virginia native pollinator plant species that bloom throughout the spring and summer, to maximize benefits to native pollinators. DCR recommends planting these species in at least the buffer areas of the planned facility, and optimally including other areas within the project site. For screening zones outside the perimeter fencing, DCR recommends native species appropriate for the region be used. Guidance on plant species can be found here: http://www.dcr.virginia.gov/natural-heritage/solar-site-native-plants-finder. In addition, Virginia native species alternatives to the non-native species listed in the Virginia Erosion and Sediment Control Handbook (Third Edition 1992), can be found in the 2017 addendum titled "Native versus Invasive Plant Species", here: https://www.deq.virginia.gov/home/showpublisheddocument?id=2466. Page 3 of the addendum provides a list of native alternatives for non-natives commonly used for site stabilization including native cover crop species (i.e. Virginia wildrye).

In addition, the proposed project will impact Ecological Cores (**C4**) as identified in the Virginia Natural Landscape Assessment (https://www.dcr.virginia.gov/natural-heritage/vaconvisvnla). Mapped cores in the project area can be viewed via the Virginia Natural Heritage Data Explorer, available here: http://vanhde.org/content/map.

Ecological Cores are areas of at least 100 acres of continuous interior, natural cover that provide habitat for a wide range of species, from interior-dependent forest species to habitat generalists, as well as species that utilize marsh, dune, and beach habitats. Interior core areas begin 100 meters inside core edges and continue to the deepest parts of cores. Cores also provide the natural, economic, and quality of life benefits of open space, recreation, thermal moderation, water quality (including drinking water recharge and protection, and erosion prevention), and air quality (including sequestration of carbon, absorption of gaseous pollutants, and production of oxygen). Cores are ranked from C1 to C5 (C5 being the least significant) using nine prioritization criteria, including the habitats of natural heritage resources they contain.

Impacts to cores occur when their natural cover is partially or completely converted permanently to developed land uses. Habitat conversion to development causes reductions in ecosystem processes, native biodiversity, and habitat quality due to habitat loss; less viable plant and animal populations; increased predation; and increased introduction and establishment of invasive species.

DCR recommends avoidance of impacts to cores. When avoidance cannot be achieved, DCR recommends minimizing the area of impacts overall and concentrating the impacted area at the edges of cores, so that the most interior remains intact.

Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the DCR, DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects.

There are no State Natural Area Preserves under DCR's jurisdiction in the project vicinity.

New and updated information is continually added to Biotics. Please re-submit a completed order form and project map for an update on this natural heritage information if the scope of the project changes and/or six months (April 21, 2023) has passed before it is utilized.

A fee of $95.00 has been assessed for the service of providing this information. Please find attached an invoice for that amount. Please return one copy of the invoice along with your remittance made payable to the Treasurer of Virginia, DCR Finance, 600 East Main Street, 24th Floor, Richmond, VA 23219. Payment is due within thirty days of the invoice date. Please note late payment may result in the suspension of project review service for future projects.

The VDWR maintains a database of wildlife locations, including threatened and endangered species, trout streams, and anadromous fish waters that may contain information not documented in this letter. Their database may be accessed from http://vafwis.org/fwis/ or contact Amy Martin at (804-367-2211) or amy.martin@dwr.virginia.gov.

Should you have any questions or concerns, please contact me at 804-225-2429. Thank you for the opportunity to comment on this project.

Sincerely,

Tyler Meader
Natural Heritage Locality Liaison

CC: Susan Tripp, DEQ
Amy Martin, VDWR
Randy R. Keaton, Isle of Wight County Administrator

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VDGIF. 1993. Draft *Hyla gratiosa* Recovery Plan. Nongame and Endangered Species Program, Virginia Department of Game and Inland Fisheries, Richmond, VA.

PRAIRIE SOLAR

Exhibit H:

Wetland Report

PILOT ENVIRONMENTAL, INC

May 18, 2022

Ms. Gabriella Hernandez
Energix Renewables
1151 Falls Road, Suite 2004
Rocky Mount, North Carolina 27804

Reference: Wetland Delineation
Prairie Solar
Approximate 335-Acre Tract
Longview Drive
Windsor, Isle of Wight County, Virginia
Pilot Proposal 7382.1

Dear Ms. Hernandez:

Pilot Environmental, Inc. (Pilot) is pleased to submit this report of the wetland delineation for the approximate 335-acre tract situated north and west of Longview Drive in Windsor, Isle of Wight County, Virginia.

Background

Wetlands are defined by the United States Army Corps of Engineers (USACE) and the United States Environmental Protection Agency (EPA) as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances, do support a prevalence of vegetation typically adapted for life in saturated soil conditions." In order for an area to be classified as wetland, hydrophytic vegetation, hydric soils, and wetland hydrology indicators must be present.

Section 404 of the Clean Water Act (CWA) regulates the discharge of dredge and fill materials into waters of the United States (lakes, rivers, ponds, streams, etc.), including wetlands. Waters of the United States include the territorial seas, navigable coastal and inland lakes, rivers and streams, intermittent streams, and wetlands. The EPA and the USACE jointly administer the Section 404 program. Section 401 of the Clean Water Act grants each state the authority to approve, condition, or deny any Federal permits that could result in a discharge to State waters.

Jurisdictional features include wetlands, open waters, ponds, lakes and streams. Jurisdictional features are regulated by the USACE and Virginia Department of Environmental Quality (VADEQ). Permits are required prior to impacting any jurisdictional features. The type of permit required is specific to the type, location and amount of impacts. Stormwater management plans and/or mitigation for proposed impacts could be a requirement of the permit approval process.

The findings and conclusions found in this report are our opinions based on field conditions encountered at the time of the site visit. Changes including, but not limited to, regulations, weather, timber/vegetation removal and usage/development of the site or nearby properties can alter the findings and opinions presented in this report. We recommend that this report only be used for preliminary planning purposes. Agency verifications, followed by a survey of jurisdictional features, are required to determine the exact extent and locations of jurisdictional features and are valid for a period of up to five years following issuance of a USACE Jurisdictional Determination (JD).

Global Positioning System (GPS) location of jurisdictional features has been conducted by Pilot personnel in the field utilizing a Trimble handheld GPS unit capable of sub-meter accuracy. Field GPS data has been post-processed by Pilot personnel and digitally provided to the client for assistance with preliminary planning. Pilot expresses no warranties or liabilities to accuracy of GPS locations and/or provided GPS data.

Scope of Services

Pilot was contracted to perform a wetland delineation for the approximate 335-acre tract situated north and west of Longview Drive in Windsor, Isle of Wight County, Virginia. The site is identified on the Isle of Wight County Geographic Information System (GIS) as parcel identification numbers (PINs) 51-01-009, 50-01-007 and 51-01-006. The scope of services included a delineation of jurisdictional features (streams, wetlands and other surface waters) on the site. The site boundary was not marked at the time of our field delineation.

Literature Review

We reviewed the U.S. Geological Survey (USGS) Topographic Map, the U.S. Department of Agriculture (USDA) Soil Survey of Isle of Wight County, the U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) Map and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM).

- The USGS Topographic Map (Drawing 1) depicts Chuckatuck Creek and two unnamed tributaries on the northern and eastern portions of the site. Drainage swales that could contain additional surface waters or wetlands are located throughout the site.

- The USDA Web Soil Survey of Isle of Wight County (Drawing 2) identifies the following mapping units on the site:

Map unit symbol	Map unit name	Hydric Soil Listing
9	Myatt fine sandy loam	Yes
10	Nawney loam	Yes
18A	Slagle fine sandy loam, 0 to 2 percent slopes	Yes
18B	Slagle fine sandy loam, 2 to 6 percent slopes	Yes
18C	Slagle fine sandy loam, 6 to 10 percent slopes	Yes

  Pilot also reviewed the last published USDA Soil Survey of Isle of Wight County (Drawing 2A). The published soil survey depicts Chuckatuck Creek and several unnamed tributaries in addition to those depicted on the USGS topographic map.

- The USFWS NWI Map (Drawing 3) depicts riverine features on the northern and eastern portions of the site, consistent with the USGS topographic map. Freshwater forested/shrub wetlands are depicted throughout the site.

- The FEMA FIRM (Drawing 4) identifies the northern portion of the site within Zone A, areas within the 100-year flood plain. The remainder of the site is located within Zone X, an area of minimal flood hazard located outside of the 100-year and 500-year flood plains.

Field Delineation

Pilot conducted the site visits on January 27 and April 14, 2022. Agricultural structures are located on the southern portion of the site. The remainder of the site contains agricultural fields and wooded land. Ponds are not located on the site.

Several streams are located on the site. The streams contain continuous well-defined channels with evidence of an ordinary high water mark. Streams SBA, MSB2 and MSC, as depicted on Drawing 5, contain moderate substrate sorting, and flowing water at the time of our delineation. Based on our observations and the stream characteristics, streams SBA, MSB2 and MSC are perennial. The stream origins, confluences and intersections with the site boundary were marked in the field with blue and white striped surveyor tape. The streams were geo-located using a Trimble handheld GPS unit and digital elevation modeling data.

Wetlands are located adjacent to streams and within flats and depressions throughout the site. The wetlands are separated from surrounding uplands by topographic, vegetation and/or soil breaks. USACE Wetland Determination Data Forms, supporting our opinions, are included as attachments. The wetland boundaries were marked in the field with red and white striped surveyor tape, and geo-located using a Trimble handheld GPS unit.

Drawing 5 shows the approximate locations of the streams (including our designations), wetland, data points and flag numbers.

Buffer Requirements

The site is located in the James River Basin. The James River is a tributary to the Chesapeake Bay. Pilot reviewed the Chesapeake Bay Preservation Ordinance, which have designated the portion of Isle of Wight that contains the site as a Chesapeake Bay Preservation Area (CBPA), areas comprised of Resource Protection Areas (RPAs). RPAs include tidal areas, wetlands, perennial streams and 100-foot buffer areas adjacent to any RPA component. Therefore, 100-foot buffers are required on all perennial streams and wetlands that are directly connected to perennial waters. Our interpretation of the CBPA-RPA buffers are depicted on Drawing 5. Consultation with Isle of Wight County is recommended to determine if the proposed development requires additional development buffers/setbacks from surface waters for compliance with state and local stormwater requirements.

Agency Verification

The delineation was verified by Melissa Nash with the USACE on April 29, 2022. Ms. Nash concurred with our delineation as depicted on the attached Drawing 5. A copy of the USACE JD will be provided upon receipt from the USACE.

Closing

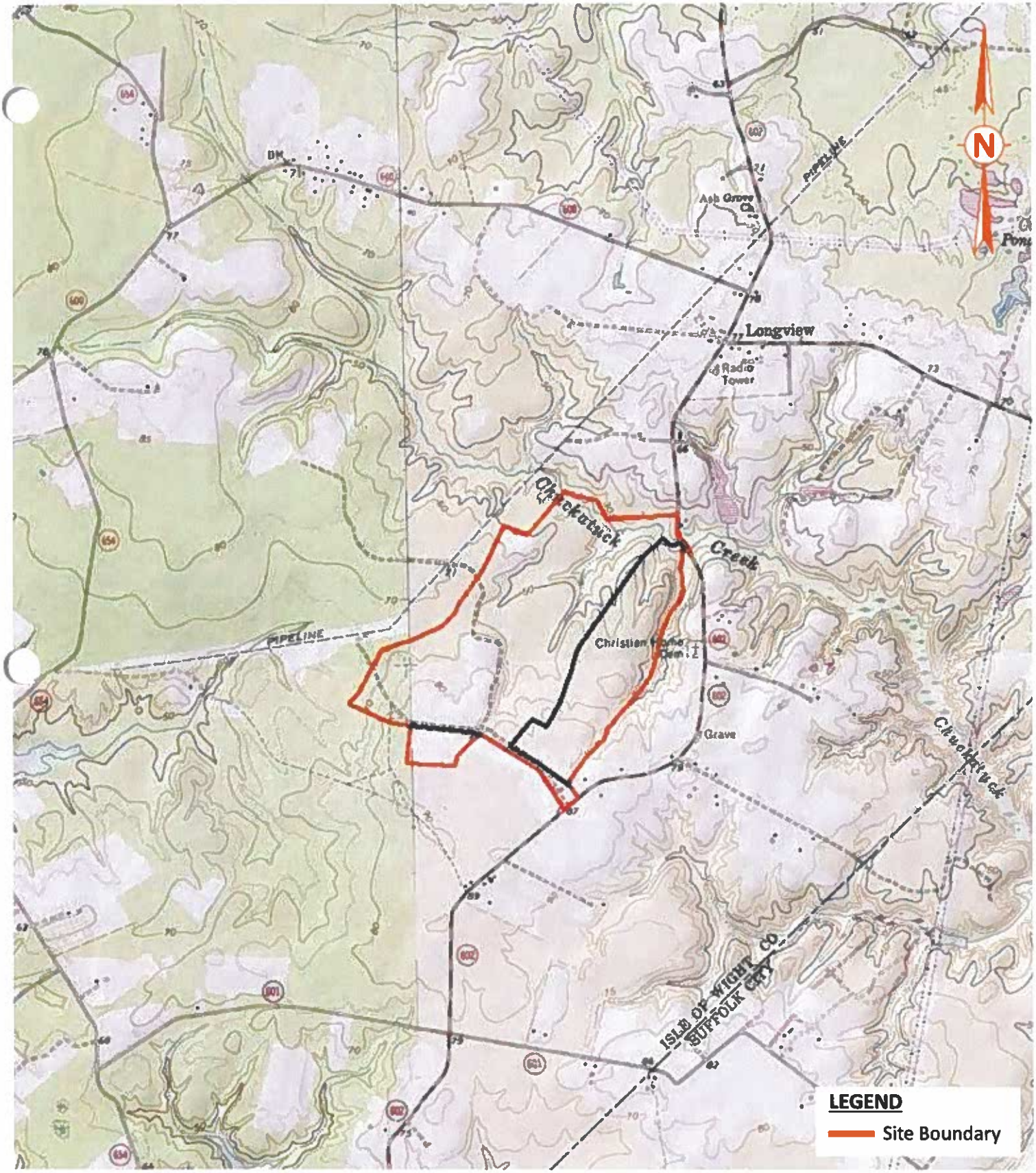
We appreciate the opportunity to provide our services to you. Please contact us at (336) 310-4527 if you have questions or require additional information.

Sincerely,

J. Scott Edwards
Project Manager

David S. Brame, PWS
Senior Project Manager

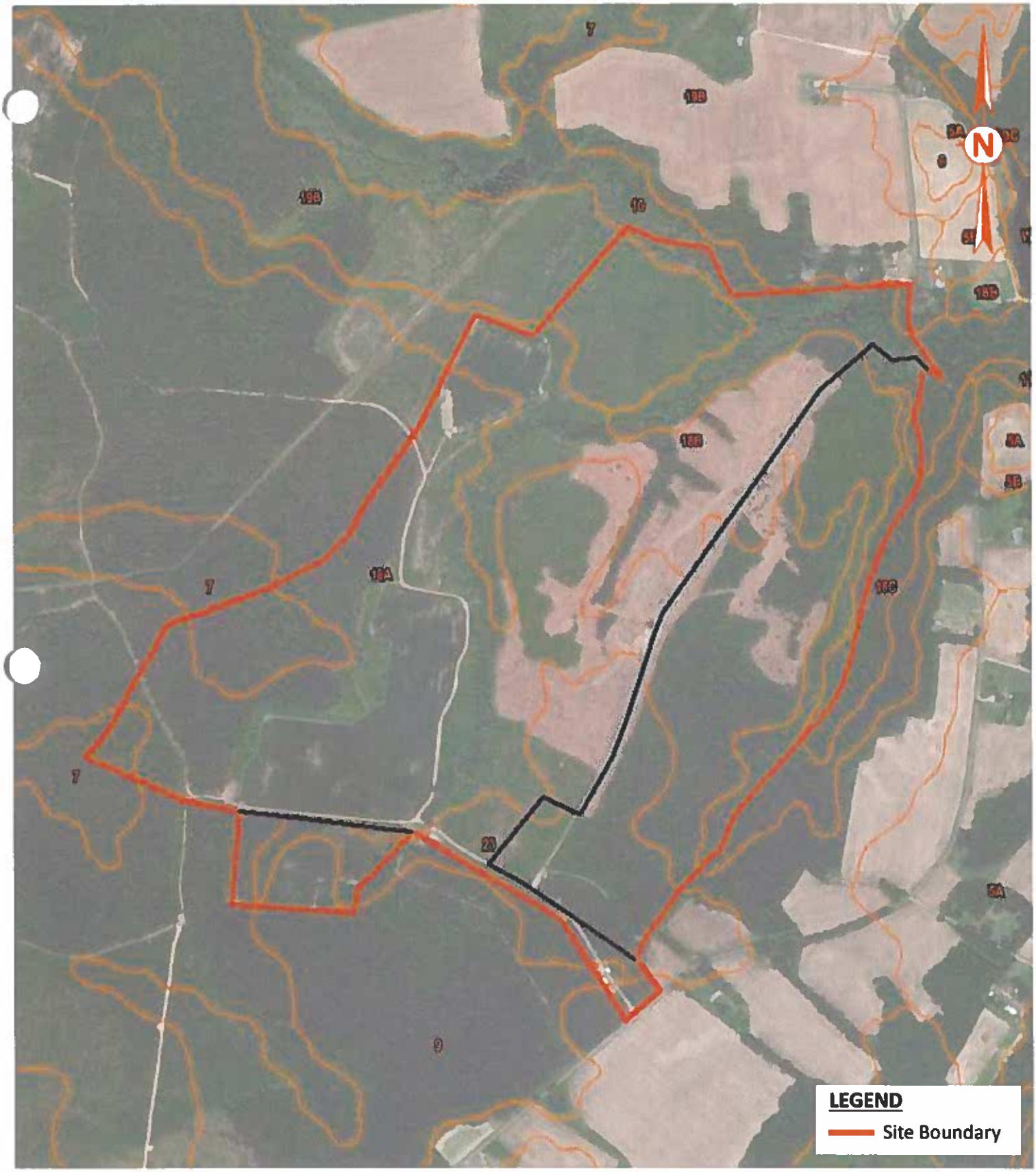
Attachments: Drawing 1 – USGS Topographic Map
Drawing 2 – Web Soil Map
Drawing 2A – Published Soil Map
Drawing 3 – NWI Map
Drawing 4 – FEMA FIRM
Drawing 5 – Wetland Map
Wetland Determination Data Form



Drawing 1
USGS Topographic Map
Windsor, Benns Church, Smithfield, and
Chuckatuck, VA Quadrangles
Scale: 1" = 2,000'

PILOT
PILOT ENVIRONMENTAL, INC

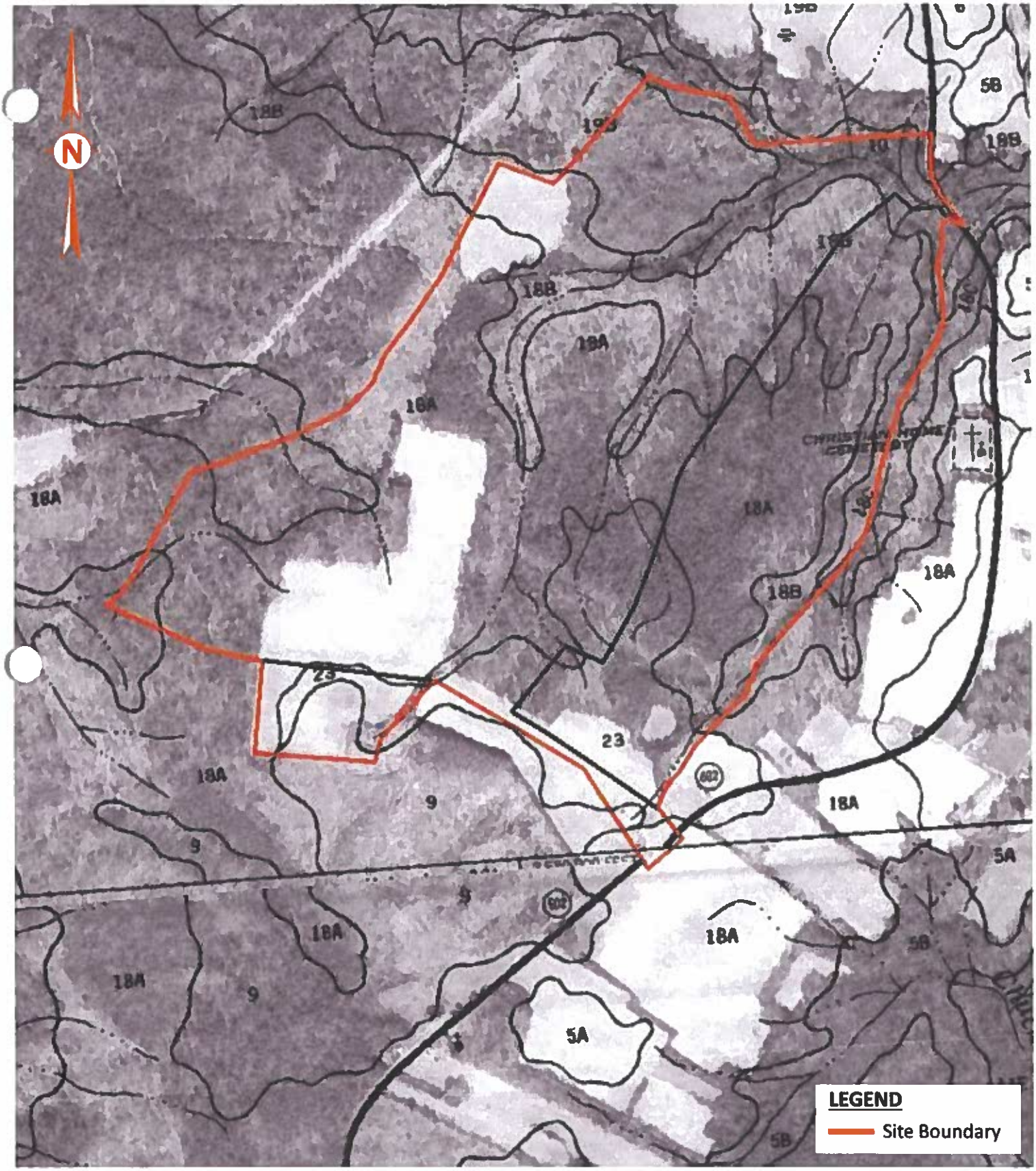
USGS Topographic Map
Prairie Solar
Approximate 335-Acre Tract
Windsor, Isle of Wright County, VA
Pilot Project 7382.1



Drawing 2
USDA Web Soil Survey
of Isle of Wright County, VA
Scale: 1" = 800'

PILOT
PILOT ENVIRONMENTAL, INC

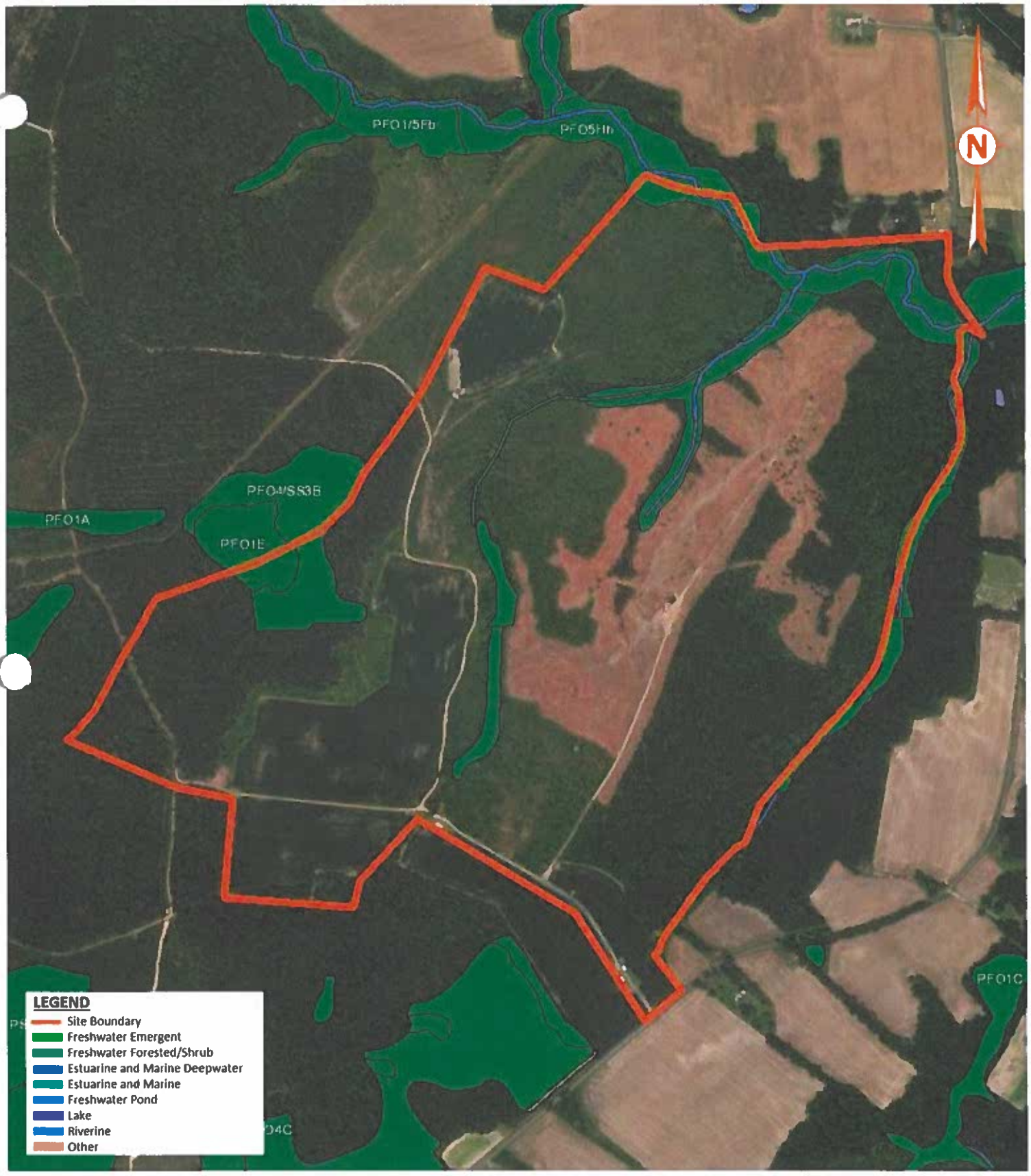
Web Soil Map
Prairie Solar
Approximate 335-Acre Tract
Windsor, Isle of Wright County, VA
Pilot Project 7382.1



Drawing 2A
USDA Soil Survey
of Isle of Wight County, VA
Published 1986, Sheet 26, 32
Scale: 1" = 800'

PILOT
PILOT ENVIRONMENTAL, INC

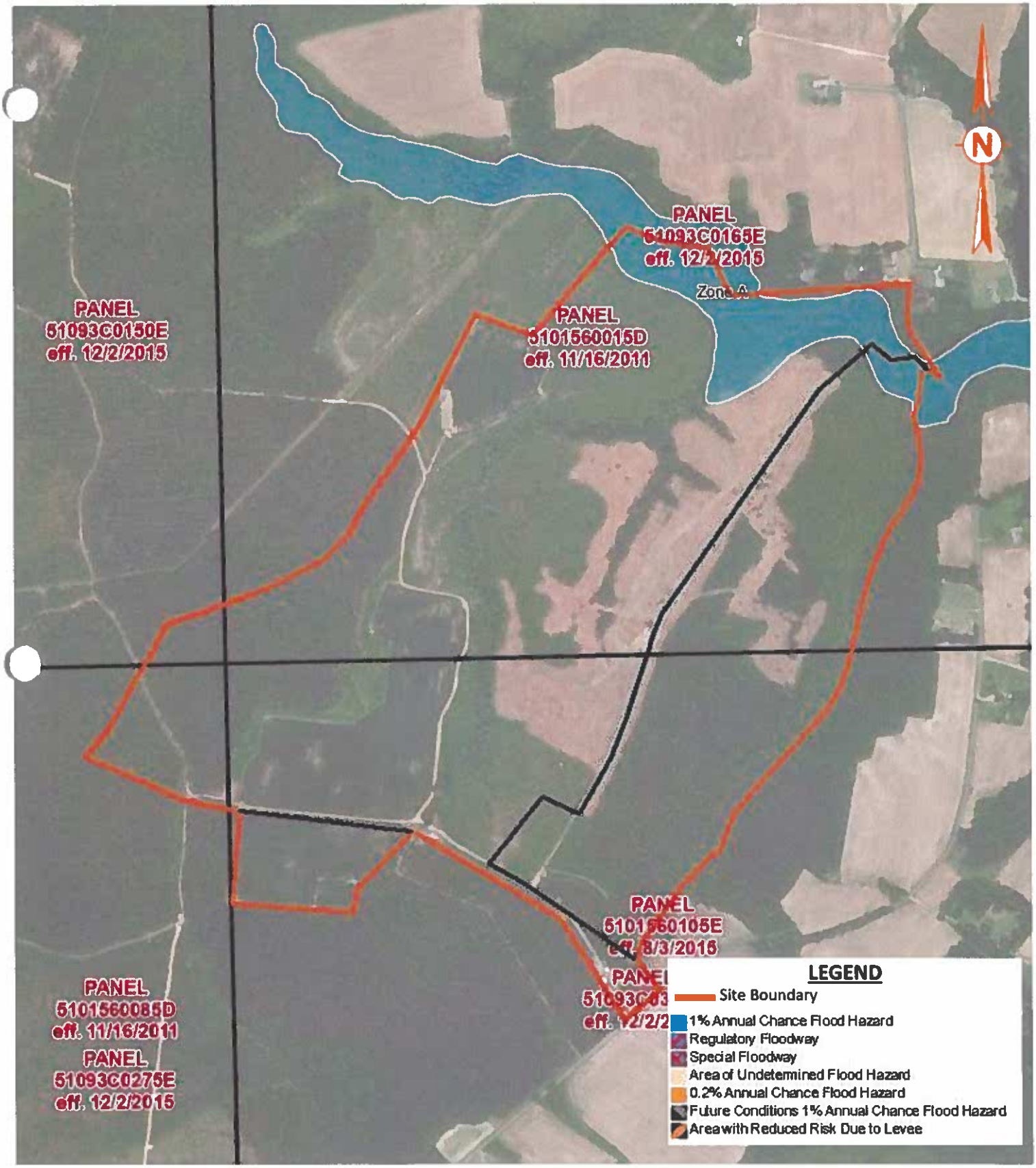
Published Soil Map
Prairie Solar
Approximate 335-Acre Tract
Windsor, Isle of Wright County, VA
Pilot Project 7382.1



Drawing 3
USFWS NWI
Wetlands Mapper
Scale: 1" = 750'

PILOT
PILOT ENVIRONMENTAL, INC

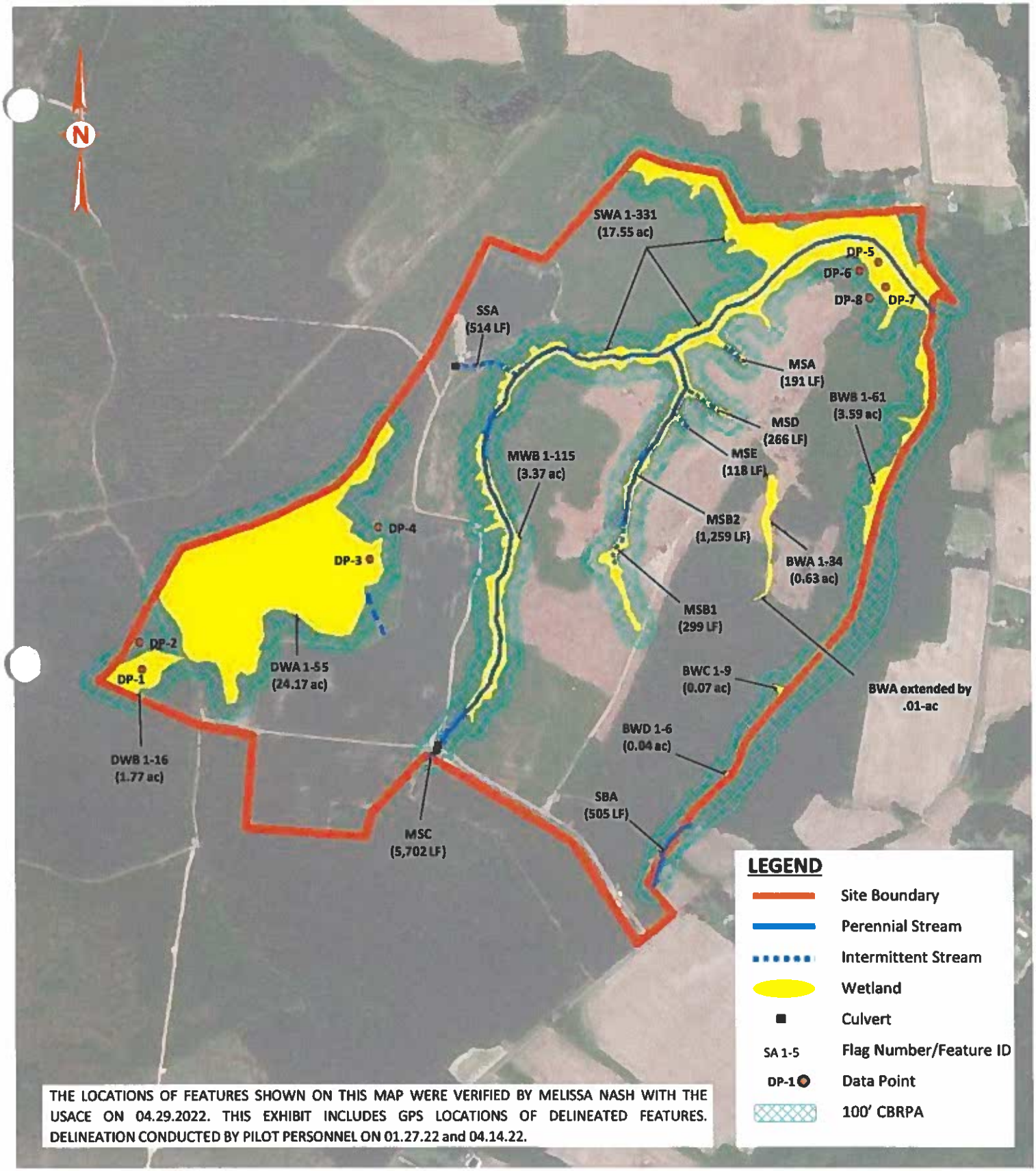
NWI Map
Prairie Solar
Approximate 335-Acre Tract
Windsor, Isle of Wright County, VA
Pilot Project 7382.1



Drawing 4
National Flood Hazard Layer
From FEMA Web Map Service
Scale: 1" = 800'

PILOT
PILOT ENVIRONMENTAL, INC

FEMA FIRM
Prairie Solar
Approximate 335-Acre Tract
Windsor, Isle of Wright County, VA
Pilot Project 7382.1



THE LOCATIONS OF FEATURES SHOWN ON THIS MAP WERE VERIFIED BY MELISSA NASH WITH THE USACE ON 04.29.2022. THIS EXHIBIT INCLUDES GPS LOCATIONS OF DELINEATED FEATURES. DELINEATION CONDUCTED BY PILOT PERSONNEL ON 01.27.22 and 04.14.22.

Drawing 5
2019 Satellite Imagery from ESRI
and Pilot GPS Data
Scale: 1" = 800'
Date: Revised 05.13.22

PILOT
PILOT ENVIRONMENTAL, INC

Wetland Map
Prairie Solar
Approximate 335-Acre Tract
Windsor, Isle of Wright County, VA
Pilot Project 7382.1

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

Requirement Control Symbol EXEMPT (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Prairie Solar City/County: Windsor/Isle of Wight Sampling Date: 01.27.2022

Applicant/Owner: State: VA Sampling Point: DP-1

Investigator(s): Pilot Environmental, Inc Section, Township, Range: N/A

Landform (hillside, terrace, etc.): slope Local relief (concave, convex, none): None Slope (%): 2-3

Subregion (LRR or MLRA): LRR T, MLRA 153A Lat: 36.873631° Long: -76.627190° Datum: WGS-84

Soil Map Unit Name: Kinston loam/7 NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** Yes X No ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Sphagnum Moss (D8) **(LRR T,U)**

Field Observations:

Surface Water Present?	Yes X	No ____	Depth (inches): 0
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DP-1

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus taeda*	20	Yes	FAC
2. *Acer rubrum*	10	Yes	FAC
3. *Symplocos tinctoria*	10	Yes	FAC
4.			
5.			
6.			
7.			
8.			
	40	=Total Cover	
50% of total cover: 20		20% of total cover:	8
Sapling/Shrub Stratum (Plot size: 15)			
1. *Ilex opaca*	10	Yes	FAC
2. *Vaccinium stamineum*	5	Yes	FACU
3. *Magnolia virginiana*	5	Yes	FACW
4. *Persea borbonia*	5	Yes	FACW
5.			
6.			
7.			
8.			
	25	=Total Cover	
50% of total cover: 13		20% of total cover:	5
Herb Stratum (Plot size: 5)			
1. *Carex intumescens*	5	Yes	FACW
2. *Chasmanthium sessiliflorum*	5	Yes	FAC
3. *Osmundastrum cinnamomeum*	5	Yes	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	15	=Total Cover	
50% of total cover: 8		20% of total cover:	3
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
50% of total cover:		20% of total cover:	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 9 (A)

Total Number of Dominant Species Across All Strata: 10 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 90.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	20	x 2 =	40
FAC species	55	x 3 =	165
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	80 (A)		225 (B)

Prevalence Index = B/A = 2.81

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (If observed, list morphological adaptations below.)

SOIL Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 3/1	100					Sandy	
3-18	10YR 4/1	100					Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- X Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR, P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- X Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- ___ Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Coast Prairie Redox (A16) **(outside MLRA 150A)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, T)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- ___ Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

Requirement Control Symbol EXEMPT (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Prairie Solar City/County: Windsor/Isle of Wight Sampling Date: 01.27.2022

Applicant/Owner: State: VA Sampling Point: DP-2

Investigator(s): Pilot Environmental, Inc Section, Township, Range: N/A

Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): None Slope (%): 1

Subregion (LRR or MLRA): LRR T, MLRA 153A Lat: 36.874091° Long: -76.627221° Datum: WGS-84

Soil Map Unit Name: Kinston loam/7 NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Sphagnum Moss (D8) **(LRR T,U)**

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No ____	Depth (inches): ____

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DP-2

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus alba*	30	Yes	FACU
2. *Pinus taeda*	30	Yes	FAC
3. *Acer rubrum*	10	No	FAC
4.			
5.			
6.			
7.			
8.			
	70 =Total Cover		
50% of total cover: 35	20% of total cover: 14		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Ilex opaca*	10	Yes	FAC
2. *Oxydendrum arboreum*	10	Yes	FACU
3. *Symplocos tinctoria*	5	Yes	FAC
4.			
5.			
6.			
7.			
8.			
	25 =Total Cover		
50% of total cover: 13	20% of total cover: 5		
Herb Stratum (Plot size: 5)			
1. *Chasmanthium latifolium*	5	Yes	FAC
2. *Smilax rotundifolia*	5	Yes	FAC
3. *Vaccinium X carolinianum*	5	Yes	UPL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	15 =Total Cover		
50% of total cover: 8	20% of total cover: 3		
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 62.5% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	65	x 3 =	195
FACU species	40	x 4 =	160
UPL species	5	x 5 =	25
Column Totals:	110 (A)		380 (B)
Prevalence Index = B/A =			3.45

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 3/3	100					Sandy	
3-10	2.5YR 4/4	100					Sandy	
10-20	2.5YR 4/4	80	10YR 4/6	20	D	M	Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR, P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- ___ Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Coast Prairie Redox (A16) **(outside MLRA 150A)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, T)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- ___ Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (If observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

Requirement Control Symbol EXEMPT (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Prairie Solar City/County: Windsor/Isle of Wight Sampling Date: 01.27.2022
Applicant/Owner: State: VA Sampling Point: DP-3
Investigator(s): Pilot Environmental, Inc Section, Township, Range: N/A
Landform (hillside, terrace, etc.): slope Local relief (concave, convex, none): None Slope (%): 2-3
Subregion (LRR or MLRA): LRR T, MLRA 153A Lat: 36.875498° Long: -76.622113° Datum: WGS-84
Soil Map Unit Name: Slagle fine sandy loam/18A NWI classification: PFO4/SS3B
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** Yes X No ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Sphagnum Moss (D8) **(LRR T,U)**

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DP-3

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Herb Stratum (Plot size: 5)			
1. *Andropogon virginicus*	20	Yes	FAC
2. *Carex caroliniana*	20	Yes	FACW
3. *Andropogon glomeratus*	15	No	FACW
4. *Juncus pylaei*	10	No	OBL
5. *Sorghastrum nutans*	5	No	FACU
6. *Panicum dichotomiflorum*	20	Yes	FACW
7.			
8.			
9.			
10.			
11.			
12.			
	90 =Total Cover		
50% of total cover: 45	20% of total cover: 18		
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	10	x 1 =	10
FACW species	55	x 2 =	110
FAC species	20	x 3 =	60
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	90 (A)		200 (B)

Prevalence Index = B/A = 2.22

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (If observed, list morphological adaptations below.)

SOIL Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 2/1	100				PL	Loamy/Clayey	
3-18	10YR 4/1	90	7.5YR 4/6	10	D	PL	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR, P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- ___ Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Coast Prairie Redox (A16) **(outside MLRA 150A)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, T)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- ___ Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ____

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

Requirement Control Symbol EXEMPT (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Prairie Solar City/County: Windsor/Isle of Wight Sampling Date: 01.27.2022

Applicant/Owner: State: VA Sampling Point: DP-4

Investigator(s): Pilot Environmental, Inc Section, Township, Range: N/A

Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): None Slope (%): 1

Subregion (LRR or MLRA): LRR T, MLRA 153A Lat: 36.876051° Long: -76.621896° Datum: WGS-84

Soil Map Unit Name: Slagle fine sandy loam/18A NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Sphagnum Moss (D8) **(LRR T,U)**

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DP-4

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Herb Stratum (Plot size: 5)			
1. *Eupatorium capillifolium*	10	Yes	FACU
2. *Ilex opaca*	10	Yes	FAC
3. *Chasmanthium latifolium*	5	No	FAC
4. *Gelsemium sempervirens*	5	No	FAC
5. *Rubus arvensis*	5	No	FAC
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	35 =Total Cover		
50% of total cover: 18	20% of total cover: 7		
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	25	x 3 =	75
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	35 (A)		115 (B)

Prevalence Index = B/A = 3.29

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: DP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	7.5YR 4/3	100					Sandy	
6-18	10YR 4/4	100					Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR, P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- ___ Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Coast Prairie Redox (A16) **(outside MLRA 150A)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, T)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- ___ Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

Requirement Control Symbol EXEMPT (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Prairie Solar City/County: Windsor/Isle of Wight Sampling Date: 01.27.2022
Applicant/Owner: State: VA Sampling Point: DP-5
Investigator(s): Pilot Environmental, Inc Section, Township, Range: N/A
Landform (hillside, terrace, etc.): slope Local relief (concave, convex, none): None Slope (%): 2-3
Subregion (LRR or MLRA): LRR T, MLRA 153A Lat: 36.880581° Long: -76.610683° Datum: WGS-84
Soil Map Unit Name: Nawney Loam/10 NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** Yes X No ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Sphagnum Moss (D8) **(LRR T,U)**

Field Observations:

Surface Water Present?	Yes X	No ____	Depth (inches): 2
Water Table Present?	Yes X	No ____	Depth (inches): 2
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DP-5

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Liquidambar styraciflua*	20	Yes	FAC
2. *Populus deltoides*	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	30	=Total Cover	
50% of total cover: 15		20% of total cover: 6	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Acer rubrum*	10	Yes	FAC
2. *Ilex opaca*	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	20	=Total Cover	
50% of total cover: 10		20% of total cover: 4	
Herb Stratum (Plot size: 5)			
1. *Clethra alnifolia*	20	Yes	FACW
2. *Arundinaria gigantea*	20	Yes	FACW
3. *Osmundastrum cinnamomeum*	15	Yes	FACW
4. *Juncus effusus*	15	Yes	OBL
5. *Typha angustifolia*	10	No	OBL
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	80	=Total Cover	
50% of total cover: 40		20% of total cover: 16	
Woody Vine Stratum (Plot size: 30)			
1. *Smilax glauca*	10	Yes	FAC
2. *Rubus arvensis*	10	Yes	FAC
3.			
4.			
5.			
	20	=Total Cover	
50% of total cover: 10		20% of total cover: 4	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 10 (A)

Total Number of Dominant Species Across All Strata: 10 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	25	x 1 =	25
FACW species	55	x 2 =	110
FAC species	70	x 3 =	210
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	150 (A)		345 (B)

Prevalence Index = B/A = 2.30

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: DP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-18	2.5YR 4/2	80	10YR 4/4	20	D	PL/M	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR, P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- ___ Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Coast Prairie Redox (A16) **(outside MLRA 150A)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, T)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- ___ Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (If observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

Requirement Control Symbol EXEMPT (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Prairie Solar City/County: Windsor/Isle of Wight Sampling Date: 01.27.2022

Applicant/Owner: State: VA Sampling Point: DP-6

Investigator(s): Pilot Environmental, Inc Section, Township, Range: N/A

Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): None Slope (%): 1-2

Subregion (LRR or MLRA): LRR T, MLRA 153A Lat: 36.880426° Long: -76.611107° Datum: WGS-84

Soil Map Unit Name: Slagle fine sandy loam/18B NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Sphagnum Moss (D8) **(LRR T,U)**

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DP-6

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Pinus palustris*	30	Yes	FACU
2. *Liquidambar styraciflua*	30	Yes	FAC
3. *Ligustrum japonicum*	10	No	FAC
4.			
5.			
6.			
7.			
8.			
	70 =Total Cover		
50% of total cover: 35	20% of total cover: 14		
Herb Stratum (Plot size: 5)			
1. *Clethra alnifolia*	10	Yes	FACW
2. *Rubus argutus*	10	Yes	FAC
3. *Vaccinium stamineum*	10	Yes	FACU
4. *Smilax glauca*	10	Yes	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	40 =Total Cover		
50% of total cover: 20	20% of total cover: 8		
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	60	x 3 =	180
FACU species	40	x 4 =	160
UPL species	0	x 5 =	0
Column Totals:	110 (A)		360 (B)

Prevalence Index = B/A = 3.27

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

_X_ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: DP-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 4/4	100					Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR, P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- ___ Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Coast Prairie Redox (A16) **(outside MLRA 150A)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, T)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- ___ Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

Requirement Control Symbol EXEMPT (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Prairie Solar City/County: Windsor/Isle of Wight Sampling Date: 04.14.2022
Applicant/Owner: State: VA Sampling Point: DP-7
Investigator(s): Pilot Environmental, Inc Section, Township, Range: N/A
Landform (hillside, terrace, etc.): slope Local relief (concave, convex, none): None Slope (%): 2-3
Subregion (LRR or MLRA): LRR T, MLRA 153A Lat: 36.880146° Long: -76.610521° Datum: WGS-84
Soil Map Unit Name: Nawney Loam/10 NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** Yes X No ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Sphagnum Moss (D8) **(LRR T,U)**

Field Observations:

Surface Water Present?	Yes X	No ____	Depth (inches): 2
Water Table Present?	Yes X	No ____	Depth (inches): 2
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? Yes X No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: DP-7

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Liquidambar styraciflua*	20	Yes	FAC
2. *Populus deltoides*	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	30	=Total Cover	
50% of total cover: 15		20% of total cover: 6	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Acer rubrum*	10	Yes	FAC
2. *Ilex opaca*	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	20	=Total Cover	
50% of total cover: 10		20% of total cover: 4	
Herb Stratum (Plot size: 5)			
1. *Clethra alnifolia*	20	Yes	FACW
2. *Arundinaria gigantea*	20	Yes	FACW
3. *Osmundastrum cinnamomeum*	15	Yes	FACW
4. *Juncus effusus*	15	Yes	OBL
5. *Typha angustifolia*	10	No	OBL
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	80	=Total Cover	
50% of total cover: 40		20% of total cover: 16	
Woody Vine Stratum (Plot size: 30)			
1. *Smilax glauca*	10	Yes	FAC
2. *Rubus arvensis*	10	Yes	FAC
3.			
4.			
5.			
	20	=Total Cover	
50% of total cover: 10		20% of total cover: 4	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 10 (A)

Total Number of Dominant Species Across All Strata: 10 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	25	x 1 =	25
FACW species	55	x 2 =	110
FAC species	70	x 3 =	210
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	150 (A)		345 (B)

Prevalence Index = B/A = 2.30

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (If observed, list morphological adaptations below.)

SOIL Sampling Point: DP-7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	2.5YR 4/2	80	10YR 4/4	20	D	PL/M	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR, P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- ___ Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Coast Prairie Redox (A16) **(outside MLRA 150A)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, T)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- ___ Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ____

Remarks:

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region** See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R	*Requirement Control Symbol EXEMPT (Authority: AR 335-15, paragraph 5-2a)*

Project/Site: Prairie Solar City/County: Windsor/Isle of Wight Sampling Date: 04.14.2022

Applicant/Owner: State: VA Sampling Point: DP-8

Investigator(s): Pilot Environmental, Inc Section, Township, Range: N/A

Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): None Slope (%): 1-2

Subregion (LRR or MLRA): LRR T, MLRA 153A Lat: 36.879941° Long: -76.610887° Datum: WGS-84

Soil Map Unit Name: Slagle fine sandy loam/18B NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Sphagnum Moss (D8) **(LRR T,U)**

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DP-8

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Pinus palustris*	30	Yes	FACU
2. *Liquidambar styraciflua*	30	Yes	FAC
3. *Ligustrum japonicum*	10	No	FAC
4.			
5.			
6.			
7.			
8.			
	70 =Total Cover		
50% of total cover: 35	20% of total cover: 14		
Herb Stratum (Plot size: 5)			
1. *Clethra alnifolia*	10	Yes	FACW
2. *Rubus argutus*	10	Yes	FAC
3. *Vaccinium stamineum*	10	Yes	FACU
4. *Smilax glauca*	10	Yes	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	40 =Total Cover		
50% of total cover: 20	20% of total cover: 8		
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	60	x 3 =	180
FACU species	40	x 4 =	160
UPL species	0	x 5 =	0
Column Totals:	110 (A)		360 (B)
Prevalence Index = B/A =			3.27

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ___

Remarks: (If observed, list morphological adaptations below.)

SOIL Sampling Point: DP-8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 4/4	100					Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR, P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- ___ Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Coast Prairie Redox (A16) **(outside MLRA 150A)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, T)**
- ___ Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- ___ Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (If observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ____ No X

Remarks:

COMMONWEALTH of VIRGINIA

Travis A. Voyles
Acting Secretary of Natural and Historic Resources

Department of Historic Resources
2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan
Director
Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

June 9, 2022

Dawn Reid
Archaeological Consultants of the Carolinas, Inc.
121 E. First Street
Clayton, NC 27520

RE: Prairie Solar Facility: *Phase I Cultural Resource Survey of the Prairie Solar Facility Tract Isle of Wight County, Virginia Archaeological*
Isle of Wight County
DHR File No. 2021-0039

Dear Ms. Reid:

On April 15, 2022, DHR received for review the document referenced above, prepared by Archaeological Consultants of the Carolinas, Inc (ACC) in support of an application to the Department of Environmental Quality for a Permit-by-Rule application to construct and operate a small solar project in Isle of Wight County. We have reviewed the submitted materials and provide the following comments.

Archaeology

The report documents an archaeological survey of approximately 316.9 acres. During the course of the survey, six new archaeological sites (44IW0345-44IW0350 *inclusive*) and three isolated finds were recorded as part of this investigation.

Site **44IW0345** is an Early to Middle Woodland artifact scatter consisting of five (5) artifacts. ACC recommends the site as *Not Eligible* for listing in the National Register of Historic Places (NRHP).

Site **44IW0346** is a historic artifact scatter consisting of four (4) artifacts and brick fragments. ACC recommends the site as *Not Eligible* for listing in the NRHP.

Site **44IW0347** is a prehistoric ceramic scatter consisting of nine (9) ceramic artifacts dating to the Middle to Late Woodland period. ACC recommends the site as *Not Eligible* for listing in the NRHP.

Site **44IW0348** is a small prehistoric artifact scatter that possibly dates to the Late Woodland period, consisting of six (6) artifacts. ACC recommends the site as *Not Eligible* for listing in the NRHP.

Site **44IW0349**/DHR ID# 046-5665 is a historic African American family cemetery that dates to the mid- to late-twentieth century. It is not within the project tract and will not be affected by the proposed undertaking. It is approximately 700 meters from the eastern edge of the project tract. Three large crepe myrtles and a large holly are present in the western portion of the cemetery. There are 11 graves within this cemetery. Nine of the graves have concrete coverings, three of the graves have headstones, and one grave is marked by a small metal plaque. ACC recommends the site as *Not Eligible* for listing in the NRHP

Site **44IW0350** is a late nineteenth to early twentieth century artifact scatter related to a former residence, consisting of nine (9) artifacts. The house has been razed and no structural features remains. ACC recommends the site as *Not Eligible* for listing in the NRHP.

DHR *concurs* with the eligibility recommendations and that no additional archaeological work is needed within the proposed project area.

Architecture

The report identified thirty-three (33) resources within the 0.5-mile study area. Four (4) resources are previously recorded and nine (9) are newly identified.

Further research on the Christian Home School (DHR ID #046-5053), church (DHR ID #046-5247), ca. 1937 cemetery (DHR ID #046-5659) and Spivey Farm (DHR ID #045-5696) is recommended to determine eligibility for Virginia Landmarks Register (VLR) and National Register of Historic Places (NRHP) listing. The collapsed remains of #046-5053 no longer retain integrity however as an important African-American resource in the area, further research is recommended for its potential eligibility under Criteria A, B, and D and DHR *concurs*. #046-5247 association with African American culture, community, settlement, and education during the reconstruction era into the early twentieth century. Further research into eligibility of #046-5247 under Criterion A is recommended and DHR *concurs*. Further research is recommended for #046-5659 to determine its eligibility for the VLR/NRHP under Criteria A and B and DHR *concurs*. Further survey of ca. 1906, #046-5696 is recommended to, "distinguish the parts of the dwelling, but overall, this resource is a good example of a modest folk house and the change of architectural style and material through time" (page 56) and DHR *concurs*. These resources were treated as eligible for the purposes of this project and impacts assessed. ACC recommends no impacts to these four (4) resources and DHR *concurs*.

Please see the attached table for all eligibility and impact recommendations.

If you have any questions regarding these comments, please contact me at 804-482-8091 or via email, jennifer.bellville-marrion@dhr.virginia.gov.

Sincerely,

Jenny Bellville-Marrion, Project Review Archaeologist
Review and Compliance Division

c.
Chris Egghart, DEQ

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962 Kime Lane
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ATTACHMENT
June 9, 2022
DHR File No. 2022-3701

DHR ID #	ACC Eligibility	DHR Eligibility	ACC Impacts	DHR Impacts
046-5053	Christian Home School - Further Research	Further Research Needed – Treat as Eligible	No Impact	
046-5247	Christian Home Baptist Church - Further Research	Further Research Needed – Treat as Eligible	No Impact	
046-5507	Not Eligible	Not Eligible		
046-5508	Not Eligible	Not Eligible		
046-5659	Christian Home Baptist Cemetery - Further Research	Further Research Needed – Treat as Eligible	No Impact	
046-5660	Not Eligible	Not Eligible		
046-5661	Not Eligible	Not Eligible		
046-5652	Not Eligible	Not Eligible		
046-5663	Not Eligible	Not Eligible		
046-5665	Not Eligible	Not Eligible		
046-5666	Not Eligible	Not Eligible		
046-5695	Not Eligible	Not Eligible		
046-5696	Spivey Farm - Further Research	Further Research Needed – Treat as Eligible	No Impact	

TABLE KEY:	Warrants Mitigation	Needs Attention	**DHR does not concur**

PRAIRIE SOLAR

Exhibit M:

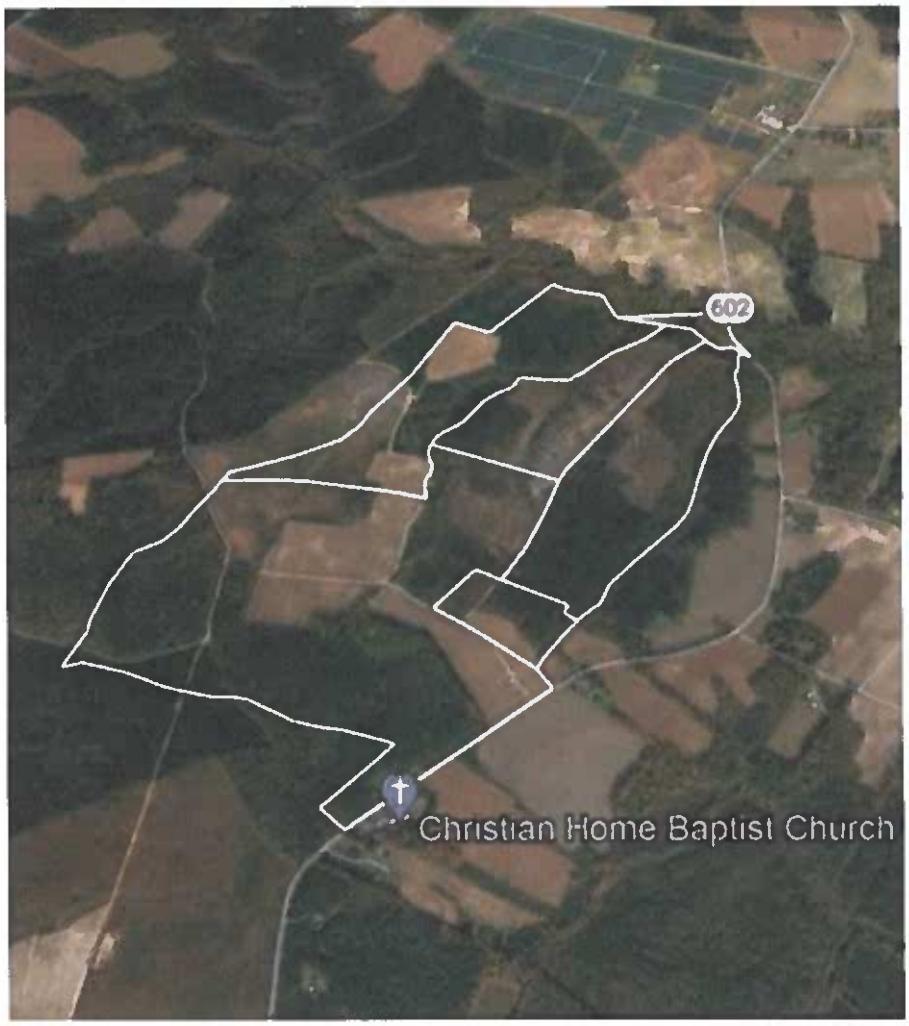
Site

Photos

PRAIRIE SOLAR

Prairie Solar

Site Photos



1. View(s) at access road
2. Viewshed along Longview Drive
3. Existing berm and bridge

1. View at Access Road off Longview Drive (Route 602)

The below photos show the current view from various points at the access road off of Route 602. As depicted, the access road utilizes the same access road as Rodgers Deer Club. The parcel directly across from the access entrance is a vacant lot. The property to the north of the access is an unleased tract owned by C. W. Glover. The property to the south is under lease with Everets Properties, Inc., but will not be used for panel placement.

From these viewpoints, there is approximately 969 feet from the beginning of the access road to where the project begins.

Looking south from access road

View from access road

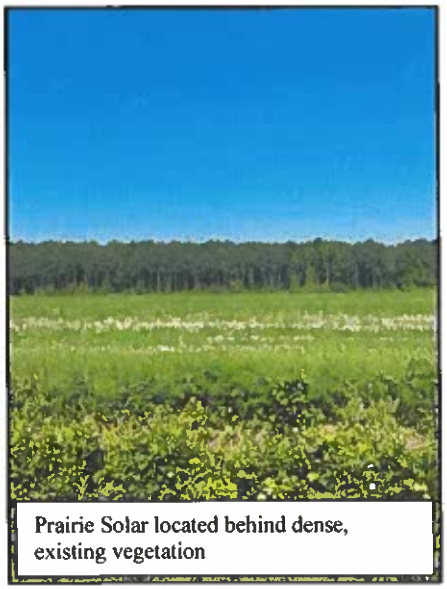
Looking directly at access road

2. Viewshed on Longview Drive

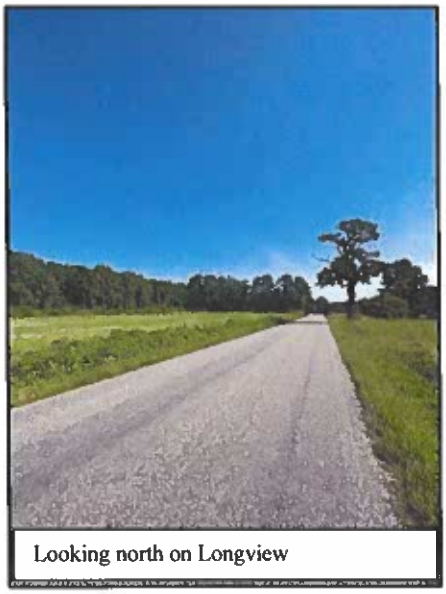
These pictures show various viewpoints along Longview Drive. As shown in the photos below, there is a dense existing tree line on an unleased tract. This will provide a buffer between the project and Longview Drive, making the solar facility impossible to see behind the trees.

There is approximate 1,160 feet from these viewpoints on Longview Drive to where the project begins.

View from Longview looking in to project – facility located behind tree line



Prairie Solar located behind dense, existing vegetation



Looking north on Longview

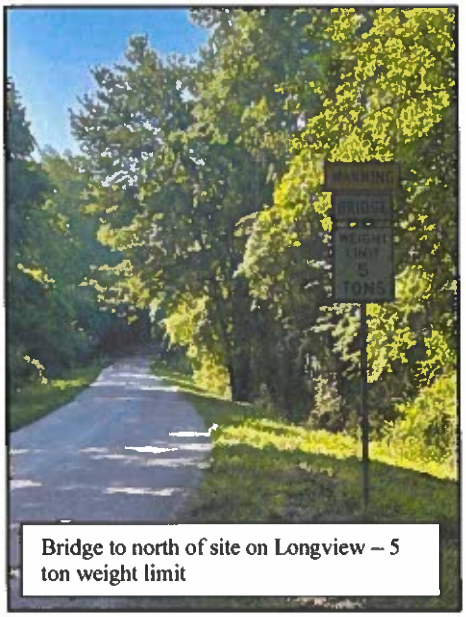
3. Existing Berm and Bridge

These photos show an existing berm located on Longview Drive. Not only would this berm itself shield the site from view, it has approximately 380 feet of dense vegetation from the road to the fence of the project.

The bridge on Longview Drive has a 5-ton posted weight limit. Only passenger vehicles and small construction vehicles will utilize this bridge, with majority of traffic entering the site from the south.

Existing berm along Longview Drive, with dense forestry

Bridge to north of site on Longview



Bridge to north of site on Longview – 5 ton weight limit

RESOLUTION NUMBER PC-23-4

ISLE OF WIGHT COUNTY PLANNING COMMISSION
A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION TO THE BOARD OF SUPERVISORS RELATING TO CONDITIONAL USE PERMIT REQUEST CUP-07-22 TO ALLOW A MAJOR UTILITY SERVICE, SPECIFICALLY A 20 MWAC UTILITY SCALE SOLAR ENERGY GENERATION FACILITY AND SUBSTATON, ON 152 ACRES OF PROPERTY WITH TAX MAP PARCELS 41-01-018, 50-01-009, 41-01-019, 41-01-017, 50-01-007, AND 50-01-006
AND
WITHDRAWAL OF APPROXIMATELY 103 ACRES OF PROPERTY WITH TAX MAP PARCELS 50-01-007 AND 50-01-009 FROM THE LONGVIEW AGRICULTURAL/FORESTAL DISTRICT

WHEREAS, Prairie Solar, LLC, a subsidiary of Energix, US, applicant, and Everets Properties, Inc., property owner, has requested approval of a conditional use permit for a 20 MWac utility-scale solar energy facility and substation on 152 acres located on tax parcel numbers 41-01-018, 50-01-009, 41-01-019, 41-01-017, 50-01-007, and 50-01-006 situated in Isle of Wight County; and,

WHEREAS, the specific request is to permit a major utility service, specifically a utility-scale solar energy generation facility and substation, in accordance with sections 1-1017 and 5-5003 of the Zoning Ordinance and to withdraw approximately 103 acres of property with tax parcel numbers 50-007 and 50-01-009 from the Longview Agricultural/Forestal District; and,

WHEREAS the procedural requirements for the consideration of this request by the Planning Commission have been met.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of Isle of Wight County, that:

Section 1. Findings.

_____ A. The Isle of Wight County Planning Commission finds that the proposed conditional use permit is reasonable and has considered the following factors and finds that the proposed use does not conflict with:

1. the existing use and character of property within the County;

2. the Comprehensive Plan;

3. the suitability of the property for various uses;

4. the trends of growth or change;

5. the current or future requirements of the community as to land for various purposes as determined by population and economic studies and other studies;

6. the transportation requirements of the community;

7. the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services;

8. the conservation of natural resources;

9. the preservation of floodplains;

10. the preservation of agricultural and forestal land;

11. the conservation of properties and their values; and

12. the encouragement of the most appropriate use of land throughout the County.

_____ B. The Isle of Wight County Planning Commission does not find that the proposed use is reasonable based on the consideration of the factors listed herein.

Section 2. Recommendation to Board of Supervisors.

The Planning Commission recommends to the Board of Supervisors that the request, CUP-07-22, and the withdrawal of the aforementioned parcels from the Longview Agricultural/Forestal District be:

___ a. Granted as submitted, and that the Board of Supervisors adopt the proposed Ordinance without modification.

___b. Denied, and that Board of Supervisors not adopt the proposed Ordinance.

___c. Granted with the specific recommended conditions in the attached exhibit, and that the Board of Supervisors adopt the proposed Ordinance with such conditions.

DATE: _____

READ AND PASSED: _____
Chairman, Isle of Wight County Planning Commission

TESTE: _____
Secretary, Isle of Wight County Planning Commission

Approved as to Form:

_____
Robert W. Jones, Jr., County Attorney

PRAIRIE SOLAR

Exhibit K:

Phase 1 ESA

Report

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

PRAIRIE SOLAR
APPROXIMATE 335-ACRE TRACT
LONGVIEW DRIVE
WINDSOR, ISLE OF WIGHT COUNTY, VIRGINIA

PREPARED FOR:
ENERGIX US, LLC
1201 WILSON BOULEVARD, SUITE 2200
ARLINGTON, VIRGINIA 22209

PREPARED BY:
PILOT ENVIRONMENTAL, INC.
PO BOX 128
KERNERSVILLE, NORTH CAROLINA 27285

MAY 16, 2022
PILOT PROJECT 7382.1

PILOT ENVIRONMENTAL, INC

May 16, 2022

Ms. Gabriella Hernandez
Energix US, LLC
1201 Wilson Boulevard, Suite 2200
Arlington, Virginia 22209

Reference: Phase I Environmental Site Assessment
Prairie Solar
Approximate 335-Acre Tract
Longview Drive
Windsor, Isle of Wight County, Virginia
Pilot Project 7382.1

Dear Ms. Hernandez,

Pilot Environmental, Inc. (Pilot) is pleased to submit the Phase I Environmental Site Assessment (ESA) report for the approximate 335-acre tract located west of Longview Drive in Windsor, Isle of Wight County, Virginia. The assessment was performed in general accordance with ASTM Standard Practice E1527-13: Phase I Environmental Site Assessment Process.

This report includes a description of the methodology of our investigation and a summary of our findings and conclusions. If you have questions regarding our assessment of the subject site or our conclusions, please do not hesitate to call us at 336.310.4527.

Sincerely,

Mikayla A. White
Project Manager

Toby S. Benfield
Senior Project Manager

Project Summary Table

Report Section		No Further Assessment	REC	CREC	HREC	Other Environmental Considerations	Recommended Action
3.0	User Provided Information	✓					
4.0	Records Review	✓					
5.0	Site Reconnaissance	✓					
6.0	Interviews	✓					
9.0	Non-Scope Services	✓					

EXECUTIVE SUMMARY

Pilot was contracted by Energix US, LLC to perform an ASTM Standard E1527-13, Phase I ESA for the approximate 335-acre site located west of Longview Drive in Windsor, Isle of Wight County, Virginia. The site consists of all or portions of six parcels identified by the Isle of Wight County Geographic Information System (GIS) as Parcel Identification Numbers (PINs) 41-01-017, 41-01-018, 41-01-019, 50-01-006, 50-01-007, and 50-01-009.

Based on Pilot's review of historical records and interviews, it appears that the site has contained wooded land and fields since at least 1937. An apparent residence was located on the southeastern portion of the site from at least 1959 until sometime prior to 2000. Mr. Rusty Rose, the owner of the site, indicated that he was unaware of whether the residence utilized a water supply well or septic system and that it was likely heated with wood. A clubhouse and an agricultural structure have been located on the southeastern portion of the site since at least 1959. The clubhouse likely utilized a water supply well and septic system. Mr. Rose stated that a communications tower and associated building were formerly located on the southern portion of the site and removed in the early 1990s. A kennel has been located on the southern portion of the site since at least 2005. Timbering activities have occurred on the site at various times since at least 1969.

The site contains a clubhouse building, agricultural structures, a kennel, wooded land, and fields. Piping possibly associated with a water supply well and a septic system were observed beneath the clubhouse. Surface water features and gravel-covered and unimproved access roads cross the site. Minor ground staining was observed in the vicinity of an agricultural structure. However, the staining is considered a de minimis condition. Two small propane aboveground storage tanks (ASTs) are located in the vicinity of the clubhouse on the southeastern portion of the site. A water supply well and an out of use propane AST are located in the vicinity of an agricultural structure on the southern portion of the site. Staining was not observed in the vicinity of the ASTs.

A temporary hunting structure is located on the site. Agricultural equipment, discarded appliances, lawn furniture, plastic containers, small containers of unidentified substances, and debris was observed on the site. Visible portions of the debris included an abandoned automobile, scrap wood and metal, and timbering debris. We did not observe stressed vegetation or evidence of underground storage tanks (USTs) on the site.

The site is located in an area of Windsor that can generally be described as residential and agricultural. Surrounding properties contain a church, an industrial solar facility, residences, wooded land, and fields. Christian Home Church Cemetery is located approximately 375 feet east of the site. Based on the distance, releases from the cemetery are not expected to impact the site.

Christian Home Church Cemetery is located approximately 375 feet east of the site. The cemetery is approximately 2.4 acres in size. Densely concentrated areas of burial plots within the cemetery appear to be located approximately 475 feet and more from the site. It is our opinion that based on the size of the cemetery and lack of mobility of metals and compounds typically associated with decomposition and leaching of materials from a cemetery, it does not represent a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies and therefore is considered to be a de minimis condition.

The Standard Environmental Records (SER) search provided by Environmental Risk Information Services (ERIS) does not identify documented releases of petroleum or hazardous materials at other properties in the vicinity of the site.

Pilot has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E1527-13 for the approximate 335-acre site located west of Longview Drive in Windsor, Isle of Wight County, Virginia. Exceptions to, or deletions from, this practice are described in Section 1.4 of this report. As documented and qualified by this report, this assessment has revealed no evidence of Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs) in connection with the site.

Business Environmental Risks

- A water supply well is located on the site. Other water supply wells and septic systems may have been associated with the current or former structures on the site. Water supply wells and septic systems should be abandoned in accordance with applicable regulations if they are encountered within the proposed redevelopment areas.

- We were unable to determine how a former residence was heated. If USTs are encountered during redevelopment of the site, they should be handled in accordance with Virginia Department of Environmental Quality (VDEQ) guidelines.

This Executive Summary includes only a summary of relevant information in the Phase I Environmental Site Assessment report. Pilot recommends that the report be read in its entirety.

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
APPROXIMATE 335-ACRE TRACT
LONGVIEW DRIVE
WINDSOR, ISLE OF WIGHT COUNTY, VIRGINIA

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APPENDICES

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Appendix VI: Statement of Qualifications

1.0 INTRODUCTION

1.1 Purpose of Phase I ESA

The purpose of this Phase I Environmental Site Assessment (ESA) is to conduct all appropriate inquiries into the uses and prior ownership of the subject site and to identify, to the extent feasible pursuant to the processes described herein, Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs), or Business Environmental Risks (BERs) in connection with the subject site.

This ESA should allow the User the opportunity to qualify for landowner liability protection under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The landowner liability protections are an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser. The User must meet the protection stipulations detailed in CERCLA to qualify, as well as meet the User Obligations contained within ASTM E1527-13 standard.

Pilot Environmental, Inc. (Pilot) understands that this Phase I ESA is for due diligence for a solar farm.

1.2 Scope of Services

Pilot was retained to complete a Phase I ESA in general accordance with the standard developed by the American Society for Testing and Materials (ASTM) entitled "E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." The Phase I ESA was conducted in accordance with ASTM E1527-13 and EPA Standards and Practices for All Appropriate Inquiry (40 CFR §312.10). The environmental assessment was conducted under the supervision or responsible charge of an individual that qualifies as an environmental professional, as defined in 40 CFR §312.10.

I, Toby S. Benfield, declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject site. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

1.3 ASTM E1527-13 Definitions

ASTM E1527-13 defines a "recognized environmental condition (REC)" as "the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: 1) due to release to the environment, 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment." For the

purposes of this practice, "migrate" and "migration" refer to the movement of hazardous substances or petroleum products in any form including solid and liquid at the surface or subsurface and vapor in the subsurface. Vapor migration in the subsurface is described in Guide E2600 published by ASTM. Pilot has not conducted a Vapor Encroachment Screen in accordance with the E2600 guide.

A "de minimis condition" is a condition that generally does not represent a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. De minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

A "controlled recognized environmental condition (CREC)" is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition identified as a controlled recognized environmental condition does not imply that the Environmental Professional has evaluated or confirmed the adequacy, implementation or continued effectiveness of the required control that has been, or is intended to be, implemented.

A "historical recognized environmental condition (HREC)" is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the Environmental Professional must determine whether the past release is a recognized environmental condition at the time of the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria).

A "business environmental risk (BER)" is "a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice." Client-imposed limitations and site condition limitations, if encountered, are detailed in Section 5.1 Methodology and Limiting Conditions.

1.4 Limitations and Exceptions

The findings of this report are limited to conditions observed at the time of the site reconnaissance, interviews with the landowners, and review of public documents and may not represent conditions at a later date.

Much of the information provided in this report is based upon personal interviews and review of available public documents, records and maps held by government and private agencies. This report is subject to the limitations of historical documentations, availability and accuracy of pertinent records, and the personal recollection of persons interviewed.

The conclusions and/or recommendations presented within this report are based upon a level of investigation consistent with the standard of care and skill exercised by members of the same profession currently practicing in the same locality under similar conditions. The intent of this assessment is to identify the potential for recognized environmental conditions in connection with the site; however, no environmental site assessment can completely eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the site.

Additional exploratory work, including sampling and laboratory analysis that is beyond the scope of a Phase I ESA may be required to determine if contamination exists on a site. No warranty, expressed or implied, is made with regard to the conclusions and/or recommendations presented within this report.

No non-scope considerations or additional issues including but not limited to asbestos, radon, wetlands, or mold were investigated, unless otherwise described in Section 9.0 of this report.

1.5 User Reliance

The resulting report is provided for the sole use of Energix US, LLC. Use of this report by third parties will be at such party's sole risk. Pilot disclaims liability for any use or reliance by third parties.

1.6 Data Gaps

Data gaps have not affected our ability to identify RECs associated with the site.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

A legal description of the site has not been provided to Pilot. The approximate site boundary is depicted on Drawing 2 of Appendix I.

Property Summary	
Solar Site Name	Prairie Solar
Property Address	Longview Drive, Windsor, Isle of Wight County, Virginia
Current Site Use	Residential and agricultural.
PINs	41-01-017, 41-01-018, 41-01-019, 50-01-006, 50-01-007, and 50-01-009
Property Acres	335

2.2 Current Use of the Site

The site contains agricultural structures, wooded land, and fields.

2.3 Current Uses of Adjoining Property

The site is located in an area of Windsor that can generally be described as residential.

Direction from Site	Current Use
North	Wooded land and residences
East	Longview Drive and wooded land
South	A field and wooded land
West	Wooded land and recently timbered land

3.0 USER PROVIDED INFORMATION

The ASTM E1527-13 User Questionnaire was completed by Ms. Gabriella Hernandez on behalf of Energix US, LLC. Section 3.0 is based on user provided information and the completed questionnaire. A copy of the completed User Questionnaire is included in Appendix II.

User Provided Information	Response	Comments
Environmental Liens or Activity and Use Limitations	No	
Specialized Knowledge	No	
Valuation Reduction for Environmental Issues	No	
Commonly Known or Reasonably Ascertainable Information	Yes	The user indicated that the site has previously been forested and used for agriculture.
Degree of Obviousness	No	

4.0 RECORDS REVIEW

4.1 Physical Setting Records

Physical Settings	
USGS Topographic Map	Chuckatuck, VA, 1980; Benns Church, VA, 1986; Smithfield, VA, 1986; Windsor, VA, 1980
Site Features	Chuckatuck Creek is depicted on the northern portion of the site and two unnamed tributaries to Chuckatuck Creek are depicted on the northern portion and along the eastern boundary of the site. Two structures are depicted on the southeastern portion of the site. Access roads are depicted crossing the site.
Site Elevation/Range	From approximately 80 feet above mean sea level on the southern portion of the site to approximately 20 feet above mean sea level on the northeastern portion of the site.
General Sloping Direction	Generally toward Chuckatuck Creek and unnamed tributaries on the northern portion and near the eastern boundary of the site
Inferred Groundwater Flow Direction	Generally toward Chuckatuck Creek and unnamed tributaries on the northern portion and near the eastern boundary of the site
Geologic Province	Coastal Plain
Upgradient Property Direction	South

4.2 Regulatory Records Review

Standard Environmental Record Sources	Approximate Minimum Search Distance (miles)	Target Property	Off-Site Property
Federal Databases			
NPL	1.0	No	None
Delisted NPL	0.5	No	None
SEMS/CERCLIS	0.5	No	None
SEMS Archive/CERCLIS NFRAP	0.5	No	None
RCRA CORRACTS	0.5	No	None
RCRA non-CORRACTS TSD	0.5	No	None
RCRA Generators	Subject Site & Adjoining Properties	No	None
IC/EC	Subject Site Only	No	None
ERNS	Subject Site Only	No	None

Standard Environmental Record Sources	Approximate Minimum Search Distance (miles)	Target Property	Off-Site Property
State and Tribal Database			
HSDS (NPL Equivalent)	1.0	No	None
SHWS (CERCLIS Equivalent)	0.5	No	None
Landfill and/or Solid Waste Disposal Facilities	0.5	No	None
LAST	0.5	No	None
LUST	0.5	No	None
UST and AST	Subject Site & Adjoining Properties	No	None
IC/EC	Subject Site Only	No	None
Voluntary Cleanup Sites	0.5	No	None
Brownfields Sites	0.5	No	None
Additional Environmental Records Searches			
All	0.5	No	None

Based on our knowledge of the subject site and the surrounding area, Pilot attempts to verify and interpret this data. While this attempt at verification is made with diligence, Pilot cannot guarantee the accuracy of the record search beyond that of information provided by the regulatory report. Mapped and unmapped sites identified in the regulatory report that are not subsequently addressed below were field verified to the extent possible by Pilot using the information available. Pilot makes no warranty regarding the accuracy of the database report information included within the regulatory report.

4.3 Federal Databases

Neither the site nor the properties in the vicinity of the site were identified on the Federal Environmental Records Sources reviewed. A list of the Federal Environmental Record Sources reviewed is included in Appendix III.

4.4 State and Tribal Databases

Neither the site nor the properties in the vicinity of the site were identified on the State and Tribal Environmental Records Sources reviewed. A list of the State and Tribal Environmental Record Sources reviewed is included in Appendix III.

4.5 Additional Environmental Record Sources

Neither the site nor the properties in the vicinity of the site were identified on the Additional Environmental Records Sources reviewed. A list of the Additional Environmental Record Sources reviewed is included in Appendix III.

Unplottable Summary

No properties were identified on the Unplottable Summary list.

4.6 Historical Use Information

Fire Insurance Map Review

Pilot contracted Environmental Risk Information System (ERIS) to provide Fire Insurance Maps for the site and surrounding properties to determine past uses. ERIS indicated that fire insurance maps are not available for the site or adjacent properties. A copy of the Fire Insurance Maps report is included in Appendix IV.

Aerial Photograph Review

Pilot reviewed aerial photographs of the site and immediately surrounding properties for evidence of former usage which may indicate potential environmental issues. The aerial photographs were obtained from the ERIS Historical Aerials and Google Earth™ Interactive Mapping Software. The aerial photographs reviewed were dated 1937, 1959, 1969, 1978, 1982, 1985, 1989, 1994, 2000, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2014, 2015, 2016, 2018, and 2021 (Drawing 2). Pilot review is dependent on the quality and scale of the photographs. A copy of the Historical Aerials report is included in Appendix IV.

Year(s)	Subject Property	Surrounding Properties
1937	Wooded land and fields are visible on the site.	Wooded land and fields are visible. Longview Drive is visible east of the site. Apparent cemetery is visible approximately 375 feet to the east.
1959-1989	An apparent residence, an agricultural building, and the current clubhouse are visible on the southeastern portion of the site. Access roads are visible (1959). Evidence of timbering activities is visible (1969).	Residences are visible in the vicinity of the site. A pipeline easement is visible to the west.

Year(s)	Subject Property	Surrounding Properties
1994-2004	A small building and remnants are visible on the southern portion of the site. Evidence of timbering activities is visible on the site (1994). The apparent residence is no longer visible (2000).	Same as 1959-1989
2005-2008	Kennel is visible on the southern portion.	Same as 1959-1989
2009-2021	Evidence of timbering activities is visible on the multiple portions of the site during this time range.	An industrial solar facility is visible approximately 1,800 feet north of the site (2016).

City Directory Review

One of the ASTM standard historical sources to be reviewed for previous site use are local street directories, commonly known as city directories. The purpose of the directory review is to identify past occupants of the site and adjoining and nearby properties. In some rural areas, street directories are limited or unavailable. Pilot reviewed city directories in the ERIS City Directory Report. The directories reviewed were dated 1999, 2003, 2008, 2012, 2016, and 2020. Directories dated prior to 1999 were not provided by ERIS.

The site address used for the directory search was 19604 Longview Drive. The directories do not identify occupants at the site. The directories identify residential occupants and Christian Home Baptist Church at nearby properties along Longview Drive. Several businesses (septic tank services, landscape contractor, plumbing, and heating and air conditioning contractor) are identified at 18354 Shady Pine Lane by the 1999 through 2012 directories. Based on the distance (approximately 1,775 feet), activities at this property are not expected to impact the site.

4.7 Previous Reports Review

Pilot has previously performed a Phase I ESA for a portion of the subject site, Pilot Project 7382, report dated February 21, 2022. The Phase I ESA did not identify RECs associated with the site.

Pilot was not provided with other environmental or engineering reports for the subject site.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

Pilot conducted the field reconnaissance on April 14 and May 6, 2022. Observations were made from a walking reconnaissance around the perimeter boundary and along several transects across the subject site. Dense vegetation limited visibility on several areas of the site. Photographs are included in Appendix V.

5.2 On-Site Observations

The site contains a clubhouse (Photograph 1), agricultural structures (Photograph 2), a kennel (Photograph 3), wooded land (Photograph 4), and fields (Photograph 5). Minor ground staining (Photograph 6) was observed in the vicinity of an agricultural structure; however, the staining is considered a de minimis condition. Surface water features (Photograph 7) and gravel-covered and unimproved access roads (Photograph 8) cross the site. Two small propane ASTs (Photograph 9) are located in the vicinity of the clubhouse on the southeastern portion of the site. A water supply well (Photograph 10) and a discarded propane AST (Photograph 11) are located in the vicinity of one of the agricultural structures on the southern portion of the site. Staining was not observed in the vicinity of the ASTs.

Pole-mounted transformers are located on the site. Staining was not observed in the vicinity of the transformers. A temporary hunting structure (Photograph 12) is located on the site. Agricultural equipment (Photograph 13), discarded appliances, lawn furniture, plastic containers, small containers of unidentified materials, an abandoned automobile, scrap wood and scrap metal (Photograph 14), and timbering debris were observed on the site. We did not observe stressed vegetation or evidence of USTs on the site.

Feature	Yes	No
Underground or aboveground storage tanks	✓	
Strong, pungent, or noxious odors		✓
Surface waters	✓	
Standing pools of liquid likely containing petroleum or hazardous substances		✓
Drums or containers of petroleum or hazardous substances less than or equal to five-gallons	✓	
Unidentified opened or damaged containers of hazardous substances or petroleum products		✓
Known or suspect PCB-containing equipment (excluding ballasts)	✓	
Stains or corrosion to floors, walls, or ceilings		✓
Floor drains and sump pumps		✓
Pits, ponds, or lagoons		✓
Stained soil or pavement	✓	

Feature	Yes	No
Stressed vegetation		✓
Solid waste mounds or non-natural fill materials	✓	
Wastewater discharges into drains, ditches, or streams		✓
Groundwater well including potable, monitoring, dry, irrigation, injections and/or abandoned	✓	
Septic system or cesspools		✓
Elevators		✓
Dry cleaning		✓
Emergency generators		✓
Specialized industrial equipment		✓
Hydraulic lifts		✓
Air compressors		✓
Grease traps		✓
Oil-water separators		✓

Additional Information

Two small propane ASTs and a discarded propane AST are located on the site. Staining was not observed in the vicinity of the ASTs.

Surface water features cross the site.

A small container of a hazardous material was observed on the site.

Pole-mounted transformers are located on the site. Staining was not observed in the vicinity of the transformers.

Minor staining was observed in the vicinity of an agricultural structure; however, this is considered a de minimis condition.

Debris was observed on the site.

A water supply well is located in the vicinity of one of the agricultural structures on the southern portion of the site.

5.3 Adjoining and Nearby Property Observations

Adjoining and nearby properties were observed at the time of our site reconnaissance. Reconnaissance of the adjacent properties was limited to visual observations from the site and publicly accessible roadways/sidewalks. The site is located in a residential area of Windsor, Isle of Wight County, Virginia.

Direction from the site	Current Use
North	The site is bound by wooded land and residences. An industrial solar facility, residences, wooded land, and fields are located farther to the north.
East	The site is bound by Longview Drive and wooded land. Residences, wooded land, and fields are located farther to the east. Christian Home Church Cemetery is located approximately 375 feet east of the site.
South	The site is bound by a field and wooded land. A church, a residence, wooded land, and fields are located farther to the south.
West	The site is bound by wooded land and recently timbered land. A pipeline easement, wooded land, and fields are located farther to the west. At its nearest point, the pipeline is approximately 250 feet from the site.

6.0 INTERVIEWS

Title	Name	Comments
Owner	Mr. Rusty Rose	Mr. Rose indicated that he and his family have owned the site for 50 to 60 years or more. He stated that a kennel and agricultural structures are located on the site and that a water supply well is located in the vicinity of one of the agricultural structures. He indicated that the clubhouse may be heated with propane or space heaters. He stated that there could be an additional water supply well used by the clubhouse and he is unaware of septic systems on the site. Mr. Rose stated that a communication tower and building were located in the vicinity of where the kennel is now and that they were removed in the early 1990s. Mr. Rose stated that a residence was formerly located on the site and that it was likely heated with wood. Mr. Rose stated to the best of his knowledge, herbicides and pesticides have not been stored on the site. He stated he is not aware of USTs, previous landfill activity, or cemeteries at the site. According to Mr. Rose, municipal water and sewer are not available to the site. Mr. Rose indicated that he is not aware of 1) environmental concerns associated with the site 2) any pending, past, or threatened administrative litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site or 3) any government notices regarding any possible violation of environmental laws or possible liability related to hazardous substances or petroleum products.

7.0 FINDINGS AND OPINIONS

Pilot was contracted by Energix US, LLC to perform an ASTM Standard E1527-13, Phase I ESA for the approximate 335-acre site located west of Longview Drive in Windsor, Isle of Wight County, Virginia. The site consists of all or portions of six parcels identified by the Isle of Wight County GIS as PINs 41-01-017, 41-01-018, 41-01-019, 50-01-006, 50-01-007, and 50-01-009.

Based on Pilot's review of historical records and interviews, it appears that the site has contained wooded land and fields since at least 1937. An apparent residence was located on the southeastern portion of the site from at least 1959 until sometime prior to 2000. Mr. Rusty Rose, the owner of the site, indicated that he was unaware of whether the residence utilized a water supply well or septic system and that it was likely heated with wood. A clubhouse and an agricultural structure have been located on the southeastern portion of the site since at least 1959. The clubhouse likely utilized a water supply well and septic system. Mr. Rose stated that a communications tower and associated building were formerly located on the southern portion of the site and removed in the early 1990s. A kennel has been located on the southern portion of the site since at least 2005. Timbering activities have occurred on the site at various times since at least 1969.

The site contains a clubhouse building, agricultural structures, a kennel, wooded land, and fields. Piping possibly associated with a water supply well and a septic system were observed beneath the clubhouse. Surface water features and gravel-covered and unimproved access roads cross the site. Minor ground staining was observed in the vicinity of an agricultural structure. However, the staining is considered a de minimis condition. Two small propane ASTs are located in the vicinity of the clubhouse on the southeastern portion of the site. A water supply well and an out of use propane AST are located in the vicinity of an agricultural structure on the southern portion of the site. Staining was not observed in the vicinity of the ASTs.

A temporary hunting structure is located on the site. Agricultural equipment, discarded appliances, lawn furniture, plastic containers, small containers of unidentified substances, and debris was observed on the site. Visible portions of the debris included an abandoned automobile, scrap wood and metal, and timbering debris. We did not observe stressed vegetation or evidence of USTs on the site.

The site is located in an area of Windsor that can generally be described as residential and agricultural. Surrounding properties contain a church, an industrial solar facility, residences, wooded land, and fields. Christian Home Church Cemetery is located approximately 375 feet east of the site. Based on the distance, releases from the cemetery are not expected to impact the site.

The SER search does not identify documented releases of petroleum or hazardous materials at other properties in the vicinity of the site.

8.0 CONCLUSIONS

Pilot has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-13 for the approximate 335-acre site located west of Longview Drive in Windsor, Isle of Wight County, Virginia. Exceptions to, or deletions from, this practice are described in Section 1.4 of this report. As documented and qualified by this report, this assessment has revealed no evidence of RECs, CRECs, or HRECs in connection with the site.

Business Environmental Risks

- A water supply well is located on the site. Other water supply wells and septic systems may have been associated with the current or former structures on the site. Water supply wells and septic systems should be abandoned in accordance with applicable regulations if they are encountered within the proposed redevelopment areas.

- We were unable to determine how a former residence was heated. If USTs are encountered during redevelopment of the site, they should be handled in accordance with VDEQ guidelines.

9.0 NON-SCOPE SERVICES

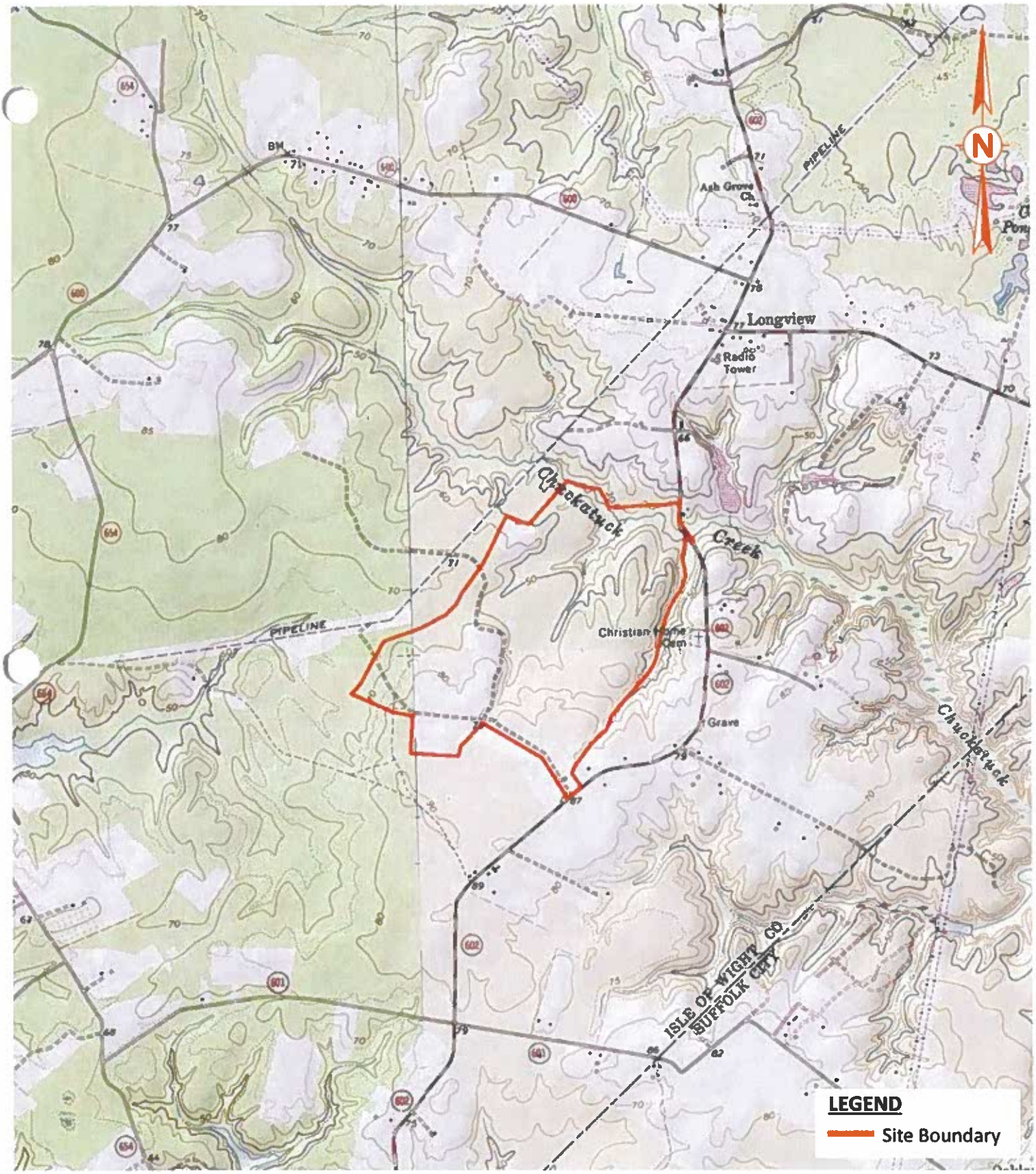
ASTM guidelines identify non-scope issues, which are beyond the scope of this practice. Non-scope issues have the potential to be business environmental risks. Some of these non-scope issues include asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands, and mold.

A wetland delineation is being completed in conjunction with this report. The findings of the wetland delineation are being provided in a separate report.

10.0 REFERENCES

ASTM E1527-13, Phase I Environmental Site Assessment Process Standard.
Environmental Questionnaire for User, completed by Ms. Gabriella Hernandez, dated March 16, 2022.
ERIS Historical Aerials, dated February 1, 2022.
ERIS Fire Insurance Maps Report, dated January 31, 2022.
ERIS Database Report, dated April 26, 2022.
ERIS City Directory Report, dated February 2, 2022.
Physiographic Map of Virginia Counties, Roberts & Bailey, College of William and Mary, 2000
Google Earth Interactive Mapping Software, aerial photographs dated 1985, 1994, 2003, 2004, 2005, 2006, 2007, 2008, 2010, 2011, 2014, 2015, 2016, 2018, and 2021.
Phase I ESA, Pilot Project 7382, report dated February 21, 2022.
Telephone and in-person interviews with Mr. Rusty Rose, the owner of the site, dated May 5, May 6, and May 10, 2022.
USGS Topographic Map, Chuckatuck, VA Quadrangle dated 1980.
USGS Topographic Map, Benns Church, VA Quadrangle dated 1986.
USGS Topographic Map, Smithfield, VA Quadrangle dated 1986.
USGS Topographic Map, Windsor, VA Quadrangle dated 1980.

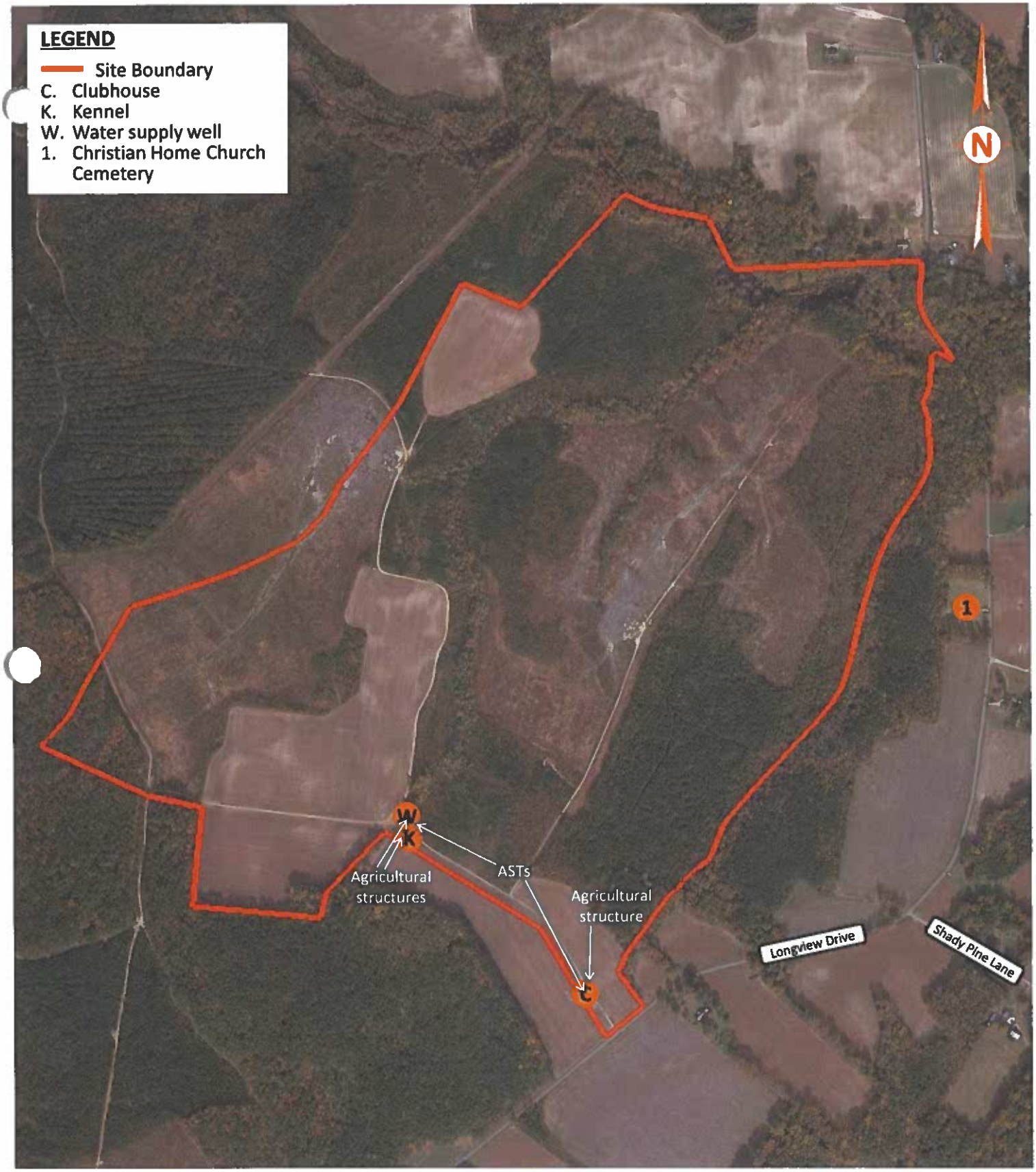
Appendix I
Drawings



Drawing 1
USGS Topographic Map
Chuckatuck, Benns Church,
Smithfield, and Windsor, VA
Quadrangles
Scale: 1" = 2,000'

PILOT
PILOT ENVIRONMENTAL, INC

USGS Topographic Map
Prairie Solar
Longview Drive
Approximate 335-Acre Tract
Windsor, Isle of Wight County, VA
Pilot Project 7382.1



Drawing 2
2021 Google Earth
Satellite Imagery
Scale: 1" = 750'

PILOT
PILOT ENVIRONMENTAL, INC

Aerial Photograph
Prairie Solar
Longview Drive
Approximate 335-Acre Tract
Windsor, Isle of Wight County, VA
Pilot Project 7382.1

Appendix II
User Provided Information

Environmental Questionnaire for User

The person who will use the Phase I ESA should provide the following information. Please fill in this form to the best of your ability, explaining any Yes answers on a separate sheet of paper. Without these answers, our report would have to note that the Phase One is incomplete, and your Landowner Liability Protections could be at risk. Please complete and return with the Proposal Authorization Form.

1. **Environmental Cleanup Liens.** ASTM requires the User to check for environmental liens that may be filed or recorded against the subject property under federal, tribal, state or local law. Failure to check for these liens could put your Landowner Liability Protections at risk.

   Would you like Pilot to provide for an additional fee ($250 per parcel)? ☐ Yes ☒ No
   Have you or your agent checked for these environmental cleanup liens? ☐ Yes ☒ No
   Are you aware of any such liens against the subject property? ☐ Yes ☒ No

2. **Activity and Use Limitations (AULs).** These include engineering controls (e.g., slurry walls, caps) and land use restrictions or institutional controls (e.g., deed restrictions, covenants) that may be in place at the site or filed under federal, tribal, state or local law.

   Are you aware of any possible AULs involving the subject site? ☐ Yes ☒ No

3. **Specialized Knowledge.** This involves personal knowledge or experience related to the subject property or nearby properties. For example, if you are involved in the same line of business as the current or former occupants of the property or an adjoining property, you would probably know of any chemicals, oil, degreasers, gasoline, or other hazardous substances commonly used in that type of business.

   Do you have any specialized knowledge that might indicate the past or present use of such substances on the subject or nearby properties? ☐ Yes ☒ No

4. **Fair Market Value (FMV).** A purchase price significantly below FMV may indicate an environmental problem. Please note that this question does not require an appraisal of the property. If the price is significantly below FMV, the User should consider whether it might be because contamination may be present at the property.

   Is the purchase price significantly below fair market value? ☐ Yes ☒ No

5. **Obvious Indicators.** This involves past or present spills, stains, releases, cleanups, etc. on or near the site.

   Do you know of any obvious indicators of possible contamination on or near the site? ☐ Yes ☒ No

6. **Common Knowledge.** Please use a separate sheet if necessary.

   a. Describe the past uses of the property: agricultural and forest

   b. Describe any specific chemicals that may have been present at the property: None

   c. Describe any other information (spills, chemical releases or environmental cleanups) that may help us identify possible contamination: Not to our knowledge

Your Signature: _____ **Date:** 03/16/2022 **# of separate sheets attached:** _____
Printed Name: Gabriella Hernandez Explain Yes answers on a separate sheet.

Appendix III
Regulatory Records

ERIS

DATABASE REPORT

Project Property:	*Prairie Solar* *Longview Drive* *Windsor VA*
Project No:	*7381.1*
Report Type:	*Database Report*
Order No:	*22042500463*
Requested by:	*Pilot Environmental Inc.*
Date Completed:	*April 26, 2022*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property:		*Prairie Solar* *Longview Drive Windsor VA*
Project No:		*7381.1*
Coordinates:		
	Latitude:	*36.87591142*
	Longitude:	*-76.61755476*
	UTM Northing:	*4,082,328.31*
	UTM Easting:	*355,837.39*
	UTM Zone:	*18S*
Elevation:		*70 FT*

Order Information:

Order No:	*22042500463*
Date Requested:	*April 25, 2022*
Requested by:	*Pilot Environmental Inc.*
Report Type:	*Database Report*

Historicals/Products:

ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
SWF/LF	Y	0.5	0	0	0	0	-	0
LST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
TANK	Y	0.25	0	0	0	-	-	0
DELISTED TANK	Y	0.25	0	0	0	-	-	0
INST	Y	0.5	0	0	0	0	-	0
VRP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
County	*No County standard environmental record sources available for this State.*							

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
URANIUM	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	0	0	-	0
State								
SPILLS	Y	0.125	0	0	-	-	-	0
PC SPILLS	Y	0.125	0	0	-	-	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County	***No County additional environmental record sources available for this State.***							
Total:			0	0	0	0	0	0

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number

No records found in the selected databases for the project property.

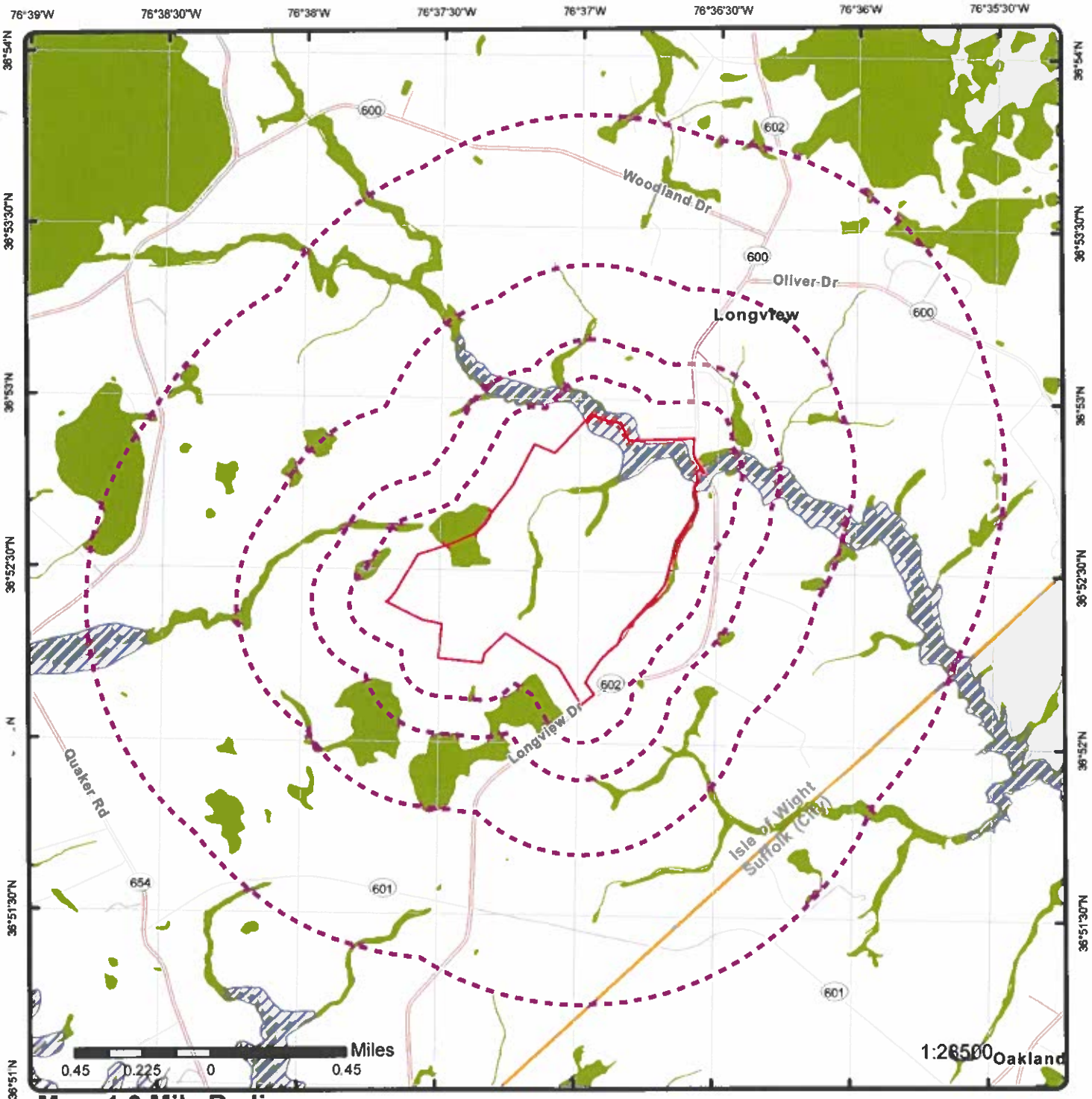
Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number

No records found in the selected databases for the surrounding properties.

Executive Summary: Summary by Data Source

No records found in the selected databases for the project property or surrounding properties.



Map: 1.0 Mile Radius

Order Number: 22042500463

Address: Longview Drive, Windsor, VA

ERIS

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Eris Areas with Higher Elevation
- Eris Areas with Same Elevation
- Eris Areas with Lower Elevation
- Eris Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- Plume

Source: © 2021 ESRI StreetMap Premium

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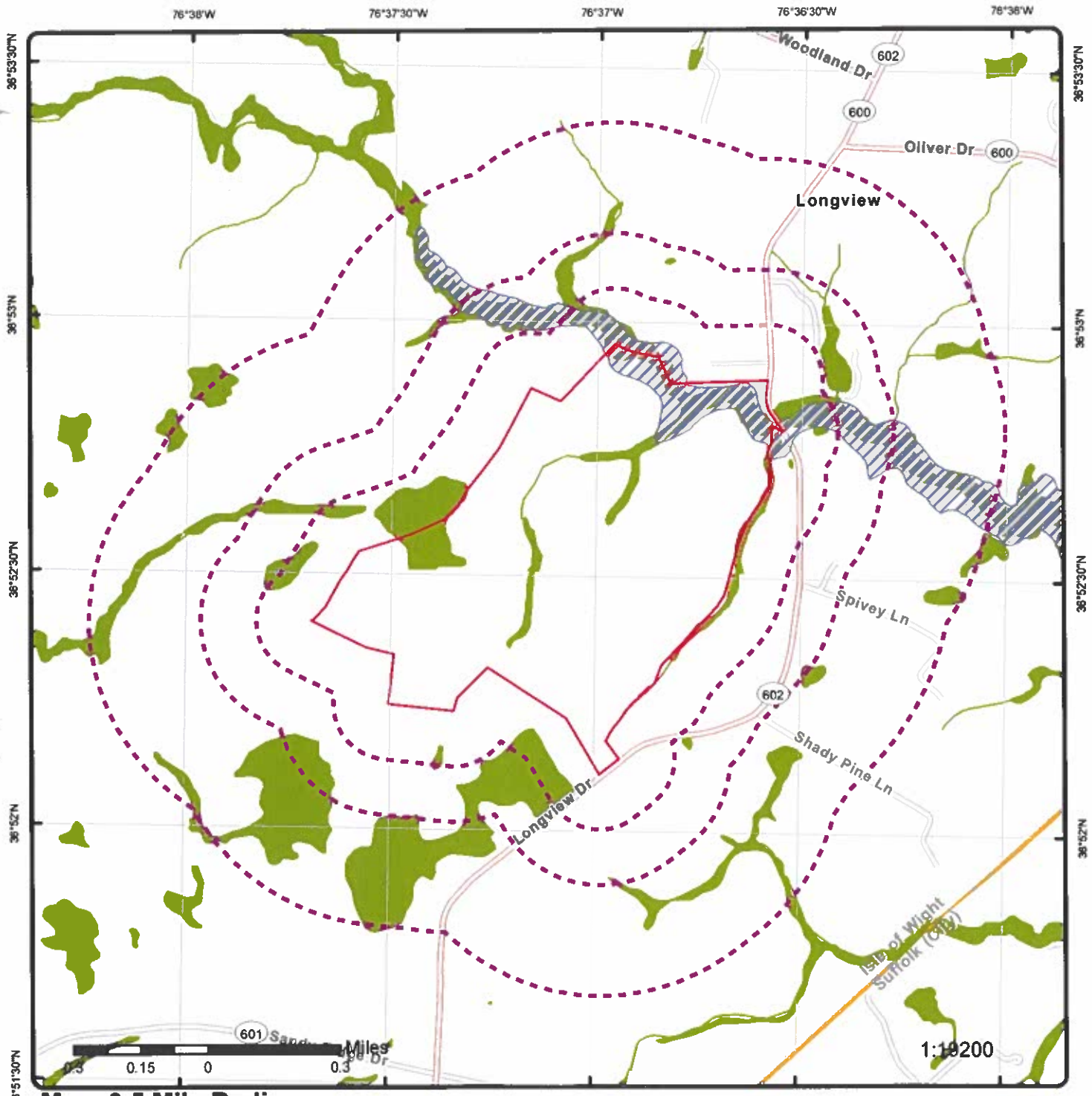

Map: 0.5 Mile Radius

Order Number: 22042500463

Address: Longview Drive, Windsor, VA

ERIS

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Eris Areas with Higher Elevation
- Eris Areas with Same Elevation
- Eris Areas with Lower Elevation
- Eris Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- Plume

Source: © 2021 ESRI StreetMap Premium

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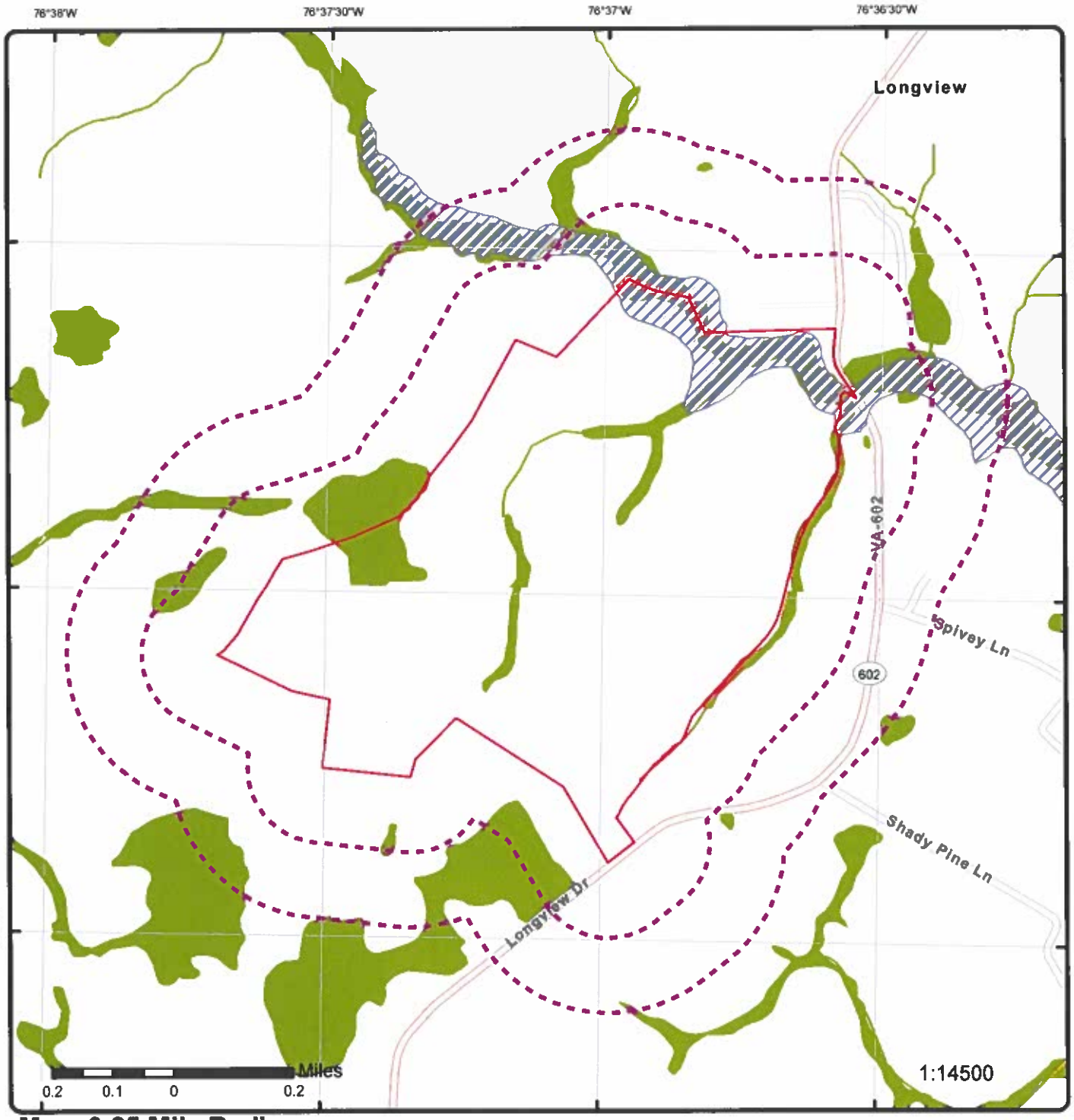

Map: 0.25 Mile Radius

Order Number: 22042500463

Address: Longview Drive, Windsor, VA

ERIS

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Eris Areas with Higher Elevation
- Eris Areas with Same Elevation
- Eris Areas with Lower Elevation
- Eris Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- Plume

Source: © 2021 ESRI StreetMap Premium

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Aerial **Year: 2020**

Address: Longview Drive, Windsor, VA

Source: ESRI World Imagery

Order Number: 22042500463

ERIS

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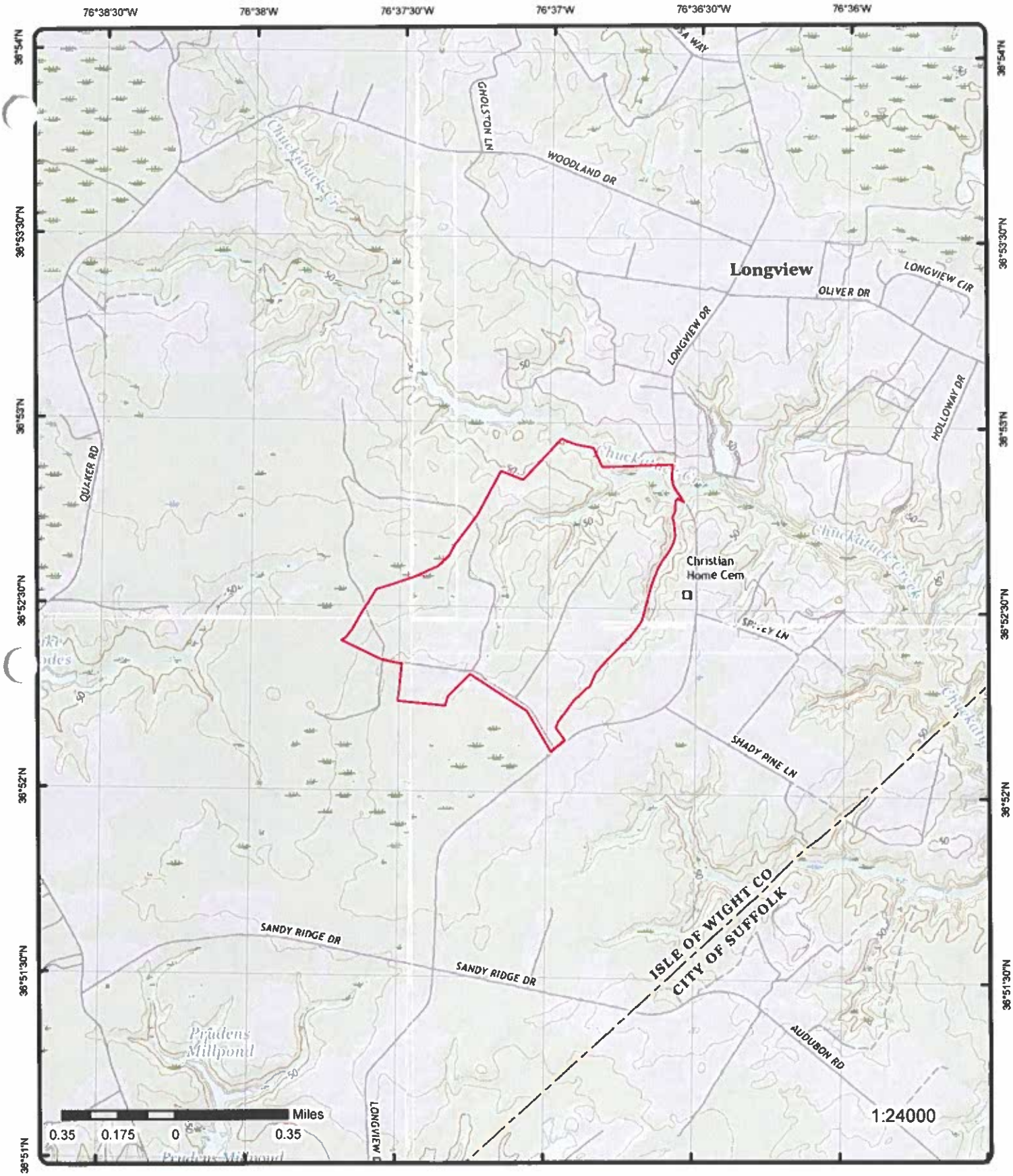

Topographic Map

Year: 2016

Order Number: 22042500463

Address: Longview Drive, VA

Quadrangle(s): Benns Church, VA; Smithfield, VA; Chuckatuck, VA; Windsor, VA

Source: USGS Topographic Map

© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

No records found in the selected databases for the project property or surrounding properties.

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID

No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

Formerly Utilized Sites Remedial Action Program: DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

National Priority List: NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jan 25, 2022

National Priority List - Proposed: PROPOSED NPL

Sites proposed - by the EPA, the state agency, or concerned citizens - for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jan 25, 2022

Deleted NPL: DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jan 25, 2022

SEMS List 8R Active Site Inventory: SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Feb 24, 2022

SEMS List 8R Archive Sites: SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Feb 24, 2022

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jan 31, 2022

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Jan 31, 2022

RCRA Generator List: RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jan 31, 2022

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jan 31, 2022

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jan 31, 2022

RCRA Non-Generators: RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jan 31, 2022

RCRA Sites with Controls: RCRA CONTROLS

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Jan 31, 2022

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Dec 30, 2021

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Dec 30, 2021

Land Use Control Information System: LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites: NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Government Publication Date: Jan 25, 2022

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Dec 31, 2021

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Aug 20, 2021

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan: FRP

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Dec 2, 2020

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Feb 4, 2022

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Feb 4, 2022

LIEN on Property: SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Feb 24, 2022

Superfund Decision Documents: SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Nov 16, 2021

State

Solid Waste Landfills: SWF/LF

The solid waste program in the Department of Environmental Quality (DEQ) is designed to encourage the reuse and recycling of solid waste and to regulate the disposal and treatment of solid waste, including regulated medical waste, and to ensure that hazardous waste is properly managed. Standards are designed to protect human health and the environment and driven by regulatory requirements.

Government Publication Date: Oct 13, 2021

Leaking Petroleum Storage Tanks: LST

When a release occurs from an aboveground or underground storage tank, the owner and/or operator of the tank is required to report the release to the Department of Environmental Quality (DEQ). This database contains a listing of releases from tanks both above and underground.

Government Publication Date: Dec 30, 2021

Delisted Leaking Petroleum Storage Tanks: DELISTED LST

Facilities which have been removed from the list of leaking petroleum storage tanks made available by the Virginia Department of Environmental Quality (DEQ). Facilities may be removed from the lists of leaking petroleum tanks when it is determined that the release reported is not an actual release, or the released substance is not petroleum - these sites may still have endured non-petroleum hazardous substance releases.

Government Publication Date: Dec 30, 2021

Underground Storage Tanks: UST

A listing of registered underground storage tanks, made available by the Virginia Department of Environmental Quality (DEQ). Includes records from Tank Registration files as well as records from the Virginia DEQ Open Data Portal.

Government Publication Date: Dec 30, 2021

Aboveground Storage Tanks: AST

Virginia Department of Environmental Quality (DEQ). Includes records from Tank Registration files as well as records from the Virginia DEQ Open Data Portal.

Government Publication Date: Dec 30, 2021

Storage Tank Facilities: TANK

A list of tank facilities where tank details are not available. This list is made available by the Virginia Department of Environmental Quality (DEQ). Includes records from Tank Registration files as well as records from the Virginia DEQ Open Data Portal.

Government Publication Date: Dec 30, 2021

Delisted Tanks: DELISTED TANK

Facilities which have been removed from the list of registered aboveground and/or underground storage tanks made available by the Virginia Department of Environmental Quality (DEQ). Facilities may be removed from the lists of registered tanks when it is determined that the tank does not require registration, for example, due to capacity or contents.

Government Publication Date: Dec 30, 2021

Institutional Controls: INST

Institutional controls are legal or contractual restrictions on property use that remain effective after remediation is completed and are used to satisfy remediation levels. This list is maintained by the Department of Environmental Quality (DEQ).

Government Publication Date: Oct 5, 2021

Voluntary Remediation Program: VRP

The Voluntary Remediation Program is to encourage hazardous substance cleanups that might not otherwise take place. The program is a streamlined mechanism for site owners or operators to voluntarily address contamination at sites with concurrence from the Department of Environmental Quality (DEQ).

Government Publication Date: Oct 5, 2021

Brownfields Site Specific Assessments: BROWNFIELDS

Brownfields are idled, underutilized, or abandoned industrial or commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination. Examples include factories, railyards, landfills, dry cleaners, etc. This list is maintained by the Department of Environmental Quality (DEQ).

Government Publication Date: Jan 8, 2021

Tribal

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands: INDIAN LUST

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands in EPA Region 3, which includes Virginia. There are no LUST records in Virginia at this time.

Government Publication Date: Apr 12, 2019

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST

Listing of Underground Storage Tanks (USTs) on Tribal/Indian Lands in EPA Region 3, which includes Virginia. There are no UST records in Virginia at this time.

Government Publication Date: May 4, 2018

Delisted Tribal Leaking Storage Tanks: DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Oct 12, 2021

Delisted Tribal Underground Storage Tanks: DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Oct 13, 2021

County

No County standard environmental record sources available for this State.

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index: FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).
Government Publication Date: Nov 2, 2020

Toxics Release Inventory (TRI) Program: TRIS
The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U. S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.
Government Publication Date: Aug 24, 2021

Perfluorinated Alkyl Substances (PFAS) Releases: PFAS TRI
List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.
Government Publication Date: Aug 24, 2021

PFOA/PFOS Contaminated Sites: PFAS NPL
List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).
Government Publication Date: Jan 11, 2022

Perfluorinated Alkyl Substances (PFAS) Water Quality: PFAS WATER
The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.
Government Publication Date: Jul 20, 2020

SSEHRI PFAS Contamination Sites: PFAS SSEHRI
This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Access the following for the most current informations https://pfasproject.com/pfas-contamination-site-tr acker/
Government Publication Date: Dec 12, 2019

Hazardous Materials Information Reporting System: HMIRS
US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.
Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs: NCDL
The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.
Government Publication Date: Nov 22, 2021

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).
Government Publication Date: Apr 11, 2019

Hist TSCA: HIST TSCA
The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.
Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN
An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.
Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP
An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.
Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP
Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.
Government Publication Date: Mar 30, 2022

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER
The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.
Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS
The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.
Government Publication Date: Oct 14, 2021

Drycleaner Facilities: FED DRYCLEANERS
A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.
Government Publication Date: May 5, 2021

Delisted Drycleaner Facilities: DELISTED FED DRY
List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).
Government Publication Date: May 5, 2021

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: May 26, 2021

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Jul 7, 2020

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Nov 2, 2021

Surface Mining Control and Reclamation Act Sites: SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Government Publication Date: Dec 18, 2020

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

Uranium Mill Tailings Radiation Control Act Sites: URANIUM

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

Government Publication Date: Mar 4, 2017

Alternative Fueling Stations: ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Dec 21, 2021

Superfunds Consent Decrees: CONSENT DECREES

A list of Superfund consent decrees made available by the Department of Justice, Environment & Natural Resources Division (ENRD).

Government Publication Date: Sep 30, 2018

Registered Pesticide Establishments: SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Mar 30, 2022

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Jan 20, 2022

State

Spills: SPILLS

The Department of Environmental Quality (DEQ) Pollution Response Program (PREP), provides for responses to air, water and waste pollution incidents in order to protect human health and the environment. PREP staff often work to assist local emergency responders, other state agencies, federal agencies, and responsible parties, as may be needed, to manage pollution incidents. Oil spills, fish kills, and hazardous materials spills are examples of incidents that may involve the DEQ's PREP Program.

Government Publication Date: Dec 30, 2021

Pollution Complaint: PC SPILLS

The database contains a listing of Pollution Complaints from 1986 to 1994 that include petroleum releases and other releases on state land and waters. This list is maintained by the Department of Environmental Quality (DEQ).

Government Publication Date: 1986-1994

Dry Cleaning Facilities: DRYCLEANERS

A listing of registered drycleaners maintained by the Department of Environmental Quality.

Government Publication Date: Oct 13, 2021

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

Appendix IV
Historical Research Records

ERIS

FIRE INSURANCE MAPS

Project Property:	Prairie Solar Prairie Solar Windsor VA
Project No:	7382
Requested By:	Pilot Environmental Inc.
Order No:	22013100442
Date Completed:	January 31, 2022

Please note that no information was found for your site or adjacent properties.

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

ERIS

HISTORICAL AERIALS

Project Property: Prairie Solar
Prairie Solar
Windsor VA

Project No: 7382

Requested By: Pilot Environmental Inc.

Order No: 22013100442

Date Completed: February 01,2022

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

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1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Scale	Comments
2018	United States Department of Agriculture	1" = 1000'	
2016	United States Department of Agriculture	1" = 1000'	
2012	United States Department of Agriculture	1" = 1000'	
2011	United States Department of Agriculture	1" = 1000'	
2009	United States Department of Agriculture	1" = 1000'	
2008	United States Department of Agriculture	1" = 1000'	
2003	United States Department of Agriculture	1" = 1000'	
2000	United States Geological Survey	1" = 1000'	Best Copy Available
1994	United States Geological Survey	1" = 1000'	
1989	United States Geological Survey	1" = 1000'	Best Copy Available
1982	United States Geological Survey	1" = 1000'	
1978	United States Geological Survey	1" = 1000'	
1969	National Aeronautics And Space Admin	1" = 1000'	Best Copy Available
1959	United States Air Force	1" = 1000'	
1937	Agricultural Stabilization & Conserv. Service	1" = 1000'	Photo Index-Best Available

ear: 2018
Source: USDA
Scale: 1" = 1000'
Comment:

Address: Prairie Solar, Windsor, VA
Approx Center: -76.61880107,36.87655495

Order No: 22013100442

ERIS

Year: 2016
Source: USDA
Scale: 1" = 1000'
Comment:

Address: Prairie Solar, Windsor, VA
Approx Center: -76.61880107,36.87655495

Order No: 22013100442

ERIS

Year: 2012
Source: USDA
Scale: 1" = 1000'
Comment:

Address: Prairie Solar, Windsor, VA
Approx Center: -76.61880107,36.87655495

Order No: 22013100442

ERIS

Year: 2011
Source: USDA
Scale: 1" = 1000'
Comment:

Address: Prairie Solar, Windsor, VA
Approx Center: -76.61880107,36.87655495

Order No: 22013100442

ERIS

ar: 2009
urce: USDA
Scale: 1" = 1000'
Comment:

Address: Prairie Solar, Windsor, VA
Approx Center: -76.61880107,36.87655495

Order No: 22013100442

ERIS

Year: 2008
Source: USDA
Scale: 1" = 1000'
Comment:

Address: Prairie Solar, Windsor, VA
Approx Center: -76.61880107,36.87655495

Order No: 22013100442

ERIS

Year: 2003
Source: USDA
Scale: 1" = 1000'
Comment:

Address: Prairie Solar, Windsor, VA
Approx Center: -76.61880107,36.87655495

Order No: 22013100442

ERIS

Year: 2000
Source: USGS
Scale: 1" = 1000'
Comment: Best Copy Available

Address: Prairie Solar, Windsor, VA
Approx Center: -76.61880107,36.87655495

Order No: 22013100442

ERIS

'ar: 1994
Source: USGS
Scale: 1" = 1000'
Comment:

Address: Prairie Solar, Windsor, VA
Approx Center: -76.61880107,36.87655495

Order No: 22013100442

ERIS

ar: 1989
Source: USGS
Scale: 1" = 1000'
Comment: Best Copy Available

Address: Prairie Solar, Windsor, VA
Approx Center: -76.61880107,36.87655495

Order No: 22013100442

ERIS

ar: 1982
ource: USGS
Scale: 1" = 1000'
Comment:

Address: Prairie Solar, Windsor, VA
Approx Center: -76.61880107,36.87655495

Order No: 22013100442

ERIS

Year: 1978
Source: USGS
Scale: 1" = 1000'
Comment:

Address: Prairie Solar, Windsor, VA
Approx Center: -76.61880107,36.87655495

Order No: 22013100442

ERIS

Year: 1969
Source: NASA
Scale: 1" = 1000'
Comment: Best Copy Available

Address: Prairie Solar, Windsor, VA
Approx Center: -76.61880107,36.87655495

Order No: 22013100442

ERIS

Year: 1959
Source: USAF
Scale: 1" = 1000'
Comment:

Address: Prairie Solar, Windsor, VA
Approx Center: -76.61880107,36.87655495

Order No: 22013100442

ERIS

Year: 1937 Address: Prairie Solar, Windsor, VA Order No: 22013100442
Source: ASCS Approx Center: -76.61880107,36.87655495
Scale: 1" = 1000'
Comment: Photo Index-Best Available

ERIS

Appendix V
Site Reconnaissance Photographs

SITE PHOTOGRAPHS

Photograph 1 - View of clubhouse located on the southeastern portion of the site

Photograph 2 - View of agricultural structure located on the southern portion of the site

SITE PHOTOGRAPHS

Photograph 3 - View of a kennel located on the southern portion of the site

Photograph 4 - View of wooded land located on the site

SITE PHOTOGRAPHS

Photograph 5 - View of a field located on the site

Photograph 6 - View of minor ground staining located in the vicinity of an agricultural building on the southeastern portion of the site

SITE PHOTOGRAPHS

Photograph 7 - View of a surface water feature located on the site

Photograph 8 - View of a gravel-covered access road located on the site

SITE PHOTOGRAPHS

Photograph 9 - View of small propane ASTs located in the vicinity of the clubhouse on the southeastern portion of the site

Photograph 10 - View of water supply well located on the southern portion of the site

SITE PHOTOGRAPHS

Photograph 11 - View of discarded propane AST located on the southern portion of the site

Photograph 12 - View of a temporary hunting structure located on the site

SITE PHOTOGRAPHS

Photograph 13 - View of agricultural equipment located on the site

Photograph 14 - View of scrap metal located on the site

Appendix VI
Statement of Qualifications

MIKAYLA A. WHITE

PO Box 128, Kernersville, 27285 | mwhite@pilotenviro.com | 336.701.9356

EDUCATION | BS, Meteorology, North Carolina State University, Raleigh, NC 27607

ENVIRONMENTAL CONSULTING EXPERIENCE

Ms. White is an Entry-Level Project Manager with Pilot Environmental, Inc. Her project experience includes Phase 1 Environmental Site Assessments on residential, commercial, and industrial properties.

PHASE I ENVIRONMENTAL ASSESSMENTS

Ms. White has experience performing Phase I Environmental Site Assessments (ESAs) to determine environmental liabilities for Real Property Transfers. Ms. White has performed Phase I ESAs for sites including residential, commercial, and municipal properties. Phase I responsibilities include collecting historical information including aerial photographs, city directories, fire department records, and NCDEQ records, conducting site and area reconnaissance, and conducting interviews with owners, regulators, and officials. Ms. White has experience with identifying potential environmental conditions, interpreting regulatory data, and communicating with clients.

TOBY S. BENFIELD

PO Box 128, Kernersville, 27285 | TBenfield@pilotenviro.com | 336.708.7812

EDUCATION | BS, General Chemistry, University of North Carolina at Greensboro, Greensboro NC, 1998

REGISTRATIONS CERTIFICATIONS AND AFFILIATIONS | Licensed NC Asbestos Inspector

Environmental Professional as defined in § 312.10 of 40 CFR 312

OSHA 40 Hour HAZWOPER Certified

ENVIRONMENTAL CONSULTING EXPERIENCE | Mr. Benfield has experience in the environmental consulting industry since 2002. He is a Partner and Project Manager with Pilot Environmental, Inc (Pilot). Mr. Benfield's project experience includes Phase I environmental site assessments, Phase II Environmental Site Assessments including regulatory and non-regulatory investigation, and asbestos inspections. He has conducted environmental consulting services on residential, commercial, educational, municipal and industrial properties.

PHASE I ENVIRONMENTAL ASSESSMENTS | Mr. Benfield has experience performing Phase I environmental assessments to determine environmental liabilities for Real Property Transfers ranging from greenfield sites to historical industrial facilities.

PHASE II ENVIRONMENTAL ASSESSMENTS | Mr. Benfield has experience performing Phase II environmental assessments including Site Checks, underground storage tank closures, Phase I and Phase II Limited Site Assessments, Comprehensive Site Assessments, and development of Corrective Action Plans and Remedial Action Plans. Mr. Benfield has experience performing vapor intrusion studies, North Carolina Brownfield's Assessments and development of Soil Management Plans and Environmental Work Plans.

ASBESTOS INSPECTION SERVICES | Mr. Benfield has experience in performing asbestos inspections on office, retail, residential, governmental, educational, university and industrial buildings. He has conducted numerous inspections throughout North Carolina.

PLANNING REPORT

APPLICATION:

The application of Troy Marine LLC, applicant and owner, for an exception to section 6-2010.A.3.a of the Zoning Ordinance, Newport Development Service Overlay (NDSO) District regulations for the property located at 15727 Carrollton Boulevard (Rte. 17) with tax map number 34-01-126. The purpose of the application is to allow for an exception to the NDSO design standards for building materials to allow the use of metal exterior walls.

ELECTION DISTRICT:

D2

LOCATION:

The property is located at 15727 Carrollton Boulevard (Route 17) on property with tax map parcel number 34-01-126. The property is bounded to the west by Carrollton Boulevard, to the north and east by the Pine Meadows neighborhood, and to the south by the Faith Free Will Baptist Church. Jeb's Market and vacant property lie across Rte. 17 from the site.

BACKGROUND:

Troy Marine, LLC is located on the subject property and is a recreational vehicle sales and service business. The Board approved a conditional use permit for the current use in March 2008 with a condition for operating hours to include Monday through Friday from 9 AM to 6 PM, Saturday from 9 AM until 1:00 PM, and closed on Sunday.

A site plan was approved in 2008 for the original building with a 3,944-square-foot showroom and service area was completed in 2009. The original building is a pre-fabricated (prefab) metal building with light stone stucco dryvit (EIFS) on the exterior. There appear to be no environmentally sensitive features on the site. The proposal is to add a 1,450-square-foot building to expand the service portion of the business.

The applicant submitted a zoning permit application for the building addition in November 2022, stating that the addition was to be a prefab metal building. As per section, 6-2010.A.3.a of the Zoning Ordinance, the use of either concrete block, flat or corrugated metal, or vinyl siding walls is prohibited for new development or

expansion of existing development within the NDSO District.

DESCRIPTION:

The application is a request for an exception to Section 6-2010.A.3.a of the NDSO district regulations. This section states, "The exterior of buildings, including accessory buildings, shall be built utilizing one (1) or more of the following: i. Brick; ii. Decorative block; iii. Stone; iv. Stucco; v. Natural wood siding; vi. Cementous siding."

The applicant would like to construct a prefab metal building addition without the light stone stucco dryvit (EIFS) used on the existing building. The exterior color of the metal building addition will match that of the existing light stone stucco (EIFS) on the existing building. There is an existing privacy fence that will partially shield the addition and the applicant has proposed including additional evergreen trees for landscape screening.

COMPREHENSIVE LAND USE PLAN:

The 2020 Comprehensive Plan states that building design, which promotes the character of the Newport Development Service District (DSD) is encouraged. Architectural guidelines are recommended for non-residential structures to ensure compatible and positive aspects of the District's visual experience from the arterial roadways. Buildings should reflect an individual design that considers site location, conditions, intended use, and the character/building mass of the surrounding properties.

ORDINANCE REVIEW:

The property is in the General Commercial (GC) zoning district and the NDSO and Chesapeake Bay Preservation Area Overlay districts. The intent of the NDSO district regulations is to reduce incompatible and adverse impacts on the visual experience from the highway and provide continuity of site design within the proposed development.

When granting an exception, the Board of Supervisors must consider the following criteria:

- Such exception shall be no less beneficial to the residents or occupants of the development, as well as the neighboring property, that would be obtained under the applicable regulation;
- That the exception is reasonable because of the high level of design and

construction that will be incorporated into the development; and,
- That the exception will result in design and construction that is in accordance with accepted engineering and building standards.

AGENCY REVIEW:

Should the exception be approved a site plan must be submitted for technical review.

STAFF ANALYSIS:

- The proposed evergreen trees and an existing wooden privacy fence will help shield the metal building addition from the view of adjacent properties and Carrollton Boulevard.
- There is not a high level of design present with the proposal of the prefab metal building. It does not contain the same building materials (EIFS) present on the original building. The existing building reflects a high level of design that met the intent of the Comprehensive Plan and NDSO District regulations at the time of its approval.
- Building plans have been submitted but not approved. Therefore, staff is unable to determine at this time if the proposed building addition will result in design and construction that is in accordance with accepted engineering and building standards. Prior to being permitted, the plans must be in accordance with all applicable building codes.

STAFF CONCLUSIONS:

Based on an analysis of the project, staff identified the following strengths and weaknesses for the proposed uses:

Strengths:

1. The proposed addition is an expansion of an existing use.
2. The applicant has proposed additional landscaping and the addition will be partially screened by an existing fence.

Weaknesses:

1. The proposed building design will result in building facades with architectural materials inferior in quality, appearance, and detail to the other facades on the same building.

2. Staff is unable to determine at this time if the proposed building plans design and construction is in accordance with accepted engineering and building plans because those plans are still under review.

STAFF RECOMMENDATION:

Based on the analysis above, the staff recommends denial of the application because it does not meet all of the criteria for an exception approval set forth in section 6-2011 of the Zoning Ordinance.

ATTACHMENTS:

Description	Type	Upload Date
Application	Backup Material	3/20/2023
Concept Plan	Backup Material	3/20/2023
Elevations	Backup Material	3/20/2023
Location Map	Backup Material	3/20/2023
Location Closeup Map	Backup Material	3/20/2023
Land Use Map	Backup Material	3/20/2023
Zoning Map	Backup Material	3/20/2023

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

DEPARTMENT OF COMMUNITY DEVELOPMENT

RECEIVED
DEC 08 2022
By: CBD

#27175
Exc-3-22

APPLICATION FOR EXCEPTIONS AND MISECLLANEOUS APPEALS

A. APPLICATION FOR (CHECK ALL THAT APPLY):

[ ] Chesapeake Bay Preservation Area Ordinance Exception

[✓] Newport Development Service Overlay District Exception

[ ] Highway Corridor Overlay District Exception

[ ] Signage Exception

[ ] Subdivision Ordinance Waiver or Appeal

[ ] Other (please list) _____

The proposal is a request to Section (s) 6-200.A.3.a of the Chesapeake Bay Preservation Area Ordinance, the Isle of Wight County Zoning Ordinance, or the Isle of Wight County Subdivision Ordinance.

Proposed Use or Activity: Pre-engineered metal Building with an engineered slab on grade foundation - color matched to main building (Service Garage)

B. PROJECT DESCRIPTION:

Project Name: Troy marine LLC Service Garage

Property Address (if any): 15777 Carrollton Blvd Carrollton VA 23314

Comprehensive Plan Designation: _____

The exception will apply to 0.03225436 acres out of 2.06 total acres

Tax Parcel Identification # 34-01-126 Number of acres to be effected: _____

Proposed Utilities (check all that apply): Public Water_____Private Well _____

Public Sewer_____Private Septic _____

NOTICE: THE ATTACHED CHECKLIST MUST BE COMPLETED, CERTIFIED, AND SUBMITTED OR THE APPLICATION WILL BE CONSIDERED INCOMPLETE.

Remit Application to: Isle of Wight County Central Permitting, 17140 Monument Circle, Suite 100
P. O. Box 80, Isle of Wight, Virginia 23397

Larry T Byrum Metra 12/6/22
Applicant Signature **Date**

Robert L. Shields 12/6/22
Owner Signature *if different* **Date**

FOR OFFICE USE ONLY:

Complete Application Received On: January 3, 2023 Fees Paid: _____
Tax Query: [ ] Current [ ] Delinquent Distribution Date: _____
Posted/Date to Post: _____

AGENCIES REFERRALS:

_____Department of Conservation & Recreation
_____Economic Development
_____Emergency Services
_____General Services
_____Environmental Planner
_____Health Department
_____Transportation Manager
_____Commission of Revenue
_____Other _____

_____Inspections
_____Sheriff's Office
_____Town of Smithfield
_____Town of Windsor
_____VDOT
_____Schools
_____Budget & Finance
_____County Attorney

Verified By: Dustin S. Bell Date: 12/08/22

Revised August 13, 2014

COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Rodney T Shields - Troy Marine LLC

Address 15727 Carrollton BLVD
Street

Carrollton VA 23314
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
15727 Carrollton BLVD	Troy Marine LLC
Carrollton, VA 23314	Marine dealership & Service

OTHER OWNERS OF AFFECTED REAL ESTATE

(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address
Rodney T. Shields	15727 Carrollton BLVD Carrollton, VA 23314

Does any member of the Isle of Wight County Planning Commission or governing body have any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust, or whether a member of the immediate household of any member of the Planning Commission or governing body has any such interest? Yes (No)

If yes, names of members:

I do solemnly swear that the foregoing statement(s) and attachments(s), if any, are complete, correct and true.

Applicant: RODNEY T. SHIELDS Applicant: Rodney T Shields Date: 12/6/22
Printed or Typed Name Signature

Commonwealth of Virginia
County of Isle of Wight

Subscribed and sworn to before me Rodney T Shields.
A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia, this 6th day of December, 2022.

Kay Birsch Shields #296130
Notary Public

My Commission Expires 12/31/2023

Kay Birsch Shields
NOTARY PUBLIC
REG. #296130
MY COMMISSION EXPIRES
12/31/2023
COMMONWEALTH OF VIRGINIA

ISLE OF WIGHT
COUNTY, VIRGINIA

SUBMITTAL CHECKLIST FOR EXCEPTION APPLICATIONS

In accordance with Section 5002, *Exceptions*, of the Chesapeake Bay Preservation Area Ordinance, and in accordance with Section 6-1015, *Exceptions*, Section 6-2011, *Exceptions*, and Section 9-1013, *Exceptions*, of the Isle of Wight County Zoning Ordinance, the following information shall be submitted for an exception application. Please note that it is the applicant's responsibility to ensure that the application is in compliance with all Federal, State and County regulations.

No application for an exception shall be certified as complete unless the following information and minimum number of copies are provided, unless the number of required copies is reduced by the Zoning Administrator:

- ☐ 1. Ten (10) copies of the original, executed application and one (1) original executed application. Both the applicant(s) and the property owner(s) must have their signature(s) notarized on page 2 of the application.
- ☐ 2. The appropriate fees have been submitted with the application. Checks should be made payable to: Treasurer, Isle of Wight County.
- ☐ 3. Ten (10) copies of a statement of the reasons for seeking such exception.
- ☐ 4. Ten (10) copies of a narrative description of the property which shall include the Tax Parcel Identification Number.
- ☐ 5. One (1) copy of the most recent deed(s) for the property(s) associated with the application.
- ☐ 6. A concept plan of the site to show all existing and proposed physical improvements and such other information as is necessary to clearly indicate to the reviewing body that adequate provisions have been made for compliance with all standards for that particular use, the extent of the property to be so used on a given parcel or parcels, and information defining the requested exceptions. The plan shall be prepared by the appropriate authorized design professional licensed to practice in Virginia. No person shall prepare or certify design elements of site plans which are outside the limits of their professional expertise and license. Such document shall be drawn to scale and shall include the following information:
  - A vicinity map at a scale of no less than one (1) inch equals two thousand (2,000) feet
  - Title of drawing
  - Date of drawing
  - Existing wood line
  - North arrow
  - Scale bar
  - Current zoning of parcel(s), including tax map number(s) and owner(s)
  - Current zoning of adjacent parcel(s), including tax map number(s) and owner(s)
  - Street names including route number and width(s) of the right-of-way(s)
  - Ten (10) full size copies, with one (1) reduced 11-inch X 17 inch copy shall be submitted
  - Please note that additional information on the site layout may be requested by the Zoning Administrator during the review process in order to more effectively review the application and prepare the staff reports for the appropriate reviewing body.

☐ 7. **<u>For CBPA Exception applications</u>, a major water quality impact assessment which meets the criteria in Section 4003 of the Chesapeake Bay Preservation Area Ordinance must be submitted at the time of application.**

☐ 8. Such other information as may be necessary to demonstrate compliance with all other applicable federal, state and County standards and regulations.

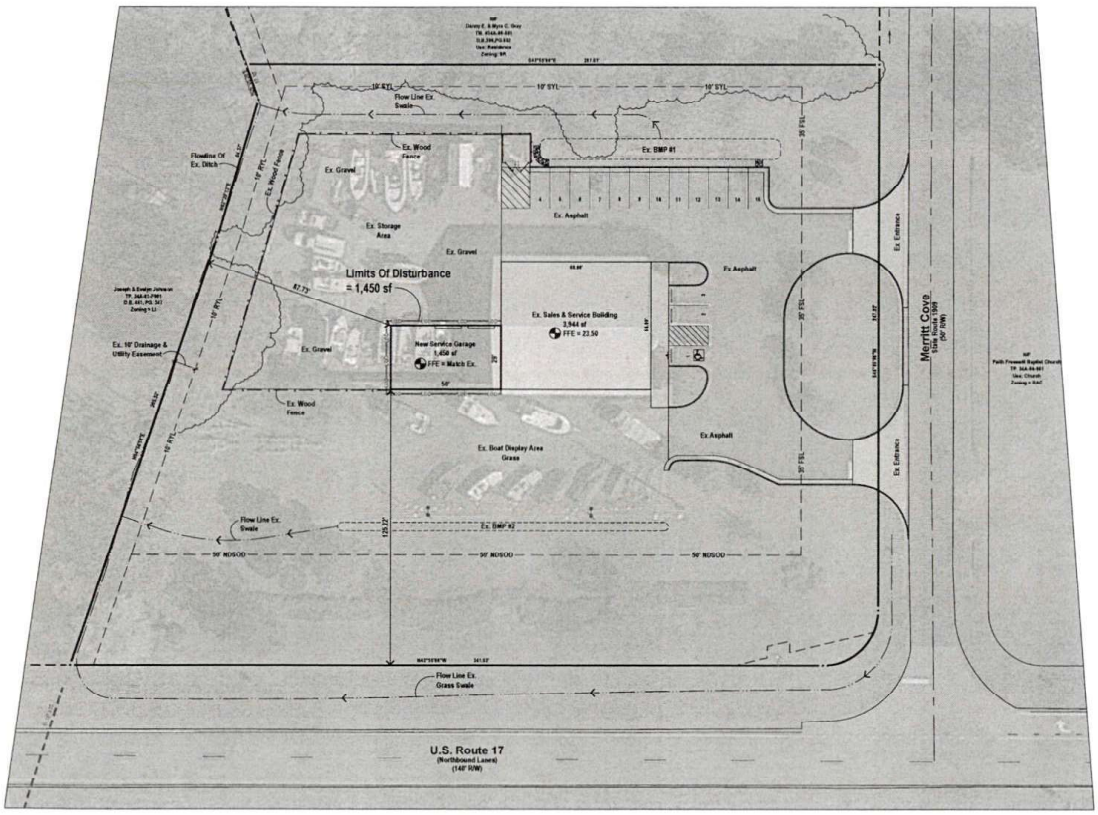
☐ 9. All real estate taxes must be paid and current at the time of submittal; otherwise, the submittal will be refused at the counter. Proof of the most recent tax payment to the County must accompany the application.

I, the undersigned, certify that this application is complete, accurate and contains all required and requested information, documents and other submittals, and that all statements made herein are, to the best of my knowledge, true and correct. I further certify that I have exercised due diligence to obtain the most recent, complete and correct information available. I understand that any section not completed in its entirety may delay processing of this application.

Gary McIntire (CFO)
Printed or Typed Name

Signature

12/6/22
Date



Site Plan

Scale: 1" = 20'

Notes:
1. Boundary information taken from site plans prepared by Hoggard-Eure Associates, PC, dated February 29, 2008

0 10 20 40

Vicinity Map
No Scale

General Notes:

1.	Contractor	Revelle Builders of NC, Inc. 401 W. Broad Street Murfreesboro, NC 27855 Contact: Mr. Eric Rountree 252-301-7868 eric@revellebuilders.com
2.	Legal Information:	TM 34-01-126, Isle of Wight County
3.	Site Address:	Troy Marine 15727 Carrollton Boulevard Carrollton, VA 23314
4.	Zoning:	GC - General Commercial District
5.	Lot Size:	2.006 Ac. ±
6.	Area Regulations:	No Change
7.	Setback:	NDSOD (Newport Dev. Service Overlay District) Required = 50', Proposed = See Plan Front Yard: Required = 35', Proposed = See Plan
8.	Side Yard	Required = 10', Proposed = See Plan
9.	Rear Yard	Required = 10', Proposed = See Plan
10.	Building Height	Allowed = 3 Story = 35' Max Proposed = 1 Story = 25.67'
11.	Lot Coverage	Allowed = 60% Max., Proposed = No Change
12.	Open Space	Required = 25% Min. Proposed = No Change
13.	Landscape Buffers:	No Change
14.	Pre-Post Impervious Areas:	No Change
15.	Parking Required:	3,944 sf Sales / 500 = 8 5,394 sf Service / 1000 = 6 14 Spaces
16.	Parking Provided:	15 Spaces
17.	Water	Public, No Change
18.	Sewer	Public, No Change

Legend:

BC	Back of Curb		Ex. Storm Sewer
BOP	Beginning Of Profile		Edge Of Woods
C&G	Curb & Gutter		Ex. Ditch
CL	Centerline		Existing
CO	Clean Out		Ex. EP
DI	Drop Inlet		Boundary Line
EG	Edge Of Gravel		Property Line
EOP	End Of Profile		Limits Of Easement
EP	Edge Of Pavement		Setback
Ex.	Existing		New Building Footprint
FH	Fire Hydrant		Ex. Structure
FL	Flow Line		Ex. Fence
FM	Force Main		Ditch
GW	Guy Wire		Disturbed Area
HP	High Point	LOD	
LP	Light / Lamp Pole		
MH	Manhole		
R	Radius		
SW	Sidewalk		
TC	Top of Curb		
UP	Utility Pole		
WM	Water Meter		
WV	Water Valve		
Prop.	Proposed		
FSL	Front Yard Setback		
SYL	Side Yard Setback		
RYL	Rear Yard Setback		

Site Plan

Revelle Builders

Troy Marine
15727 Carrollton Blvd., Carrollton, VA 23314

REVELLE BUILDERS
401 WEST BROAD STREET P.O. BOX 1206
MURFREESBORO, NC 27855
(252) 398-4000 FAX (252) 398-4005
www.revellebuilders.com

COMMONWEALTH OF VIRGINIA
JEFF B. ROBINSON
Lic. No. 021655
CONSULTING ENGINEER
1 S. Main Street, Suite 2
Emporia, Virginia 23847-2
434-634-4070 mobile
434-634-4075 phone
jbrobinson@jeffrobinson.com
JEFF ROBINSON & ASSOCIATES, PC

December 5, 2022

C1 of 1

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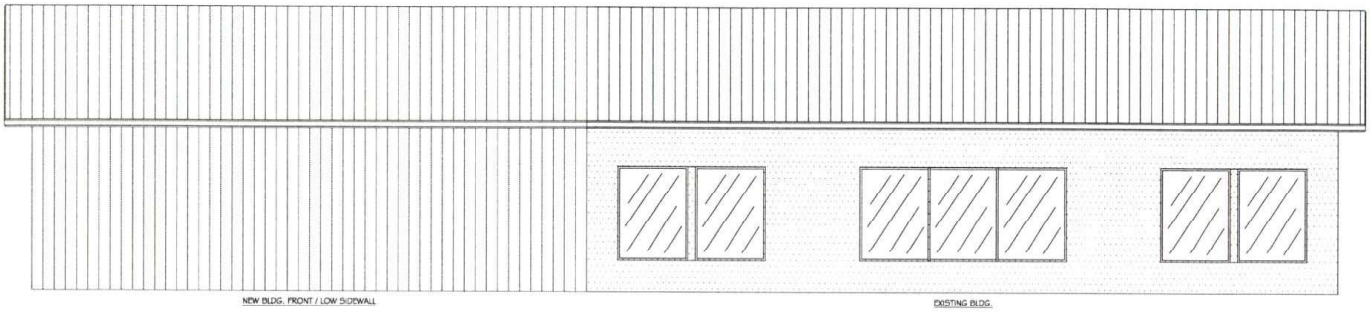
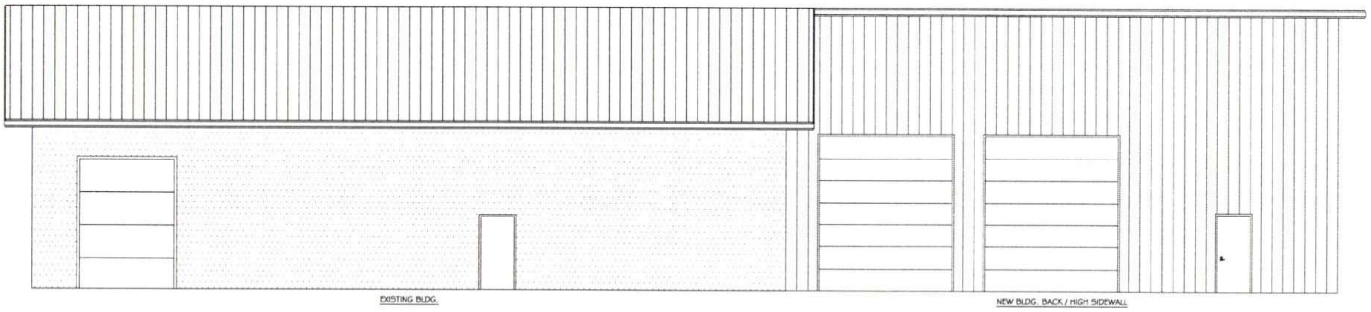
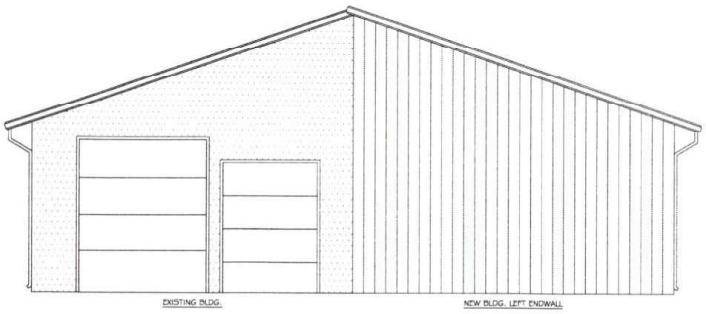
JRA Job #22-192







CONCEPTUAL ELEVATION

SCALE 1/4"=1'0"

TROY MARINE

CARROLLTON, VIRGINIA

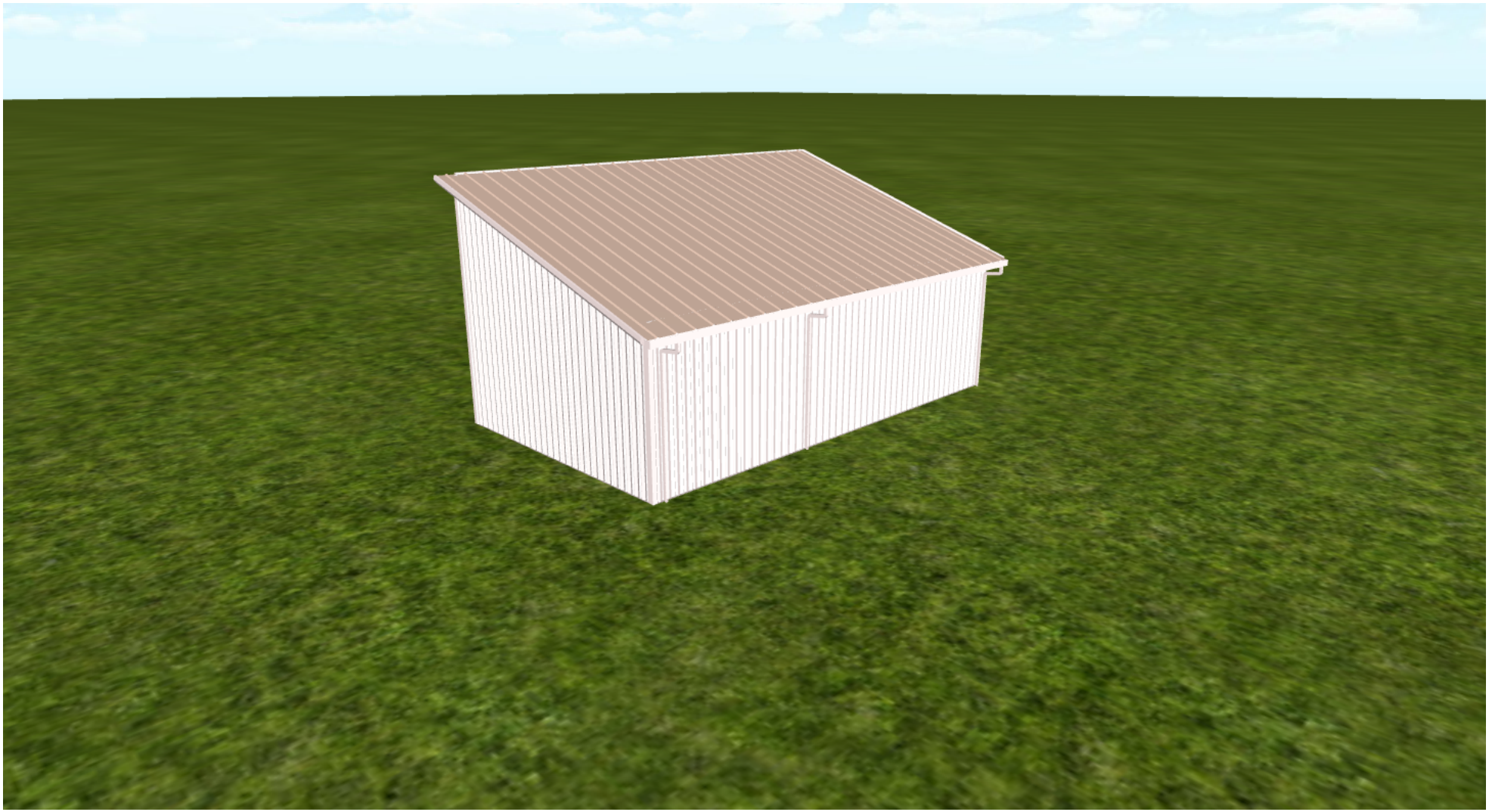
REVELLE BUILDERS

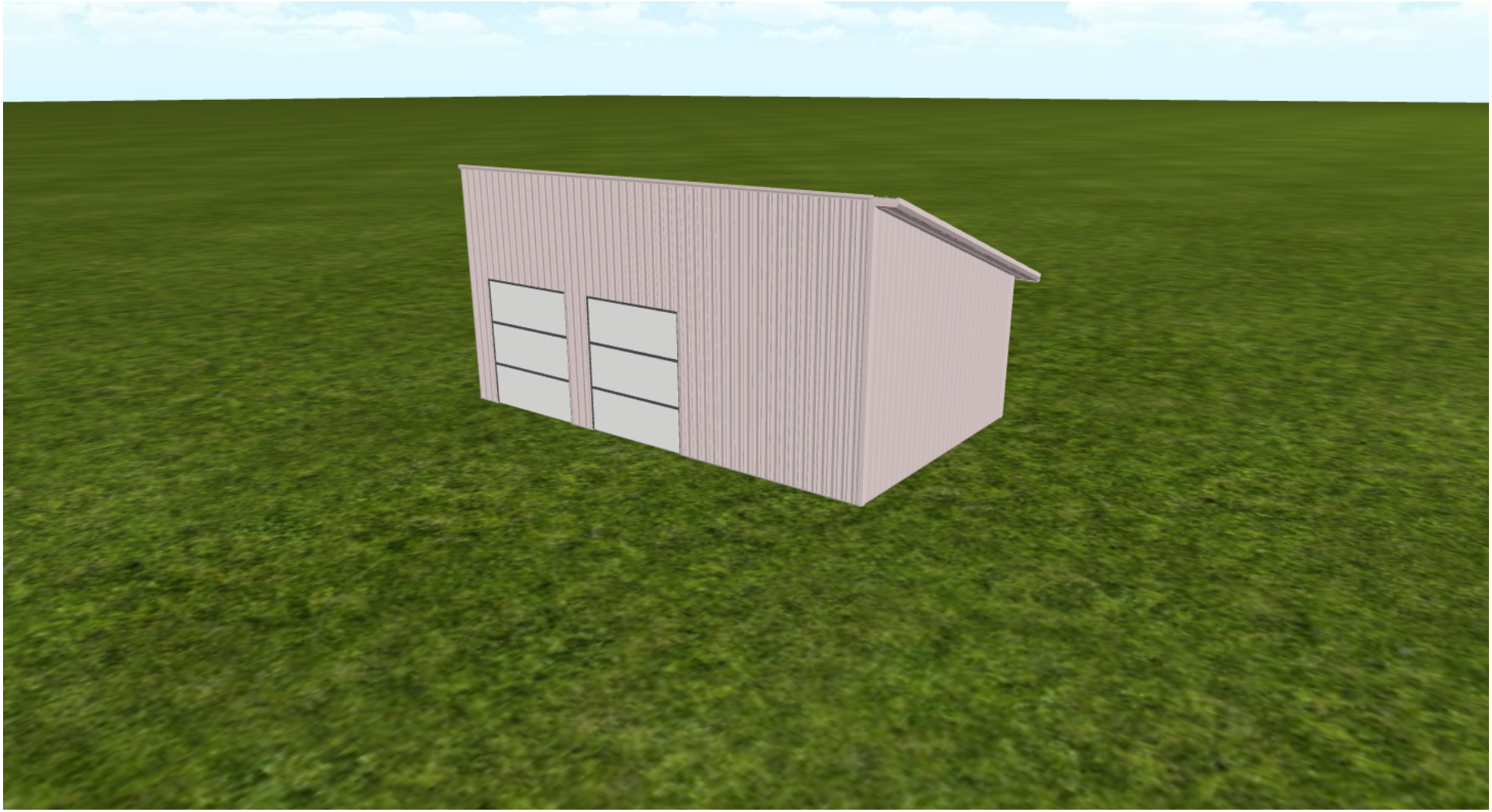
www.revellebuilders.com

401 WEST BROAD STREET • P.O. BOX 505
MURFREESBORO, NC 27855
(252) 398-4118 • (252) 398-5119 FAX

NO.	DATE	REVISIONS

DATE	OCTOBER 14, 2022
PROJECT NUMBER	2243
DRAWN BY	D. JONES
SCALE	AS NOTED
SHEET NUMBER	G2.01



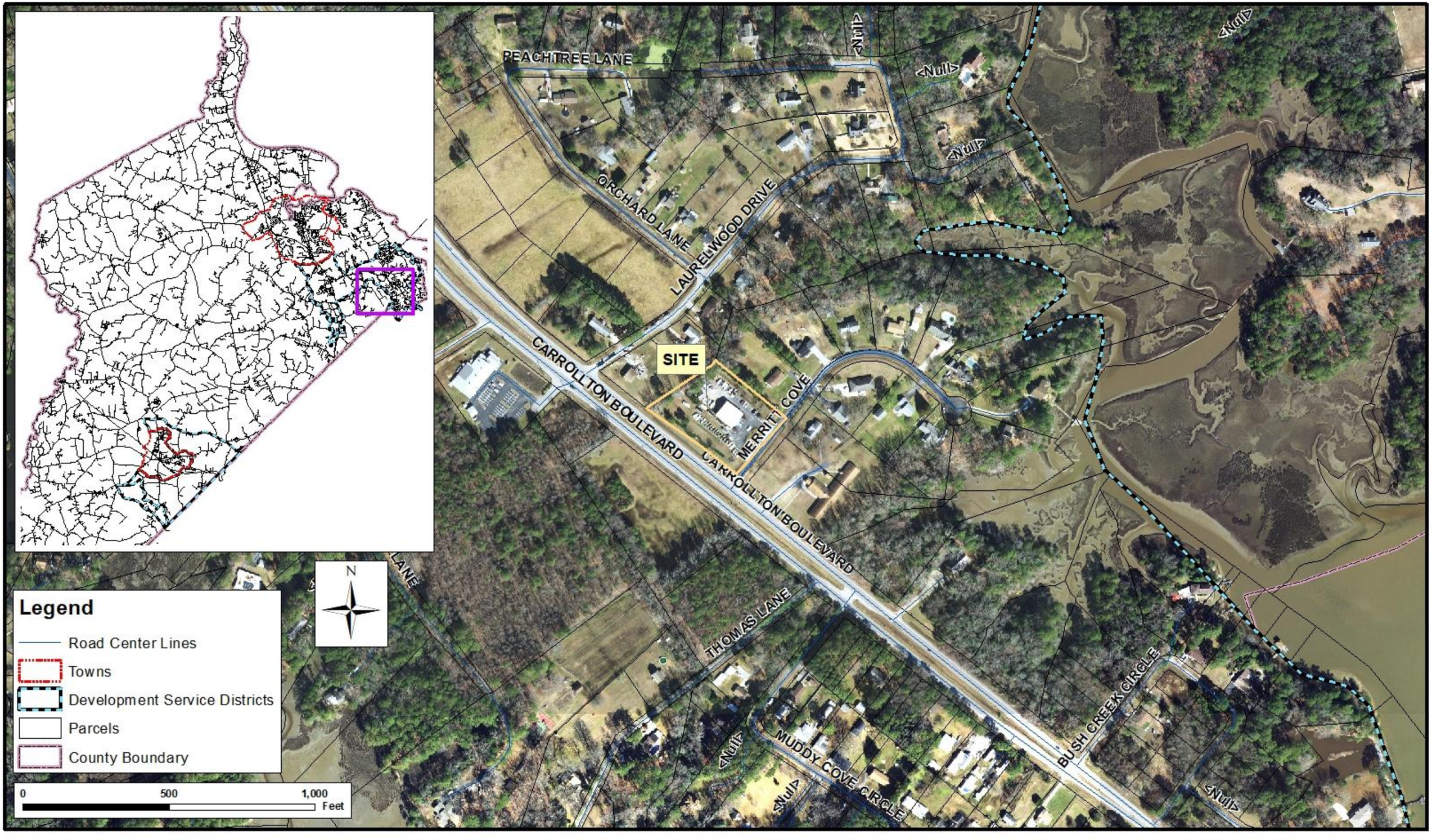


EXC-3-22 - Location Map

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

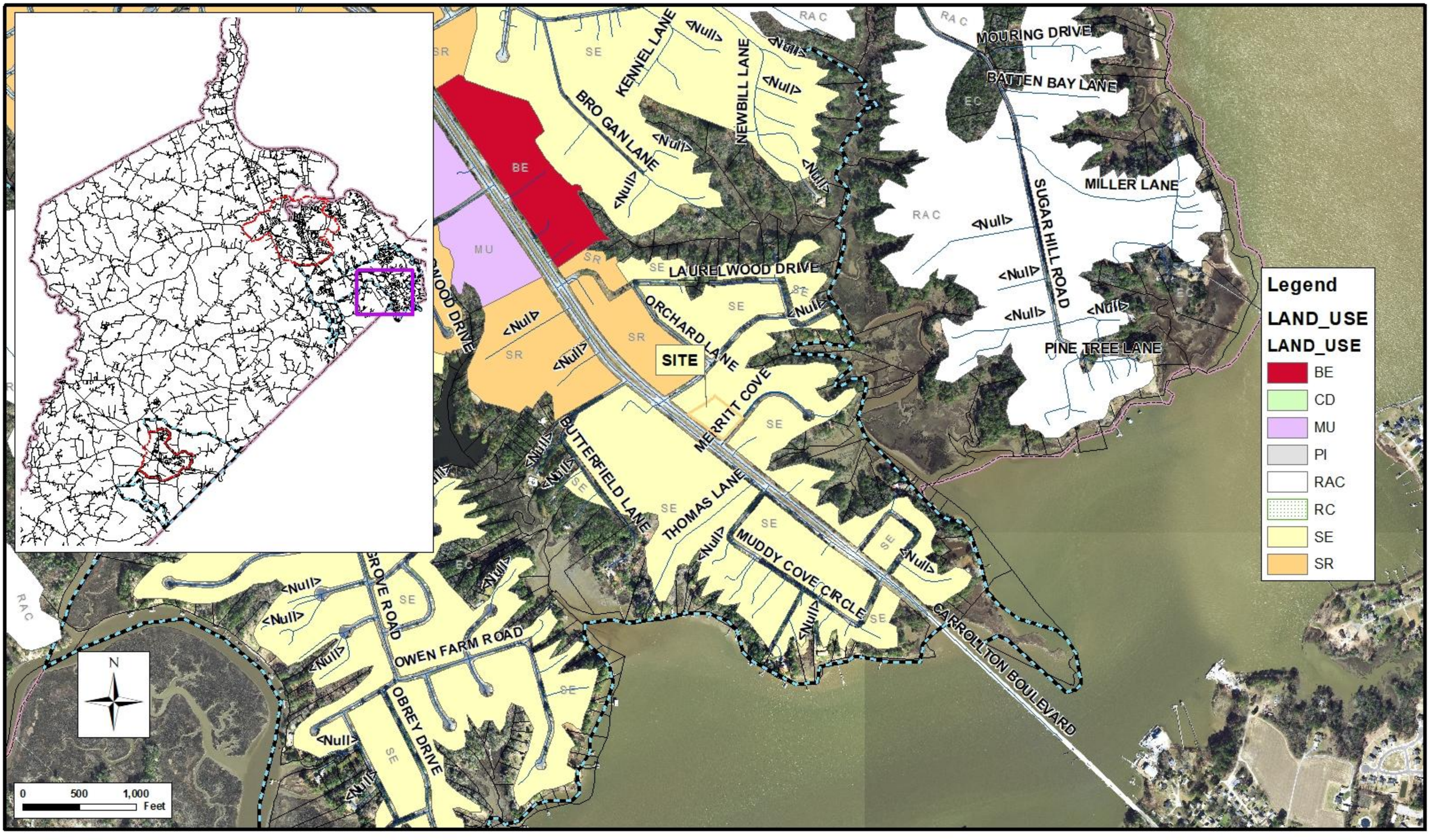
EXC-3-22 - Location Closeup Map

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA



EXC-3-22 - Land Use Map

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA



EXC-3-22 - Zoning Map

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

PLANNING REPORT

APPLICATION:

Request of Riverside Smithfield Hospital, property owner, for a height exception for a proposed hospital building located at 19339 Benns Church Boulevard on property with tax map numbers 32-01-102 to allow the building to exceed the maximum height limit of 50 feet permitted in the General Commercial (GC) zoning district. The requested building height is 67 feet.

ELECTION DISTRICT:

District 3

LOCATION:

The property is located at 19339 Benns Church Boulevard adjacent to the Benn's Grant master planned community. The property is bounded by Benns Church Boulevard (Rte. 10) to the east, Benn's Grant Boulevard and associated Benn's Grant planned community residential and commercial uses to the south, and agricultural and silvicultural uses to the west and north.

BACKGROUND:

The Board of Supervisors approved a change of zoning for the property in 2008 from Rural Agriculture Conservation (RAC) to Conditional-General Commercial (C-GC) to allow for a medical complex with facilities for medical related services, to include such uses as medical offices, hospital, ambulatory surgical and procedure center, medical diagnostic, imaging, and treatment facilities, medical clinic, urgent care, assisted living, nursing care, medical laboratories, and services, wellness facilities, age related housing for senior citizens, retail and general commercial uses related to such medical uses or supporting users of such facilities or otherwise appropriate to the medical complex. The property was rezoned as part of the overall Benn's Grant master planned mixed use community. A copy of the proffered conditions is attached to this report for your reference.

DESCRIPTION:

The property owner is requesting a building height exception in accordance with Section 5-2000.D.5. to exceed the maximum building height of fifty feet permitted in the GC zoning district by seventeen feet for a total building height of 67 feet.

The applicant proposes a three story building which is 52 feet, ten inches above grade to the top of the parapet roofline with a mechanical penthouse that would take the total height to 67 feet above grade. The applicant states several reason for this request, including:

1. The design requirements for modern hospitals require significantly more space above ceilings to accommodate the required electrical, plumbing, medical gas, data, and telecom systems as well as the HVAC systems which require both ducted supply and ducted returns;
2. To provide for improved patient care, it is more efficient to stack the patient rooms above the first-floor emergency department, diagnostic imaging, and service areas to allow for a more compact floor area and reduced travel distances between these spaces; and
3. In lieu of rooftop mounted air handlers that are exposed to view, we are proposing to locate these units in an enclosed mechanical penthouse that is concealed from view.

In the GC zoning district, any building that exceeds 35 feet in height must be set back an additional foot for each additional foot in height up to a maximum of fifty feet in height. In the Newport Development Service Overlay District (NDSO), buildings must meet a fifty foot front yard setback, a ten foot side yard setback, and a ten foot rear yard setback. The applicant proposes that the building be setback 266 feet from the closest property line.

A copy of the applicant's narrative and concept plan is included with this report.

COMPREHENSIVE LAND USE PLAN:

The future recommended land use for the subject property is Mixed Use on the Future Recommended Land Use Map in the Comprehensive Plan. The Plan cites uses such as housing mixed with office, civic, and commercial uses as appropriate in these areas. The Mixed Use (MU) land use consists of one or multiple detached or attached single family homes, multi-plex and apartment style housing options, along with office or commercial uses. Preservation of environmental features will still occur and community amenities are typically offered.

ORDINANCE REVIEW:

The property lies within the GC zoning district as well as the NDSO and Chesapeake Bay Preservation Area (CBPA) Overlay districts. Both the NDSO and CBPA overlay districts provide for enhanced design criteria for new

development.

According to the height standards for the GC zoning district found in Section 4-10005.A of the Zoning Ordinance, the maximum building height is normally 35 feet. However, The height limit for principal structures may be increased to fifty (50) feet or up to five (5) stories, whichever is lesser; provided, that each required yard is increased one (1) foot for each additional foot of principal structure height over thirty-five (35) feet.

The Board of Supervisors with a recommendation by the planning commission may, however, authorize an exemption to the height regulations according to Section 5-2000.D.5. In granting exceptions, the board of supervisors with a recommendation by the planning commission may impose reasonable conditions.

AGENCY REVIEW:

The application did not require outside agency or department review.

STAFF CONCLUSIONS:

Strengths:

1. According to the concept plan, the proposed building is set back 266 feet from the nearest adjacent property, thereby helping to mitigate potential negative visual and noise impacts from adjacent property.
2. The building height exception would allow for enhanced patient care and the ability to screen mechanical equipment from view, thereby reducing visual impacts to surrounding properties.

Weaknesses:

1. The proposed building height exceeds the maximum sizes permitted in the Zoning Ordinance.

STAFF RECOMMENDATION:

Because the proposed building would increase the level of public safety in the County through the provision of enhanced patient care due to shorter distances between departments, in better meeting modern hospital building code requirements, and to help screen necessary mechanical equipment from adjacent property, staff recommends approval of the exception request.

ATTACHMENTS:

Description	Type	Upload Date
Application	Backup Material	3/20/2023
Narrative and Concept Plan	Backup Material	3/20/2023

32-01-102
EXC-1-23

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT

APPLICATION FOR EXCEPTIONS AND MISECLLANEOUS APPEALS

A. APPLICATION FOR (CHECK ALL THAT APPLY):

[ ] Chesapeake Bay Preservation Area Ordinance Exception

[X] Newport Development Service Overlay District Exception

[ ] Highway Corridor Overlay District Exception

[ ] Signage Exception

[ ] Subdivision Ordinance Waiver or Appeal

[•] Other (please list) Height exception

The proposal is a request to Section (s) Sec. 4-10005 of the Chesapeake Bay Preservation Area Ordinance, the Isle of Wight County Zoning Ordinance, or the Isle of Wight County Subdivision Ordinance.

Proposed Use or Activity: Acute Care Hospital

B. PROJECT DESCRIPTION:

Project Name: Riverside Smithfield Hospital

Property Address (if any): 19339 Benns Grant Boulevard, Smithfield, VA 23430

Comprehensive Plan Designation: _____

The exception will apply to 29.55 acres out of 29.55 total acres

Tax Parcel Identification # Parcel MO-1 Number of acres to be effected: _____

Proposed Utilities (check all that apply): Public Water X Private Well _____

Public Sewer X Private Septic _____

PARCEL TAX MAP NO.: , 32-01-102

NOTICE: THE ATTACHED CHECKLIST MUST BE COMPLETED, CERTIFIED, AND SUBMITTED OR THE APPLICATION WILL BE CONSIDERED INCOMPLETE.

Remit Application to: Isle of Wight County Central Permitting, 17140 Monument Circle, Suite 100
P. O. Box 80, Isle of Wight, Virginia 23397

Michael Dellatto 3/10/2023
Applicant Signature **Date**

Owner Signature ***if different*** **Date**

FOR OFFICE USE ONLY:

Complete Application Received On: 3/17/23 Fees Paid: $250.00
Tax Query: [ ] Current [ ] Delinquent Distribution Date: N/A
Posted/Date to Post: N/A

AGENCIES REFERRALS:

_____Department of Conservation & Recreation
_____Economic Development
_____Emergency Services
_____General Services
_____Environmental Planner
_____Health Department
_____Transportation Manager
_____Commission of Revenue
_____Other _____

_____Inspections
_____Sheriff's Office
_____Town of Smithfield
_____Town of Windsor
_____VDOT
_____Schools
_____Budget & Finance
_____County Attorney

Verified By: Amy M. Bing Date: 3/17/23

Revised August 13, 2014

COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Riverside Hospital, Inc. d/b/a Riverside Smithfield Hospital

Address 701 Town Center Dr., Suite 1000

Newport News, VA (City) Street 23606 (Zip)

City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
19339 Benns Grant Blvd. Smithfield, VA 23430	Future site of hospital

OTHER OWNERS OF AFFECTED REAL ESTATE

(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address

Does any member of the Isle of Wight County Planning Commission or governing body have any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust, or whether a member of the immediate household of any member of the Planning Commission or governing body has any such interest? Yes No

If yes, names of members:

I do solemnly swear that the foregoing statement(s) and attachments(s), if any, are complete, correct and true.

Applicant: Michael J. Doucette (Printed or Typed Name) Applicant: [signature] (Signature) Date: 3/10/2023

Commonwealth of Virginia
~~County~~ of ~~Isle of Wight~~ City of Newport News

Subscribed and sworn to before me Michael J. Doucette,
A Notary Public in and for the ~~County~~ of Isle of Wight, Commonwealth of Virginia, this 10th day of March, 2023.

Lisa Caudle Burrows
Notary Public

My Commission Expires 9/30/2026

LISA CAUDLE BURROWS
NOTARY PUBLIC • REG. # 7989118
Commonwealth of Virginia
My Commission Expires 09/30/2026

Revised December 16, 2021

ISLE OF WIGHT
COUNTY, VIRGINIA

SUBMITTAL CHECKLIST FOR EXCEPTION APPLICATIONS

In accordance with Section 5002, *Exceptions,* of the Chesapeake Bay Preservation Area Ordinance, and in accordance with Section 6-1015, *Exceptions*, Section 6-2011, *Exceptions*, and Section 9-1013, *Exceptions*, of the Isle of Wight County Zoning Ordinance, the following information shall be submitted for an exception application. Please note that it is the applicant's responsibility to ensure that the application is in compliance with all Federal, State and County regulations.

No application for an exception shall be certified as complete unless the following information and minimum number of copies are provided, unless the number of required copies is reduced by the Zoning Administrator:

☑ 1. ~~Ten (10) copies of the original, executed application and~~ one (1) original executed application. Both the applicant(s) and the property owner(s) must have their signature(s) notarized on page 2 of the application. dlw 3-17-23

☑ 2. The appropriate fees have been submitted with the application. Checks should be made payable to: Treasurer, Isle of Wight County. $250.00

☑ 3. ~~Ten (10) copies~~ One copy of a statement of the reasons for seeking such exception.

☑ 4. ~~Ten (10) copies~~ One copy of a narrative description of the property which shall include the Tax Parcel Identification Number.

☐ 5. One (1) copy of the most recent deed(s) for the property(s) associated with the application.

☑ 6. A concept plan of the site to show all existing and proposed physical improvements and such other information as is necessary to clearly indicate to the reviewing body that adequate provisions have been made for compliance with all standards for that particular use, the extent of the property to be so used on a given parcel or parcels, and information defining the requested exceptions. The plan shall be prepared by the appropriate authorized design professional licensed to practice in Virginia. No person shall prepare or certify design elements of site plans which are outside the limits of their professional expertise and license. Such document shall be drawn to scale and shall include the following information:

- A vicinity map at a scale of no less than one (1) inch equals two thousand (2,000) feet
- Title of drawing
- Date of drawing
- Existing wood line
- North arrow
- Scale bar
- Current zoning of parcel(s), including tax map number(s) and owner(s)
- Current zoning of adjacent parcel(s), including tax map number(s) and owner(s)
- Street names including route number and width(s) of the right-of-way(s)
- Ten (10) full size copies, with one (1) reduced 11-inch X 17 inch copy shall be submitted
- Please note that additional information on the site layout may be requested by the Zoning Administrator during the review process in order to more effectively review the application and prepare the staff reports for the appropriate reviewing body.

☐ 7. **For CBPA Exception applications, a major water quality impact assessment which meets the criteria in Section 4003 of the Chesapeake Bay Preservation Area Ordinance must be submitted at the time of application.** N/A

☐ 8. Such other information as may be necessary to demonstrate compliance with all other applicable federal, state and County standards and regulations.

☐ 9. All real estate taxes must be paid and current at the time of submittal; otherwise, the submittal will be refused at the counter. Proof of the most recent tax payment to the County must accompany the application.

I, the undersigned, certify that this application is complete, accurate and contains all required and requested information, documents and other submittals, and that all statements made herein are, to the best of my knowledge, true and correct. I further certify that I have exercised due diligence to obtain the most recent, complete and correct information available. I understand that any section not completed in its entirety may delay processing of this application.

Michael J. Doucette
Printed or Typed Name

Michael Doucette
Signature

3/10/2023
Date

RIVERSIDE

Height Exception Request
Smithfield Hospital

February 21, 2023

HDR

Aerial of Proposed Hospital

Narrative

In accordance with Article IV, Part 10, Sec. 4-10005 of the Isle of Wight County Code of Ordinances, Riverside Health System is requesting an exception from the County's Building Height restrictions.

We are proposing a total of (3) stories to the top of the roof parapet of approximately 52'-10" above grade with a mechanical penthouse taking the total height to approximately 67'-0" above grade to the top of the penthouse roof.

There are several reasons for this request including but not limited to:

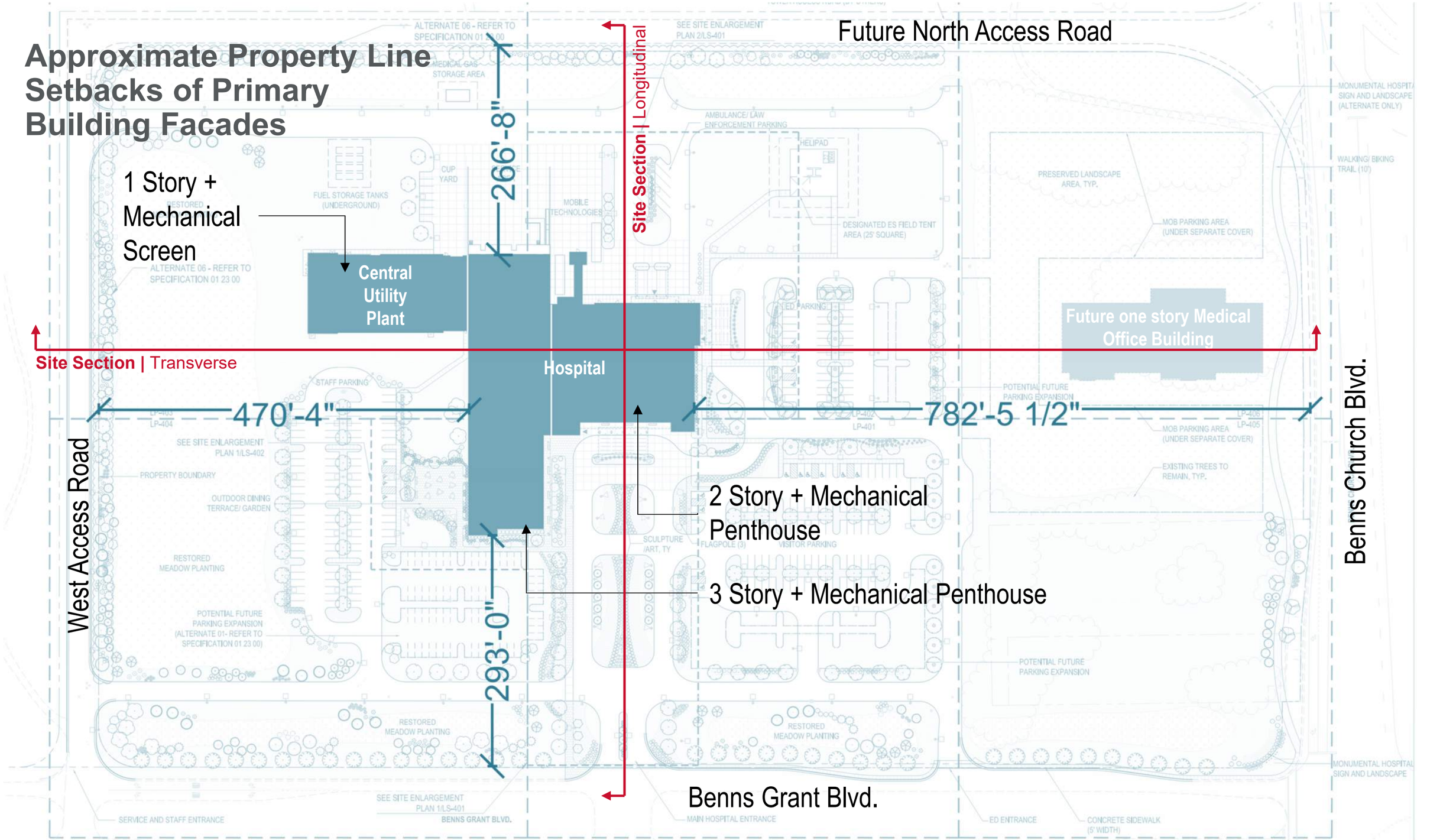
1. The design requirements for modern hospitals require significantly more space above ceilings to accommodate the required electrical, plumbing, medical gas, data, and telecom systems as well as the HVAC systems which require both ducted supply and ducted returns.

2. To provide for improved patient care it is more efficient to stack the patient rooms above the first-floor emergency department, diagnostic imaging, and service areas to allow for a more compact floor area and reduced travel distances between these spaces.

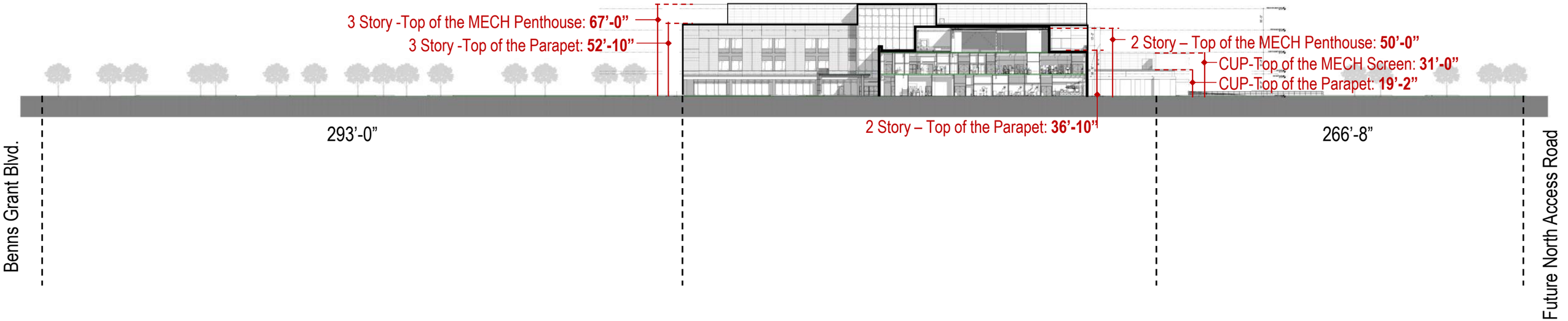
3. In lieu of rooftop mounted air handlers that are exposed to view we are proposing to locate these units in an enclosed mechanical penthouse that is concealed from view.

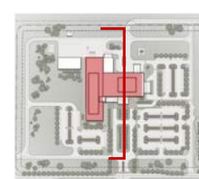
The proposed design for the hospital includes substantial setback distances as illustrated on the attached drawings. The shortest setback is approximately 266 feet. We believe that with the substantial setbacks the building height and size proposed is appropriately scaled relative to the adjacent properties.

Approximate Property Line Setbacks of Primary Building Facades

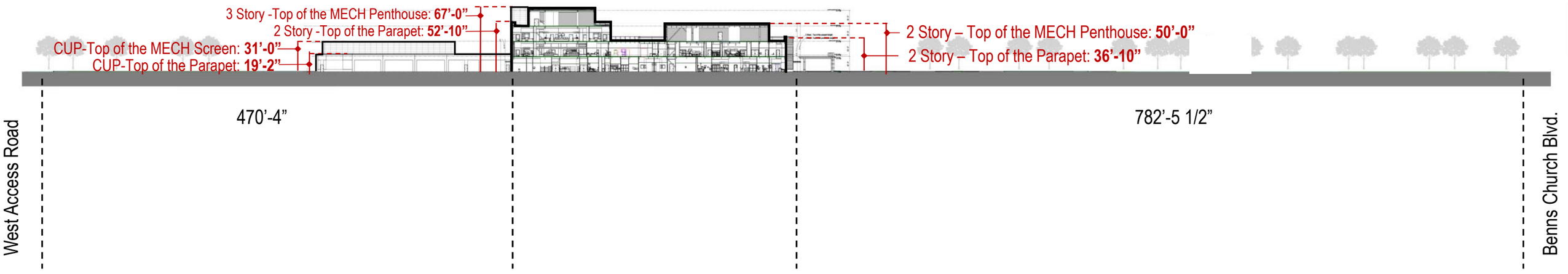


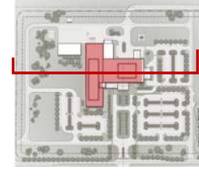
Site Section | Transverse





Site Section | Longitudinal





PLANNING REPORT

APPLICATION:

Request of Riverside Smithfield Hospital, property owner, for a sign size exception for a proposed hospital building located at 19339 Benns Church Boulevard on property with tax map numbers 32-01-102 to allow a free-standing sign to exceed the maximum sign face area size of fifty feet square feet and the maximum height of eight feet. The requested sign area size is 97.5 square feet with a height of ten feet, nine inches.

ELECTION DISTRICT:

D3

LOCATION:

The property is located at 19339 Benns Church Boulevard adjacent to the Benn's Grant master planned community. The property is bounded by Benns Church Boulevard (Rte. 10) to the east, Benn's Grant Boulevard and associated Benn's Grant planned community residential and commercial uses to the south, and agricultural and silvicultural uses to the west and north.

BACKGROUND:

The Board of Supervisors approved a change of zoning for the property in 2008 from Rural Agriculture Conservation (RAC) to Conditional-General Commercial (C-GC) to allow for a medical complex with facilities for medical related services, to include such uses as medical offices, hospital, ambulatory surgical and procedure center, medical diagnostic, imaging, and treatment facilities, medical clinic, urgent care, assisted living, nursing care, medical laboratories, and services, wellness facilities, age related housing for senior citizens, retail and general commercial uses related to such medical uses or supporting users of such facilities or otherwise appropriate to the medical complex. The property was rezoned as part of the overall Benn's Grant master planned mixed use community. A copy of the proffered conditions is attached to this report for your reference.

DESCRIPTION:

The property owner is requesting an exception to the maximum permitted free-standing sign face area size and height requirements in accordance with Section 9-1012 of the Ordinance. The applicant proposes to install a monument-style, free-

standing sign with a sign face of 97.5 SF and a total height of ten feet, nine inches.

In the narrative submitted with the sign size exception request, the applicant states the primary reason for their request is that the current sign size limitation would not be easily legible for motorists traveling along Benn's Church Boulevard. They state that for a hospital, it is vital especially during emergencies that motorists can easily see the hospital signage, to be able to safely navigate to the appropriate lane to access the facility.

The applicant is aware that in order to locate the sign on one of their recently acquired outparcels, they must first amend their conditional zoning to include these two properties and vacate the interior property lines in order to use them for any portion of their future project. The applicant must then submit a site plan for the building and sign which meet all other applicable Ordinance requirements prior to beginning construction, to include such items as materials, colors, lighting, and landscaping.

A copy of the applicant's narrative and concept plan are included with this report.

COMPREHENSIVE LAND USE PLAN:

The future recommended land use for the subject property is Mixed Use on the Future Recommended Land Use Map in the Comprehensive Plan. The Plan cites uses such as housing mixed with office, civic, and commercial uses as appropriate in these areas. The Mixed Use (MU) land use consists of one or multiple detached or attached single family homes, multi-plex and apartment style housing options, along with office or commercial uses. Preservation of environmental features will still occur and community amenities are typically offered.

ORDINANCE REVIEW:

The property lies within the GC zoning district as well as the NDSO and Chesapeake Bay Preservation Area (CBPA) Overlay districts. Both the NDSO and CBPA overlay districts provide for enhanced design criteria for new development.

According to the sign standards for the GC zoning district found in Section 9-1006.C of the Zoning Ordinance, the maximum size for a sign face is fifty square feet with a maximum height of eight feet with a 35 foot setback.

The Board of Supervisors with a recommendation by the planning commission

may, however, authorize an exemption to the sign regulations according to Section 9-1012. According to the Ordinance, the Board of Supervisors shall consider the following:

1. Such exception shall create no greater impact to the residents or occupants of the development, as well as the neighboring property, than that which would be obtained under the applicable regulation;
2. Such exception is reasonable because of the high level of design and construction that will be incorporated in the development; and
3. Such exception will result in design and construction that is in accordance with accepted engineering and building standards.

AGENCY REVIEW:

The application did not require outside agency or department review.

STAFF CONCLUSIONS:

Strengths:

1. The sign exception would allow for easy recognition of the hospital location in case of emergencies.
2. The exception shall create no greater impact to the residents or occupants of the development, as well as the neighboring property, than that which would be obtained under the applicable regulation.
3. The resulting sing will be required to meet all other design and construction criteria in accordance with accepted engineering and building standards.

Weaknesses:

1. The proposed sign size and height exceed the maximum sizes permitted in the Zoning Ordinance.

STAFF RECOMMENDATION:

Because the proposed signage would increase the level of public safety in the County through more effective communication and better wayfinding in case of emergency, staff recommends approval of the exception request.

ATTACHMENTS:

Description	Type	Upload

		Date
Application	Backup Material	3/20/2023
Narrative and Concept Plan	Backup Material	3/20/2023

EXC-2-23

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

DEPARTMENT OF COMMUNITY DEVELOPMENT

RECEIVED
MAR 17 2023
By: CR

APPLICATION FOR EXCEPTIONS AND MISECLLANEOUS APPEALS

A. APPLICATION FOR (CHECK ALL THAT APPLY):

[ ] Chesapeake Bay Preservation Area Ordinance Exception

[ ] Newport Development Service Overlay District Exception

[ ] Highway Corridor Overlay District Exception

[X] Signage Exception

[ ] Subdivision Ordinance Waiver or Appeal

[X] Other (please list) Signage Size Exception

The proposal is a request to Section (s) Sec. 9-1006 of the ~~Chesapeake Bay Preservation Area Ordinance~~, the Isle of Wight County Zoning Ordinance, ~~or the Isle of Wight County Subdivision Ordinance~~.

Proposed Use or Activity: Acute Care Hospital

B. PROJECT DESCRIPTION:

Project Name: Riverside Smithfield Hospital

Property Address (if any): 19339 Benns Grant Boulevard, Smithfield, VA 23430

Comprehensive Plan Designation: _____

The exception will apply to 29.55 acres out of 29.55 total acres

Tax Parcel Identification # Parcel MO-1 32-01-102 Number of acres to be effected: _____

Proposed Utilities (check all that apply): Public Water X Private Well _____

Public Sewer X Private Septic _____

PARCEL TAX MAP NO.: 32-01-102

NOTICE: THE ATTACHED CHECKLIST MUST BE COMPLETED, CERTIFIED, AND SUBMITTED OR THE APPLICATION WILL BE CONSIDERED INCOMPLETE.

Remit Application to: Isle of Wight County Central Permitting, 17140 Monument Circle, Suite 100
P. O. Box 80, Isle of Wight, Virginia 23397

Michael Doucette 3/10/2023
Applicant Signature **Date**

Owner Signature ***if different*** **Date**

FOR OFFICE USE ONLY:

Complete Application Received On: 3/17/23 Fees Paid: $250.00
Tax Query: [ ] Current [ ] Delinquent Distribution Date: N/A
Posted/Date to Post: N/A

AGENCIES REFERRALS:

_____Department of Conservation & Recreation
_____Economic Development
_____Emergency Services
_____General Services
_____Environmental Planner
_____Health Department
_____Transportation Manager
_____Commission of Revenue
_____Other _____

_____Inspections
_____Sheriff's Office
_____Town of Smithfield
_____Town of Windsor
_____VDOT
_____Schools
_____Budget & Finance
_____County Attorney

Verified By: Amy M. Bing Date: 3/17/23

Revised August 13, 2014

COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Riverside Hospital, Inc. d/b/a Riverside Smithfield Hospital

Address 701 Town Center Dr., Suite 1000

Newport News, VA (City) Street 23606 (Zip)

City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
19339 Benns Grant Blvd. Smithfield, VA 23430	Future site of hospital

OTHER OWNERS OF AFFECTED REAL ESTATE

(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address

Does any member of the Isle of Wight County Planning Commission or governing body have any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust, or whether a member of the immediate household of any member of the Planning Commission or governing body has any such interest? Yes No

If yes, names of members:

I do solemnly swear that the foregoing statement(s) and attachments(s), if any, are complete, correct and true.

Applicant: Michael J. Doucette (Printed or Typed Name) Applicant: [signature] (Signature) Date: 3/10/2023

Commonwealth of Virginia
~~County~~ of ~~Isle of Wight~~ City of Newport News

Subscribed and sworn to before me Michael J. Doucette,
A Notary Public in and for the ~~County~~ of Isle of Wight, Commonwealth of Virginia, this 10th day of March, 2023.

Lisa Caudle Burrows
Notary Public

My Commission Expires 9/30/2026

LISA CAUDLE BURROWS
NOTARY PUBLIC • REG. # 7989118
Commonwealth of Virginia
My Commission Expires 09/30/2026

Revised December 16, 2021

ISLE OF WIGHT
COUNTY, VIRGINIA

SUBMITTAL CHECKLIST FOR EXCEPTION APPLICATIONS

In accordance with Section 5002, *Exceptions*, of the Chesapeake Bay Preservation Area Ordinance, and in accordance with Section 6-1015, *Exceptions*, Section 6-2011, *Exceptions*, and Section 9-1013, *Exceptions*, of the Isle of Wight County Zoning Ordinance, the following information shall be submitted for an exception application. Please note that it is the applicant's responsibility to ensure that the application is in compliance with all Federal, State and County regulations.

No application for an exception shall be certified as complete unless the following information and minimum number of copies are provided, unless the number of required copies is reduced by the Zoning Administrator:

☑ 1. ~~Ten (10) copies of the original, executed application and~~ one (1) original executed application. AMER 3-17-23 Both the applicant(s) and the property owner(s) must have their signature(s) notarized on page 2 of the application.

☑ 2. The appropriate fees have been submitted with the application. Checks should be made payable to: Treasurer, Isle of Wight County.

☑ 3. ~~Ten (10)~~ ONE copies of a statement of the reasons for seeking such exception.

☑ 4. ~~Ten (10)~~ ONE copies of a narrative description of the property which shall include the Tax Parcel Identification Number.

☑ 5. One (1) copy of the most recent deed(s) for the property(s) associated with the application.

☑ 6. A concept plan of the site to show all existing and proposed physical improvements and such other information as is necessary to clearly indicate to the reviewing body that adequate provisions have been made for compliance with all standards for that particular use, the extent of the property to be so used on a given parcel or parcels, and information defining the requested exceptions. The plan shall be prepared by the appropriate authorized design professional licensed to practice in Virginia. No person shall prepare or certify design elements of site plans which are outside the limits of their professional expertise and license. Such document shall be drawn to scale and shall include the following information:

- A vicinity map at a scale of no less than one (1) inch equals two thousand (2,000) feet
- Title of drawing
- Date of drawing
- Existing wood line
- North arrow
- Scale bar
- Current zoning of parcel(s), including tax map number(s) and owner(s)
- Current zoning of adjacent parcel(s), including tax map number(s) and owner(s)
- Street names including route number and width(s) of the right-of-way(s)
- Ten (10) full size copies, with one (1) reduced 11-inch X 17 inch copy shall be submitted
- Please note that additional information on the site layout may be requested by the Zoning Administrator during the review process in order to more effectively review the application and prepare the staff reports for the appropriate reviewing body.

☐ 7. **For CBPA Exception applications, a major water quality impact assessment which meets the criteria in Section 4003 of the Chesapeake Bay Preservation Area Ordinance must be submitted at the time of application.** N/A

☑ 8. Such other information as may be necessary to demonstrate compliance with all other applicable federal, state and County standards and regulations.

☑ 9. All real estate taxes must be paid and current at the time of submittal; otherwise, the submittal will be refused at the counter. Proof of the most recent tax payment to the County must accompany the application.

I, the undersigned, certify that this application is complete, accurate and contains all required and requested information, documents and other submittals, and that all statements made herein are, to the best of my knowledge, true and correct. I further certify that I have exercised due diligence to obtain the most recent, complete and correct information available. I understand that any section not completed in its entirety may delay processing of this application.

Michael J. Doucette
Printed or Typed Name

Michael Doucette
Signature

3/10/2023
Date

RIVERSIDE

Sign Size Exception Request
Smithfield Hospital

March 16, 2023

HDR

Narrative

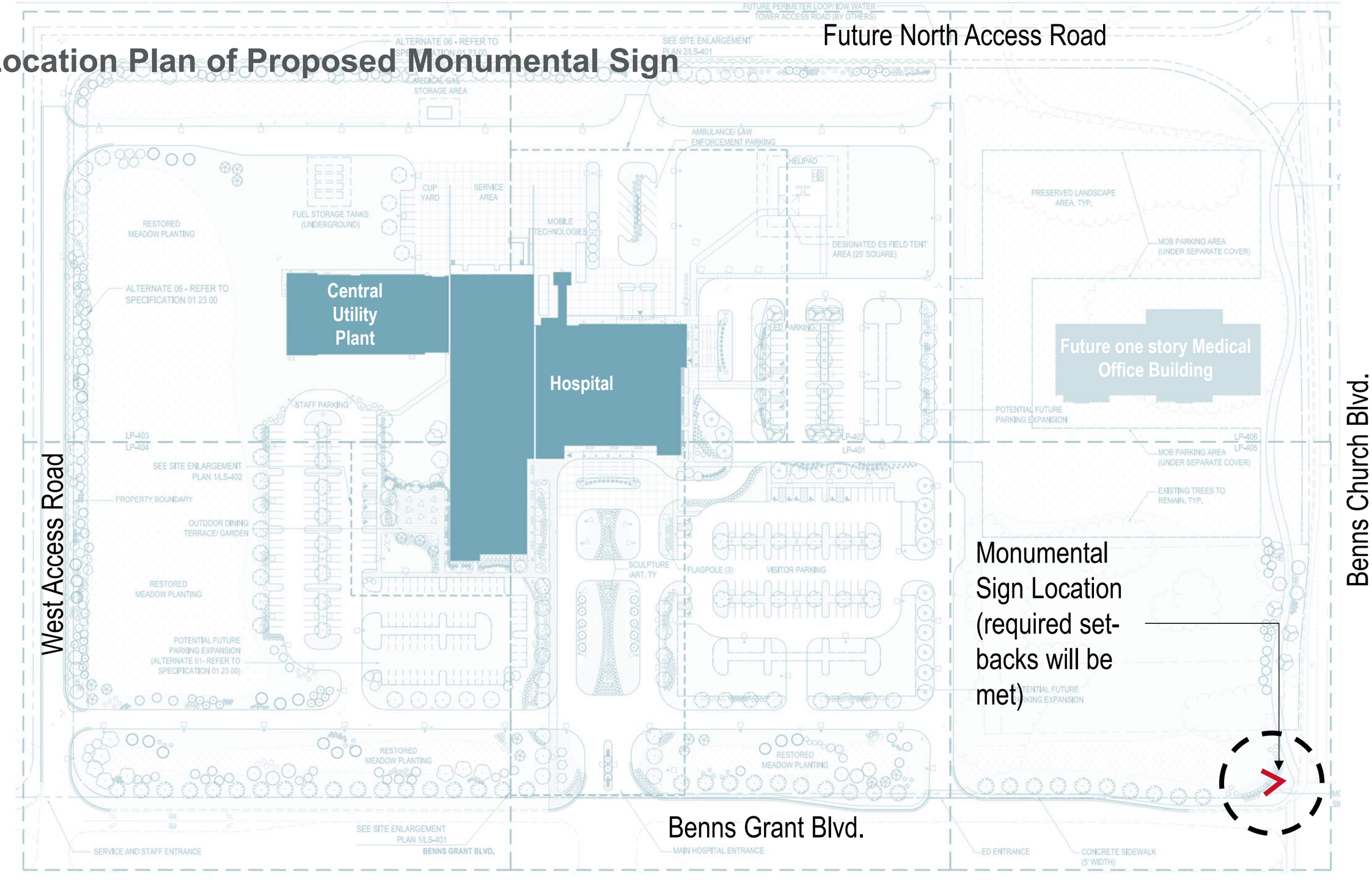
In accordance with Sec. 9-1012 of the Isle of Wight County Code of Ordinances, Riverside Health System is requesting an exception from the County's overall sign size restriction.

For a hospital, it is vital especially during emergencies that motorists can easily see the hospital signage, to be able to safely navigate to the appropriate lane to get to the site.

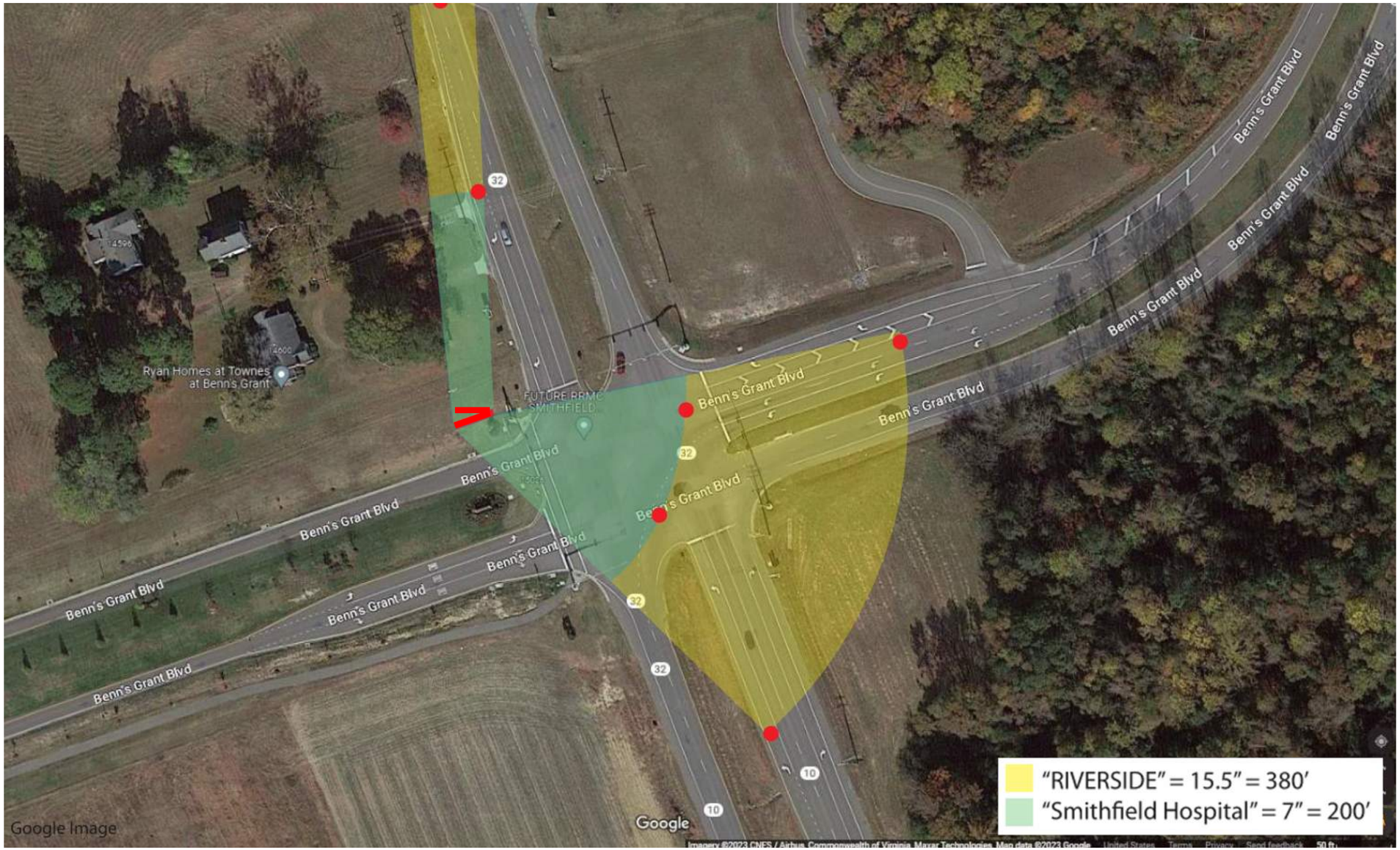
The primary reason for the request is that our Wayfinding and Signage consultant for the project conducted a study to evaluate the distances from the sign that the letters are legible to approaching motorists and determined that a sign that complies with the size restrictions in Sec. 9-1006 will not be legible from the distance needed for motorists approaching the site to safely read the sign and make appropriate lane change to reach the hospital.

We believe that the size of the sign that it proposed is appropriate to the scale of the site and the hospital facility and is not an imposition to adjacent property owners because Riverside Health System recently acquired both residential properties adjacent (to the north) of where the sign is proposed to be located.

Location Plan of Proposed Monumental Sign



Recommended Distance Legibility



Monumental Sign Concept

View of Proposed Sign from Benn’s Grant Blvd Looking West

View of Proposed Sign from Benn's Church Blvd Looking South

View of Proposed Sign from Benn’s Church Blvd Looking North