Agenda
Board of Supervisors
Isle of Wight County
March 21, 2024

1. Call to Order (5:00 P.M.)
2. Approval of Agenda
3. Closed Meeting
4. Reconvene Open Meeting at 6:00 P.M.
5. Invocation - Supervisor William M. McCarty
6. Citizens' Comments
7. Consent Agenda
   A. Budget Amendment - Insurance Proceeds

      Resolution to Budget and Appropriate Insurance Proceeds from VaCorp Insurance for Repair of County Vehicles and Equipment ($26,931)
   B. Budget Amendment - Isle of Wight Industrial Park Response

      Resolution to Amend the Budget and Appropriate Funding from Unassigned Fund Balance to Contingency for Fire Rescue Response to Isle of Wight Industrial Park ($190,000)
   C. 2023 Planning Commission Annual Report

      Acceptance of the 2023 Planning Commission Annual Report
   D. Economic Development Access Grant Surety

      Resolution to Commit Funds as Surety for the Economic Development Access Grant Program ($850,000)
   E. Employment Agreement - County Administrator

      Authorize Execution of an Employment Agreement for the

County Administrator

F. Employment Agreement - County Attorney

   Authorization to Execute an Employment Agreement for the County Attorney

G. Fire Rescue Mutual Aid Agreement

   Agreement for Fire Rescue Mutual Aid Between Hampton Roads Localities

H. Signatory Authority for VDOT Project Documents

   Resolution to Provide Signatory Authority to the to the County Administrator for Transportation Projects

I. Smithfield Soccer Club MOU

   Memorandum of Understanding with the Smithfield Soccer Club for Facility Use

J. Vehicle Acquisition - Parks & Recreation

   Acquisition of Vehicle for Parks & Recreation

K. Vehicle Use Policy

   Resolution to Amend the County's Policy and Procedures Manual to Revise the Vehicle Use Policy

L. Minutes

   -March 21, 2024 Regular Meeting Minutes

8. Regional and Inter-Governmental Reports

   A. Regional Reports

9. Appointments

   A. Appointments List

10. County Attorney's Report

11. Public Hearings

   A. CUP-10-23 Moonlight Solar Conditional Use Permit

Application of Moonlight Solar, LLC (CUP-10-23), Applicant, and George Benjamin Edwards, Jeanette J. Edwards, George W. Edwards, LeAnne Ricks Edwards Wait, and Dana Louise Edwards, Property Owners, for a Conditional Use Permit to Establish a Major Utility Service, Specifically a 44 MW Utility-Scale Solar Energy Generation Facility and Substation, on Approximately 523 Acres Located on Moonlight Road (Rte. 627) and Burwells Bay Road (Rte. 621) in the Rural Agricultural Conservation Zoning District and a Request to Withdraw Approximately 523 Acres from the Moonlight Agricultural/Forestal District

B. Moonlight Solar Energy Generation Facility Siting Agreement

Consideration of a Siting Agreement for the Moonlight Solar, LLC Project

12. County Administrator's Report

A. Legislative Update

Staff Presentation - Legislative Update of the 2024 General Assembly Session

B. Matters for the Board's Information

13. Unfinished / Old Business

14. New Business

A. ZA-2-24 South Harbor Conditional Zoning Amendment Request

Application of Branch P. Lawson on Behalf of EH2, LLC, Applicant, to Amend the Approved Conditional Zoning of 114.17 Acres with Tax Map Numbers 34-01-077 and 34-01-077D on Carrollton Boulevard (U.S. Route 17) to Modify Proposed Road Improvements Based on the Updated Traffic Impact Analysis and to Increase the Allowable Front Yard Building Setback for the Fifty-Foot Wide Single Family

Detached Residential Units in the Neighborhood Plan Book

B. Employee Health Insurance

   Resolution to Approve the Employee Health Insurance Plan Offerings for Fiscal Year 2024-25

C. County Schools

   Discussion of County Public Schools

15. Adjournment

ISSUE:

Resolution to Budget and Appropriate Insurance Proceeds from VaCorp Insurance for Repair of County Vehicles and Equipment ($26,931)

BACKGROUND:

The County has received insurance proceeds for repair of County vehicles in the amount of $8,067 and the replacement of County equipment in the amount of $2,982 from VaCorp and insurance proceeds for the replacement of County vehicles in the amount of $15,882 from State Farm Insurance. The insurance proceeds of $26,931 need to be budgeted and appropriated to the General Fund Budgets for FY 2023-24.

The departments have requested that these insurance proceeds received be budgeted to the line item that will allow the repair of County vehicles and equipment. Any additional budget amount required would be done through the Departments' existing available budget.

Fleet Repairs - Sheriff's Office	$ 19,129	Vacorp & State Farm
Equipment Small - Sheriff's Office	$ 2,532	Vacorp
Repairs & Maintenance - Parks & Rec	$ 5,270	Vacorp
	$ 26,931	

BUDGETARY IMPACT:

Adoption of the resolution will increase the the FY 2023-24 General Fund budget ($26,931).

RECOMMENDATION:

Adopt a resolution to budget and appropriate insurance proceeds and authorize department budget line item to be increase by the insurance proceeds amount to repair County vehicles.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	3/11/2024

RESOLUTION TO AMEND THE FY 2023-24 OPERATING BUDGET AND APPROPRIATE FUNDING FOR REPAIR AND REPLACEMENT OF COUNTY PROPERTY FROM INSURANCE PROCEEDS

WHEREAS, the County of Isle of Wight, Virginia has received insurance proceeds from VaCorp Insurance and State Farm Insurance for damaged County vehicles and property; and,

WHEREAS, the Board of Supervisors desires to amend the FY 2023-2024 General Fund budget in the amount of $26,931 for repair and replacement of County vehicles and property; and,

WHEREAS, the Board of Supervisors needs to appropriate $26,931 from insurance proceeds to the General Fund for repair and replacement of damaged County vehicles and property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia, that the FY 2023-24 budget is hereby amended and the funds appropriated in the amount of $26,931.

BE IT FURTHER RESOLVED that the County Administrator of Isle of Wight County, Virginia is authorized to make the appropriate accounting adjustments and to do all things necessary to give this resolution effect.

Adopted this 21st day of March 2024.

_____
Joel C. Acree, Chairman

_____
Carey Mills Storm, Clerk

Approved as to Form:

_____
Robert W. Jones Jr., County Attorney

ISSUE:

Resolution to Amend the Budget and Appropriate Funding from Unassigned Fund Balance to Contingency for Fire Rescue Response to Isle of Wight Industrial Park ($190,000)

BACKGROUND:

On January 18, 2024, there was an incident at the IsIe of Wight Industrial Park involving a significant amount of fire damage to a large structure. The response to the incident involved multiple agencies from several Hampton Roads communities, including paid and volunteer agencies within the County. In this regard, the County incurred unbudgeted costs associated with the incident totaling $190,000 that may potentially be recovered.

BUDGETARY IMPACT:

This action will reduce the County's Unappropriated Fund Balance by $190,000.

RECOMMENDATION:

Adopt a resolution to amend the budget and appropriate funding.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	3/14/2024

RESOLUTION TO AMEND THE BUDGET AND APPROPRIATE FUNDING FROM UNASSIGNED FUND BALANCE TO CONTINGENCY FOR FIRE RESCUE RESPONSE TO ISLE OF WIGHT INDUSTRIAL PARK

WHEREAS, on January 18, 2024, there was an incident at the IsIe of Wight Industrial Park involving a significant amount of fire damage to a large structure; and,

WHEREAS, the response to the incident involved multiple agencies from several Hampton Roads communities, including paid and volunteer agencies within the County; and,

WHEREAS, unbudgeted costs totaling $190,000 were incurred by the County during and after the incident.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia that the FY2023-24 General Fund be amended and funding in the amount of $190,000 from the County's Unassigned Fund Balance be appropriated to the Contingency line item for Fire Rescue response.

BE IT FURTHER RESOLVED that the County Administrator of Isle of Wight County, Virginia is authorized to make the appropriate accounting adjustments and to do all things necessary to give this resolution effect.

Adopted this 21st day of March 2024.

_____
Joel C. Acree, Chairman

_____
Carey Mills Storm, Clerk

Approved as to Form:

_____
Robert W. Jones Jr., County Attorney

ISSUE:

Acceptance of the 2023 Planning Commission Annual Report

BACKGROUND:

The Planning Commission develops an annual report in conformance with Section 15.1-2221 of the Code of Virginia. This Section states that local planning commissions shall make recommendations and an annual report to the governing body concerning the operation of the commission and the status of planning within its jurisdiction.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

The Planning Commission recommended approval of the 2023 Planning Commission Annual Report by a vote of nine in favor and zero voting against. Adopt a motion to accept the report.

ATTACHMENTS:

Description	Type	Upload Date
2023 Planning Commission Annual Report	Backup Material	2/20/2024

Local Roots, Global Reach

ISLE OF WIGHT COUNTY PLANNING COMMISSION
2023 ANNUAL REPORT

ADOPTED BY THE
ISLE OF WIGHT COUNTY PLANNING COMMISSION
FEBRUARY 27, 2024

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

CHAIRMAN'S MESSAGE

To Members of the Board of Supervisors and Citizens of the County of Isle of Wight, Virginia:

We are pleased to submit the Planning Commission 2023 Annual Report. This report is intended to provide informative and relevant data for the residents of the County, Board of Supervisors, and any other interested readers.

In 2023, the County's Board of Supervisors, Planning Commission and the Community Development team continued its strategy to proactively resolve issues related to growth and new technology to further the goals of the County's Comprehensive Plan, *Envisioning the Isle*. We continued our development of the Rushmere Village Master Plan based on the feedback we received from the public input survey and community meetings. We also began implementation of the Opengov integrated permitting software to increase the efficiency of development review processes and to improve the community's ability to perform more permitting functions online at any time. We continued to refine county ordinances to allow flexibility for new use types and to better address siting concerns associated with solar energy generation facilities and short term rentals. These new tools will help citizens do business faster, save money, and protect property values, thereby increasing the overall wealth levels of the County.

Although persistently high interest rates and inflation across the nation continued to dampen permitting activity in 2023, new commercial construction permitting activity more than tripled. This past year saw the start of new retail, medical, financial, and industrial space in both Carrollton and Windsor. The County's overall population continues to climb as well. The July 2022 American Community Survey estimated the County's population to be 40,141, or a 4% increase over the 2020 decennial census count of 38,606, doubling the original projected growth rate.

As we look ahead to 2024, we will begin the background research to support the forthcoming five year Comprehensive Plan Review with an eye towards supporting the increasing operational and capital facility needs as a result of continued growth. We will also begin to examine changes brought about by emerging energy technology and consider ways to increase safe, affordable housing options for people of all ages and abilities.

The new year brings about changes for the Planning Commission as well. Beginning January 2024, I will pass the reigns to a new chairman, Bobby Bowser of District 3. I look forward to continuing to serve on the County's Planning Commission and will lend Chairman Bowser and his new vice-chairman, Thomas Distefano of District 2, my full support. Together, we can continue to make a positive difference.

J. Brian Carroll
Chairman

2023 Isle of Wight Planning Commission

Brian Carroll, Chair	District 5
Bobby Bowser, Vice-Chair	District 3
Cynthia Taylor, AICP	District 2
Raynard Gibbs	District 1
Jennifer Boykin	District 5
James Ford	District 3
Thomas Distefano	District 2
Matt Smith	District 1
Rick Sienkiewz	District 4
George Rawls	District 4

Robert W. Jones, Jr., County Attorney
Amanda Landrus, Secretary

Isle of Wight County Planning and Zoning Staff

Amy M. Ring, AICP	Community Development Director
Shaunee A. Beussink	Environmental Planner
Sandy Robinson	Planner II
Trenton Blowe	Planner II
Caleb Kitchen	Planner I
Rachel Bass	Zoning Coordinator
Katie Marshall	Code Enforcement Officer
Amanda Landrus	Planning Services Coordinator

OVERVIEW

The role of the Planning Commission outlined in Section 15.2-2200 of the Code of Virginia (1950, as amended) is to improve the public health, safety, convenience and welfare of the County's citizens through the development and implementation of long-range plans to ensure for adequate transportation, utility, health, housing, educational, economic development, and recreational facilities and to ensure future growth be consonant with the efficient and economical use of public funds. The Planning Commission utilizes the County's Comprehensive Plan as a guide to review current and long-range planning applications to ensure future development proceeds in an orderly and efficient manner.

In furtherance of this effort, the Planning Commission conducted a total of twelve regular meetings, one worksession and one special called annual retreat meeting during the 2023 calendar year. The Commission took action on a total of 37 items to include:

- 4 Rezoning requests;
- 8 Conditional use permit requests;
- 14 Waiver and Exception Requests;
- 3 Zoning Ordinance amendments;
- 1 Subdivision Ordinance amendment;
- 1 Chesapeake Bay Preservation Area Ordinance amendment;
- 5 Agricultural and Forestal District Withdrawal Request; and
- The 2022 Planning Commission Annual Report.

The total number of items considered by Planning Commission in 2023 is a 42% increase from the 26 items considered in 2022. The highest number of applications by type in 2023 consisted of waiver and exception requests to zoning and subdivision ordinance requirements for building height, sign size, lots on a private road, and architectural design criteria in the overlay districts. The next highest number of applications included eight conditional use permit requests for a variety of commercial uses, such as contractor's offices, commercial kennels, a private school, and three separate solar farms.

The Planning Commission recommended approval for 30 out of the 36 applications for an 83% approval rating. Of the items considered by the Board of Supervisors as of December 31, 2023, the Board voted consistently with the Planning Commission recommendations 100% of the time.

A series of summary tables are included with this report, including a list of the Commission members' districts, appointment date, and attendance record as well as a record of the Commission's decisions by application type and a comparison table of the number of applications by year.

MEMBERSHIP UPDATE

The Commission continues to reflect a balanced representation of the citizenry of Isle of Wight County with specific interests in rural, agricultural, and historic preservation; environmental protection; community values, quality of life; economic development; and overall land use planning standards that promote balanced growth, community character and enhanced design. The Planning Commission membership is made up of two members appointed by the Board of Supervisors from each of the County's five election districts.

The longest serving members on the Commission are James Ford (District 3), appointed in October 2009, Cynthia Taylor (District 2), appointed in March 2014, and Brian Carroll (District 5), appointed in March 2014. Mr. Carroll served as Chairman in 2023, while Bobby Bowser of District 3 served as Vice-Chairman.

BY-LAW AMENDMENTS AND PROCEDURAL CHANGES

The Planning Commission did not amend its by-laws during 2023.

LONG RANGE PLANNING PROJECTS

Progress was made this past year on the development of the Rushmere Village Master Plan. Staff conducted a community feedback survey and is using the results in the development of the future Plan. The draft Plan is expected to be available for public review and comment in late Spring 2024.

DEVELOPMENT ACTIVITY

Notable development activity in 2023 include some of the following projects:

- Construction continued for 162 townhome-style apartment units in the master planned Brewer's Station community.
- Construction continued for 210 condominium units at the Crossings.
- The new Hardy Elementary School opened for classes in Fall 2023.
- Construction of the Publix Grocery store began.
- Langley Federal Credit Union began construction of its local branch.
- Go Carwash Club began construction in the Crossings.
- South Harbor age-restricted community continued its build out of 340 units.
- Construction began for the 240-unit Benns Grant Apartments.
- Riverside Hospital began construction.
- Royal Farms began construction.

GOALS FOR 2024

It is the goal of the Planning Commission in 2024 to begin the five year review process for the County's Comprehensive Plan, *Envisioning the Isle*. We will examine how the County's current growth rate will impact future operational and capital facility needs as well as consider ways to increase safe, affordable housing options throughout the County. The Commission plans to hold an educational retreat in the fall of 2024 for its members to review its mission, future goals, new planning techniques, and community outreach activities. The Commission also renews its commitment in 2024 to provide comprehensive, objective and thorough reviews on plans, ordinances, and applications prior to making a recommendation to the Board of Supervisors.

Adopted this _____ day of _____ 2024.

_____
Chairman, Isle of Wight County
Planning Commission

Attest:_____
Amanda Landrus, Secretary

2023 Planning Commission Actions Summary Tables

ZONING DISTRICTS LEGEND

RAC-Rural Agricultural Conservation
RR-Rural Residential
VC-Village Center
NC-Neighborhood Conservation
SE-Suburban Estate
SR-Suburban Residential
UR-Urban Residential
LC-Limited Commercial
GC-General Commercial
LI-Limited Industrial
GI-General Industrial
GIC-General Industrial Conservation
PD-R-Planned Development Residential
PD-MH-Planned Development Manufactured Home Park
PD-CP-Planned Development Commercial Park
PD-MX-Planned Development Mixed-Use
PD-IP-Planned Development Industrial Park
HCO-Highway Corridor Overlay
NDSO-Newport Development Service Overlay
HO-Historic Overlay
FPMO-Flood Plain Management Overlay

REZONINGS (4)

Tax PIN Application Number	Election District/ Location	Owner/Applicant	Acreage	Application Description	Recommendation/Action/Vote/Date	
					PC	BOS
11-01-022	D5	Dana Louise Edwards, George W. Edwards, and Jeanette J. Edwards	1	Change in zoning classification of one acre from Rural Agricultural Conservation (RAC) to Rural Residential (RR).	Approval (10-0) January 24, 2023	Approved (5-0) February 23, 2023
55-01-010	D4	3B's LLC Steven & Kristen Lander	1.98	Change in zoning classification of 1.98 acres from Rural Agricultural Conservation (RAC) to Conditional-Suburban Residential (C-SR)	Approval (9-0) May 23, 2023	Approved (5-0) June 15, 2023
69-01-093	D5	Corey D. Depaula		Application to amend conditional zoning to limit the uses to only a construction yard located at 32424 Green Oaks Lane with tax parcel number 69-01-093 in the Conditional-General Commercial zoning district	Approval (8-0) June 27, 2023	Approved (5-0) July 13, 2023
32-01-009	D1	NVR, Inc	250	Conditional rezoning of approximately 250 acres from the Rural Agricultural Conservation zoning district to the Conditional - Planned Development - Mixed Use zoning district. The purpose of the application is to allow for up to 390 age-restricted single family detached residential units, 225 residential townhomes, and approximately five acres of commercial uses to include up to 18,000 square feet of retail and commercial uses and up to 55,000 square feet of office uses	Tabled (9-0) September 26, 2023 Tabled (10-0) October 24, 2023 Tabled (5-4) November 28, 2023 Recommend Denial (6-2) December 12, 2023	

CONDITIONAL USE PERMITS (8)

Tax PIN Application Number	Election District/ Location	Owner/Applicant	Acreage	Application Description	Recommendation/Action/Vote/Date	
					PC	BOS
32-01-064	D1	Built by Babb		Conditional use permit to establish a contractor office and storage facility	Approval (10-0) January 24, 2023	Approved (5-0) February 23, 2023
32-01-080 33-01-034 41-01-053 42-01-005 41-01-074 41-01-046 41-01-056 41-01-057	D3	Bay Sands	125	Conditional use permit to allow resource extraction at multiple existing and new borrow pits	Approval (8-2) January 24, 2023	Approved (5-0) February 23, 2023
41-01-018 50-01-009 41-01-019 41-01-017 50-01-007 50-01-006	D4	Prairie Solar	152	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	Tabled (10-0) February 28, 2023 Tabled (8-2) March 28, 2023 Approval (9-1) April 25, 2023	Tabled (5-0) May 18, 2023 Approved (5-0) June 15, 2023
32-01-093	D1	Benns Saint Luke, LLC		Primary and secondary educational facility in two (2) existing buildings (CUP-1-23) and extinguish active Conditional Use Permit CUP-4-21 for Kids Come First Daycare and Conditional Use Permit CUP-9-21 for Smithfield Sports Complex	Approval (8-1) May 23, 2023	Approved (5-0) June 15, 2023
34-07-000B	D4	Debra Hall		Conditional use permit to establish a commercial kennel on property located at 15042 (Suites K and L)	Approval (9-0) July 25, 2023	Approved (5-0) August 17, 2023
34-01-070		Waverton Associates		Conditional use permit for a mini-warehouse storage facility	Approval (8-0) August 22, 2023	Approved (5-0) September 21, 2023
39-01-017	D3	Courthouse Hwy Solar	18.23	Conditional use permit for a major utility service, specifically a 3 MW utility-scale solar energy generation facility	Approval (6-4) October 24, 2023	Approved (5-0) November 16, 2023

11-01-017 11-01-018 11-01-023 11-01-023A	D5	Moonlight Solar, LLC	523	Conditional use permit for a major utility service, specifically a 44 MW utility-scale solar energy facility and substation	Recommend Denial (9-0) November 28, 2023	

EXEMPTIONS, WAIVERS, EXCEPTIONS, MODIFICATIONS AND APPEALS REQUESTS (14)

Tax PIN Application Number	Election District/Location	Owner/Applicant	Application Description	Recommendation/Action/Vote/Date	
				PC	BOS
11-01-022	D5	Dana Louise Edwards, George W. Edwards, and Jeanette J. Edwards	Waiver request to Section 5.11.1 of the Subdivision Ordinance regarding lot design and configuration	Approval (10-0) January 24, 2023	Approved (5-0) February 23, 2023
06-01-053	D3	LaJeune Stone	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 from tax map parcel 06-01-053 on a private right-of-way not built to public standards which serves more than two lots	Approval (10-0) January 24, 2023	Approved (5-0) February 23, 2023
34-01-070D2	D2	Langley Federal Credit Union	Exception request 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	Approval (8-1-1) January 24, 2023	Approved (5-0) February 23, 2023
34-01-126	D2	Troy Marine LLC	NDSO design standards except request for building materials to allow the use of metal exterior walls	Approval (8-2) March 28, 2023	Approved (5-0) April 20, 2023
32-01-102	D3	Riverside	Height exception request 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	Approval (10-0) March 28, 2023	Approved (5-0) April 20, 2023

			pennitted in the General Commercial (GC) zoning district. The requested building height is 67 feet.		
32-01-102	D3	Riverside	Sign size exception request 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 often feet, nine inches.	Approval (10-0) March 28, 2023	Approved (5-0) April 20, 2023
20-01-082	D3	Krohn	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 from tax map parcel 20-01-082 on a private thirty-foot ingress/egress easement not built to public standards which serves more than two lots	Approval (10-0) April 25, 2023	Approved (5-0) May 18, 2023
14-12-001	D3	Gayle	After-the-fact request for a platform to store small boats and equipment with a seating area	Denial (9-0) May 23, 2023	Tabled (5-0) June 15, 2023 Denied (4-1) August 17, 2023
33-03-005	D2	Vance	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 from tax map parcel 33-03-005 on a private twenty foot ingress/egress easement not built to public standards, which serves more than two lots	Approval (7-2) May 23, 2023	Approved (5-0) June 15, 2023
21-01-003	D5	Gibson	Height exception request to Section 5-2000.D.2. of the Zoning Ordinance for a proposed accessory structure (two-story garage), to be located at 16055 Mill Swamp Road on property with tax map number 21-01-003 which will exceed the maximum height permitted of 125% of the single-story principal structure by three (3) feet	Approval (9-0) May 23, 2023	Approved (5-0) June 15, 2023

53-01-080A 53-01-081	D4	Air Station General	Exception request to Sections 6-1010.A and 6-1010.B. of the Zoning Ordinance pertaining to the Highway Corridor Overlay District architectural and design guidelines for non-residential uses	Approval (7-0-1) June 27, 2023	Approved (5-0) July 13, 2023
42-06-006	D4	Bur Investment LLC	Exception request to Section 6-2010.A.1, 2 and 3 of the Newport Development Service Overlay (NDSO) District Regulations in the Zoning for the NDSO Design Standards for Building Fayades, Exterior Walls, Windows and Building Materials	Approval (9-0) July 25, 2023	Approved (5-0) August 17, 2023
13-01-048C	D1	Elizabeth K. Russell	Height exception request to Section 4-2006.A of the Zoning Ordinance for a proposed single-family dwelling, to be located at 9615 Old Stage Highway on property with tax map number 13-01-048C which will exceed the maximum height of 35 feet by eight feet, eight inches for a total height of 43 feet, 8 inches.	Recommend Denial (5-4) November 28, 2023	Withdrawn prior to BOS
34-01-108	D2	Carrollton Ventures, LLC	Exception request to Section 6-2010.A.1.b, Section 6-2010.A.1.c, and Section 6-2010.A.3 of the Zoning Ordinance, Newport Development Service Overlay (NDSO) District regulations, for the property located on Carrollton Boulevard with Tax Map Number 34-01-108. The purpose of the application is to allow for an exception to the NDSO design standards for building facades, building materials, and building entryway design elements.	Recommend Denial (7-2) November 28, 2023	Withdrawn prior to BOS

ZONING ORDINANCE AMENDMENTS (3)

Application Description	Recommendation/Action/Vote/Date	
	PC	BOS
Proposed So1ar Energy Facility Ordinance Change	Approval (9-1) February 28, 2023	Tabled (5-0) April 20, 2023 Approved (4-1) May 18, 2023

Short-Term Rental Ordinance Revisions	Approval (10-0) October 24, 2023	Tabled (5-0) November 16, 2023 Approved (4-1) December 14, 2023
Revisions to the Enforcement Provisions of the Zoning and Chesapeake Bay Preservation Area Ordinance	Approval (10-0) October 24, 2023	Approved (5-0) November 16, 2023

SUBDIVISION ORDINANCE AMENDMENTS (1)

Application Description	Recommendation/Action/Vote/Date	
	PC	BOS
Proposed Revisions to Article 5, "Development Standards," of the Isle of Wight County Subdivision Ordinance	Approval (9-0) May 23, 2023	Approved (5-0) June 15, 2023

COMPREHENSIVE PLAN AMENDMENTS (0)

Application Description	Recommendation/Action/Vote/Date	
	PC	BOS

AGRICULTURAL/FORESTAL DISTRICTS AMENDMENTS (5)

Application Description	Recommendation/Action/Vote/Date	
	PC	BOS
Dana Louise Edwards request to withdraw the one acre of property from the Moonlight Agricultural/Forestal District.	Approval (10-0) January 24, 2023	Approved (5-0) February 23, 2023
Bay Sands requests to withdraw portions of the properties for a total of 129.8 acres from the Longview Agricultural/Forestal District.	Approval (8-2) January 24, 2023	Approved (5-0) February 23, 2023
Prairie Solar requests for withdrawal of approximately 103 acres of land owned by Everets Properties, Inc., from the Longview Agricultural/Forestal District	Tabled (10-0) February 28, 2023 Tabled (8-2) March 28, 2023 Approval (9-1) April 25, 2023	Tabled (5-0) May 18, 2023 Approved (5-0) June 15, 2023
Courthouse Hwy Solar requests to withdraw eighteen acres from the Courthouse Agricultural/Forestal District.	Approval (6-4) October 24, 2023	Approved November 16, 2023
Moonlight Solar requests to withdraw approximately five hundred and twenty-three acres of land from the Moonlight Agricultural and Forestal District	Recommend Denial (9-0) November 28, 2023	

PLANNING COMMISSION ANNUAL REPORT

Application Description	Recommendation/Action/Vote/Date	
	PC	BOS
2022 Planning Commission Annual Report	Approved (10-0) February 24, 2023	Informational / No Action Required

2023 ISLE OF WIGHT COUNTY PLANNING COMMISSIONERS

NAME	DISTRICT	APPOINTED	TERM EXPIRES
Brian Carroll, Chair	District 5	March 20, 2014	February 2026
Bobby Bowser, Vice-Chair	District 3	April 20, 2017	February 2025
Cynthia Taylor	District 2	March 20, 2014	February 2025
Jennifer Boykin	District 5	February 15, 2018	February 2027
James Ford	District 3	October 15, 2009	February 2024
Thomas Distefano	District 2	February 21, 2019	February 2027
George Rawls	District 4	August 16, 2018	February 2027
Rick Sienkiewz	District 4	August 18, 2022	February 2025
Raynard Gibbs	District 1	September 1, 2022	February 2027
Matthew Smith	District 1	September 1, 2022	February 2028

2023 MEETING STATISTICS

Regular Meetings	Members Absent	Attendance Percentage	
January 24, 2023	None	Brian Carroll	92%
February 28, 2023	None	Bobby Bowser	100%
March 28, 2023	None	Cynthia Taylor	92%
April 25, 2023	None	Jennifer Boykin	85%
May 23, 2023	Jennifer Boykin	James Ford	92%
June 27, 2023	Gibbs & Smith	Thomas Distefano	92%
July 25, 2023	Gibbs	George Rawls	92%
August 22, 2023	Carroll, Boykin, Rawls	Rick Sienkiewz	92%
September 26, 2023	Taylor	Raynard Gibbs	77%
October 24, 2023	None	Matthew Smith	92%
November 28, 2023	Thomas Distefano		
December 12, 2023	Ford & Gibbs		
WORK SESSIONS/SPECIAL MEETINGS			
November 3, 2023	Rick Sienkiewicz		

PLANNING COMMISSION REVIEW
FIVE YEAR DEVELOPMENT APPLICATION COMPARISON CHART

APPLICATIONS/PROJECTS	2023	2022	2021	2020	2019
Rezonings	4	6	5	5	6
Conditional Use Permits	8	9	4	5	4
Special Use Permits	0	0	0	0	0
Site Plans	0	0	0	0	0
Subdivision Plats	0	0	0	0	0
Comp Plan Update/Master Plans	0	0	0	0	1
Comp Plan Amendments/Land Use	0	1	0	0	2
Zoning Ordinance Amendments	3	2	2	2	2
Subdivision Ordinance Amendments	1	1	1	1	1
CBPA Ordinance Amendments	1	0	1	0	0
Agricultural/Forestal Districts	5	1	1	0	0
Waivers, Exceptions, Appeals	14	5	3	4	2
Miscellaneous	0	0	0	1	0
CBPA Ordinance Exceptions/WQIA	0	0	0	1	1
Annual Report	1	1	1	1	1
Historic Overlay Districts	0	0	0	0	0
TOTAL NUMBER OF APPLICATIONS/PROJECTS	**37**	**26**	**18**	**20**	**20**

ISSUE:

Resolution to Commit Funds as Surety for the Economic Development Access Grant Program ($850,000)

BACKGROUND:

Virginia Department of Transportation (VDOT) requires that the County put up a surety relative to the transportation improvements planned for William A. Gwaltney Way utilizing Economic Development Access Grant Program funds. Instead of purchasing a surety bond, VDOT is allowing the County to set aside $850,000 as surety to cover the amount of the grant for the transportation project.

BUDGETARY IMPACT:

This action will commit funds in the amount of $850,000 for construction costs associated with the extension of William A. Gwaltney Way.

RECOMMENDATION:

Adopt a resolution to amend the budget and appropriate funds for surety.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	3/14/2024

RESOLUTION TO COMMIT FUNDS AS SURETY FOR ECONOMIC DEVELOPMENT ACCESS GRANT PROGRAM

WHEREAS, Isle of Wight County has received an $850,000 grant award from Virginia Department of Transportation (VDOT) for the Economic Development Access Grant Program in Isle of Wight County, Virginia; and,

WHEREAS, VDOT requires the locality to provide a bond or other acceptable surety to provide a means for VDOT to recover the funds expended on a bonded project in the event sufficient capital outlay is not documented within the five-year period for establishing qualifying investment; and,

WHEREAS, the Board of Supervisors agrees to commit $850,000 to be held in reserve through FY 2028 as surety to VDOT for construction costs associated with the extension of William A. Gwaltney Way in Isle of Wight County, Virginia.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia, that funds be committed and held in reserve in the amount of $850,000 as surety for meeting requirements of the VDOT grant program.

BE IT FURTHER RESOLVED that the County Administrator of Isle of Wight County is authorized to make the appropriate accounting adjustments and to do all things necessary to give this resolution effect.

Adopted this 21st day of March, 2024.

_____
Joel C. Acree, Chairman

_____
Carey Mills Storm, Clerk

Approved as to Form:

_____
Robert W. Jones, Jr., County Attorney

ISSUE:

Authorize Execution of an Employment Agreement for the County Administrator

BACKGROUND:

The employment agreement for the County Administrator needs to be approved and executed by the Board.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Authorize execution of the employment agreement.

ATTACHMENTS:

Description	Type	Upload Date
Employee Agreement	Agreement	3/15/2024

EMPLOYMENT AGREEMENT

This Agreement is made and entered into this 21st day of March 2024 between the Board of Supervisors of Isle of Wight County, Virginia (the "Board") and Randy Keaton (the "County Administrator") and sets forth the terms and conditions of his employment by the Board as County Administrator for the County of Isle of Wight, Virginia (the "County").

WITNESSETH

WHEREAS, the Board desires to employ the services of Randy Keaton as County Administrator of the County; and

WHEREAS, it is the desire of the Board to (1) secure and retain the services of the County Administrator and to provide inducement for him to remain in such employment and (2) to provide a just means for termination of the County Administrator's services at such time as he may be unable fully to discharge his duties or when the Board may desire to otherwise terminate his employ; and

WHEREAS, Randy Keaton desires to accept employment as the County Administrator for the County; and

WHEREAS, the parties wish to enter into an agreement setting forth the terms of such employment during such period; and

NOW THEREFORE, in consideration of the mutual covenants herein contained, the Board and the County Administrator agree to the following terms and conditions of employment:

Section 1. Employment of and Duties of County Administrator

a. The Board hereby agrees to appoint Randy Keaton as County Administrator to serve as the chief administrative officer of the County as authorized pursuant to Section 15.2-1540 of the Code of Virginia (1950, as amended). Such appointment shall be deemed, for purposes of this agreement, his employment with Isle of Wight County, Virginia.

b. The County Administrator shall perform the functions and duties prescribed by Section 15.2-1541 of the Code of Virginia (1950, as amended). The County Administrator shall devote all necessary time, skill, labor, and attention to such duties as the chief administrative officer of the County.

c. The County Administrator shall have charge of the administration of the County government under the direction of the Board. The County Administrator shall fully and completely inform the Board of any and all information requested by the Board or any one of its individual members. The County Administrator shall be the chief executive for the Board; shall select, organize and assign all personnel, as best serves the County, subject to the policies of the Board and the laws of the Commonwealth of Virginia; shall oversee the business affairs of the County; shall from time to time suggest regulations, rules, and procedures deemed necessary for the well ordering of the County; and in general perform all duties incident to the office of County Administrator as prescribed by law and Board policy.

d. The County Administrator shall perform any other legally permissible duties or functions which the Board may see fit to assign at any time during the term of this Agreement consistent with the office of County Administrator.

Section 2. Commencement of Employment

The County Administrator shall commence his services in that position on September 1, 2016.

Section 3. Salary

The annual base salary of the County Administrator shall be Two Hundred Six Thousand, One Hundred Forty-One Dollars ($206,141) effective January 1, 2024, to be paid in accordance with the standard policy of the Board governing payment of County employees. The Board shall hold an annual performance review of the County Administrator no later than September 15th each year. In addition, the Board agrees to contribute $500 per pay period effective January 1, 2022 in the form of deferred compensation, which amount shall be paid into his selected deferred compensation account. The Board agrees to award the County Administrator a salary increase, if any, in the same amount and at the same time as awarded to County employees generally.

Section 4. Termination and Severance Pay

a. The County Administrator shall serve at the pleasure of the Board as an at will employee. The Board may terminate the County Administrator's employment at any time.

b. In the event the Board terminates the employment of the County Administrator for any reason other than as listed in paragraph (c) hereof, the County agrees to pay the County Administrator severance pay in the amount of six (6) months' salary at his then current rate of pay. Such payment shall be made in one payment within 30 days of the termination, subject to normal deductions. This shall be in addition to any accrued annual leave that he would be eligible to receive in accordance with County policy at the time of termination.

c. In the event the Board terminates the employment of the County Administrator for a breach of this agreement, conviction of a felony, crime of moral turpitude or dishonesty or malfeasance in office, the County Administrator shall not be entitled to the severance payments set forth under subparagraph (b) above.

Section 5. Resignation

The County Administrator may resign by giving written notice at least two (2) months prior to the effective date of said resignation to the Board. The County Administrator shall be entitled to receive all compensation payable under this Agreement to and including the effective date of said resignation, and leave accruals. The Board may, in its sole discretion, waive any or all of the two (2) month notice requirement.

Section 6. Hours of Work

The County Administrator is expected to observe office hours similar to those of other administration employees. It is recognized that the County Administrator will frequently be required to work beyond normal office hours for night or week-end meetings and related duties. In recognition of the fact that the County Administrator is expected to devote a significant amount of time outside of normal office hours to the business of the County, the County Administrator may, to the extent that his duties permit, take reasonable discretion in varying observance of office hours.

Section 7. Dues, Subscriptions and Professional Development

a. Dues and Subscriptions - The Board agrees to pay a reasonable amount for the professional dues and subscriptions of the County Administrator necessary for his continued and full participation in such associations and/or organizations as are necessary and desirable for his continued professional participation, growth, and advancement following approval by the Board of any estimated expenses the County Administrator proposes under this Section.

b. Professional Development - The Board also agrees to pay the travel and related expenses of the County Administrator for his professional development, professional training and education, and attendance at official and other functions for the Board and meetings of such other national, regional, state, and local groups, or committees thereof, on which the County Administrator serves as a member, following approval by the Board of any estimate of expenses the County Administrator proposes under this Section, such expenses to include registration fees, travel and subsistence expenses in accordance with Isle of Wight County travel policies.

c. The total available for the expenses set forth in this Section 7 shall be set annually by the Board in the operating budget based on and in consideration of the recommendation of the County Administrator and the expenses for dues and subscriptions and professional development in this Section are limited to such annual budgeted amount.

Section 8. Residency.

The County Administrator shall be required to obtain permanent residency in the County during his employment. The County Administrator shall have 18 months in order to find a suitable permanent residence within Isle of Wight County. For purposes of this Section, “permanent residency” shall have the same meaning as “domicile” as set forth in Section 58.1-302 of the Code of Virginia (1950, as amended).

Section 9. Outside Employment or Activities.

The County Administrator may, with prior approval of the Board, undertake consultative work, speaking engagements, writing, lecturing, or other professional activities for compensation so long as such activities do not interfere with the duties required under this Agreement.

Section 10. Leave; Insurance Coverage.

The County Administrator shall be entitled to all leave and insurance coverage as set forth in the Isle of Wight County Policy Manual.

Section 11. General Provisions.

a. The Board agrees to provide insurance or self-insurance coverage in matters relating to the County Administrator's official duties within the scope of employment, and legal counsel for the County Administrator as is provided to all employees generally in accordance with the Code of Virginia.

b. This Agreement is expressly subject to the laws of the Commonwealth of Virginia.

c. This Agreement constitutes the entire agreement between the Board and the County Administrator and may be amended only by written agreement executed by them. If any provision of this Agreement is held to be unconstitutional, invalid or unenforceable, the remainder of the Agreement shall be severable and shall remain in full force and effect.

d. Unless otherwise contained herein, all other Board and/or County policies shall apply to the County Administrator.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS, WHEREOF, the Isle of Wight County Board of Supervisors has caused this Agreement to be executed on its behalf by its chair in accordance with action authorizing such execution and the County Administrator has executed this Agreement, both in duplicate this date.

Executed this _____ day of _____, 2024.

ISLE OF WIGHT COUNTY BOARD
OF SUPERVISORS

ATTEST:

_____ By:_____
Clerk, Joel Acree, Chairman
County Board of Supervisors

_____
Randy Keaton
County Administrator

Approved as to form:

_____
County Attorney

ISSUE:

Authorization to Execute an Employment Agreement for the County Attorney

BACKGROUND:

The employment agreement for the County Attorney needs to be approved and executed by the Board.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Authorize execution of an employment agreement for the County Attorney.

ATTACHMENTS:

Description	Type	Upload Date
Employee Agreement	Agreement	3/14/2024

EMPLOYMENT AGREEMENT

This Agreement is made and entered into this 21st day of March, 2024 between the Board of Supervisors of Isle of Wight County, Virginia (the "Board") and Robert W. Jones, Jr. (the "County Attorney") and sets forth the terms and conditions of his employment by the Board as County Attorney for the County of Isle of Wight, Virginia (the "County").

WITNESSETH

WHEREAS, the Board desires to employ the services of Robert W. Jones, Jr. as County Attorney of the County; and

WHEREAS, it is the desire of the Board to (1) secure and retain the services of the County Attorney and to provide inducement for him to remain in such employment and (2) to provide a just means for termination of the County Attorney's services at such time as he may be unable fully to discharge his duties or when the Board may desire to otherwise terminate his employ; and

WHEREAS, Robert W. Jones, Jr. desires to accept employment as the County Attorney for the County; and

WHEREAS, the parties wish to enter into an agreement setting forth the terms of such employment during such period; and

NOW THEREFORE, in consideration of the mutual covenants herein contained, the Board and the County Attorney agree to the following terms and conditions of employment:

Section 1. Employment of and Duties of County Attorney

a. The Board hereby agrees to appoint Robert W. Jones, Jr. as County Attorney to serve as the Attorney for the County as authorized pursuant to Section 15.2-1542 of the Code of Virginia (1950, as amended). Such appointment shall be deemed, for purposes of this agreement, his employment with Isle of Wight County, Virginia.

b. The County Attorney shall perform the functions and duties prescribed by Section 15.2-1542 of the Code of Virginia (1950, as amended). The County Attorney shall devote all necessary time, skill, labor, and attention to such duties as the attorney for the County.

Section 2. Commencement of Employment

The County Attorney shall commence his services in that position on January 1, 2019.

Section 3. Salary

Effective January 15, 2024, the annual base salary of the County Attorney shall be One Hundred Eighty Thousand Dollars ($180,000), to be paid in accordance with the standard policy of the Board governing payment of County employees. The Board shall hold an annual performance review no later than January 15th each year. In addition, beginning January 15,

2022, the Board agrees to contribute 6.5% of his annual salary, to include any increase, payable in equal installments per pay period, in the form of deferred compensation, which amount shall be paid into his selected deferred compensation account. The Board agrees to award the County Attorney a salary increase, if any, in the same amount as awarded to County employees generally.

Section 4. Termination and Severance Pay

a. The County Attorney shall serve at the pleasure of the Board as an at will employee. The Board may terminate the County Attorney's employment at any time.

b. In the event the Board terminates the employment of the County Attorney for any reason other than as listed in paragraph (c) hereof, the County agrees to pay the County Attorney severance pay in the amount of six (6) months' salary at his then current rate of pay. Such payment shall be made in one payment within 30 days of the termination, subject to normal deductions. This shall be in addition to any accrued annual leave that he would be eligible to receive in accordance with County policy at the time of termination.

c. In the event the Board terminates the employment of the County Attorney for a breach of this agreement, conviction of a felony, crime of moral turpitude or dishonesty or malfeasance in office, the County Attorney shall not be entitled to the severance payments set forth under subparagraph (b) above.

Section 5. Resignation

The County Attorney may resign by giving written notice at least two (2) months prior to the effective date of said resignation to the Board. The County Attorney shall be entitled to receive all compensation payable under this Agreement to and including the effective date of said resignation and leave accruals. The Board may, in its sole discretion, waive any or all of the two (2) month notice requirement.

Section 6. Hours of Work

The County Attorney is expected to observe office hours similar to those of other administration employees. It is recognized that the County Attorney will frequently be required to work beyond normal office hours for night or week-end meetings and related duties. In recognition of the fact that the County Attorney is expected to devote a significant amount of time outside of normal office hours to the business of the County, the County Attorney may, to the extent that his duties permit, take reasonable discretion in varying observance of office hours.

Section 7. Dues, Subscriptions and Professional Development

a. Dues and Subscriptions - The Board agrees to pay a reasonable amount for the professional dues and subscriptions of the County Attorney necessary for his continued and full participation in such associations and/or organizations as are necessary and desirable for his continued professional participation, growth, and advancement following approval by the Board of any estimated expenses the County Attorney proposes under this Section.

b. Professional Development - The Board also agrees to pay the travel and related expenses of the County Attorney for his professional development, professional training and education, and attendance at official and other functions for the Board and meetings of such other national, regional, state, and local groups, or committees thereof, on which the County Attorney serves as a member, following approval by the Board of any estimate of expenses the County Attorney proposes under this Section, such expenses to include registration fees, travel and subsistence expenses in accordance with Isle of Wight County travel policies.

c. The total available for the expenses set forth in this Section 7 shall be set annually by the Board in the operating budget based on and in consideration of the recommendation of the County Attorney and the expenses for dues and subscriptions and professional development in this Section are limited to such annual budgeted amount.

Section 8. Residency;

The County Attorney shall be required to maintain permanent residency in the County during his employment. For purposes of this Section, "permanent residency" shall have the same meaning as "domicile" as set forth in Section 58.1-302 of the Code of Virginia (1950, as amended).

Section 9. Outside Employment or Activities.

The County Attorney may, with prior approval of the Board, undertake consultative work, speaking engagements, writing, lecturing, or other professional activities for compensation so long as such activities do not interfere with the duties required under this Agreement.

Section 10. Leave; Insurance Coverage.

Effective as of January 1, 2021, the County Attorney shall be entitled to an annual leave to accrue at the rate of twenty (20) hours per month. The County Attorney shall be entitled to all other leave and insurance coverage as set forth in the Isle of Wight County Policy Manual. County Attorney may take annual leave prior to its accrual.

Section 11. General Provisions.

a. The Board agrees to provide insurance or self-insurance coverage in matters relating to the County Attorney's official duties within the scope of employment, and legal counsel for the County Attorney as is provided to all employees generally in accordance with the Code of Virginia.

b. This Agreement is expressly subject to the laws of the Commonwealth of Virginia.

c. This Agreement constitutes the entire agreement between the Board and the County Attorney and may be amended only by written agreement executed by them. If any provision of this Agreement is held to be unconstitutional, invalid or unenforceable, the remainder of the Agreement shall be severable and shall remain in full force and effect.

d. Unless otherwise contained herein, all other Board and/or County policies shall apply to the County Attorney.

IN WITNESS, WHEREOF, the Isle of Wight County Board of Supervisors has caused this Agreement to be executed on its behalf by its chair in accordance with action authorizing such execution and the County Attorney has executed this Agreement, both in duplicate this date.

Executed this 21st day of March, 2024.

ISLE OF WIGHT COUNTY BOARD
OF SUPERVISORS

ATTEST:

_____
Clerk,

By: _____
Joel C. Acree, Chairman

_____
Robert W. Jones, Jr.
County Attorney

Approved as to form:

_____
County Attorney

ISSUE:

Agreement for Fire Rescue Mutual Aid Between Hampton Roads Localities

BACKGROUND:

There are occasions when public safety events occur in Hampton Roads communities that necessitate responses and assistance from neighboring localities. In this regard, it is necessary and appropriate that Hampton Roads communities periodically adopt and participate in a mutual aid agreement that allows for personnel and equipment to be deployed across jurisdictional boundaries when necessary.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Authorize execution of the mutual aid agreement.

ATTACHMENTS:

Description	Type	Upload Date
Mutual Aid Agreement	Backup Material	3/11/2024

AGREEMENT FOR MUTUAL AID FIRE AND RESCUE SERVICES
Among
Localities in Hampton Roads Virginia

This Agreement is made and entered into this 18th day of March, 2024 by and among the cities of Chesapeake, Franklin, Hampton, Newport News, Norfolk, Poquoson, Portsmouth, Suffolk, Virginia Beach, and Williamsburg and the counties of Gloucester, James City, Isle of Wight, Southampton, Surry, and York, all within the Hampton Roads region of the Commonwealth of Virginia (each, a "Fire Department" or "Party," and together, the "Fire Departments" or "Parties").

WHEREAS, the Parties hereto desire to secure to each other the benefits of mutual aid in situations involving fire and rescue services and emergency medical services; and

WHEREAS, the parties hereto are authorized to enter into this agreement by §§ 27-1 et seq., and § 44-146.20 of the Code of Virginia, 1950, as amended.

NOW, THEREFORE, it is mutually agreed as follows:

a. Each Fire Department may request and receive assistance, including but not limited to, equipment and personnel ("Aid"), from another Fire Department, at any point within the area for which the requesting Fire Department normally provides services.

b. Each Fire Department may provide Aid to another Fire Department upon request.

c. Any two or more Fire Departments may designate Automatic Aid Response Areas where Aid may be dispatched from a Fire Department without a specific request from another Fire Department.

d. The rendering of Aid under the terms of this Agreement shall not be mandatory, but the Fire Department receiving the request for Aid should immediately inform the requesting Fire Department if Aid cannot be rendered.

e. Any dispatch of Aid pursuant to this Agreement is subject to the following conditions:

   (1) Any request for Aid hereunder shall include a statement of the amount and type of equipment and personnel requested, and shall specify the location and assigned radio channel to which the

equipment and personnel are to be dispatched, however, the amount and type of equipment and number of personnel to be furnished shall be determined by the responding Fire Department.

(2) The personnel of the responding Fire Department shall report to the officer in charge from the requesting Fire Department at the location to which the equipment is dispatched, and shall be subject to the orders of that officer in charge. However, the chain of command of the responding Fire Department shall exercise final decision-making authority for its own equipment and personnel. Personnel shall continue to be subject to the applicable rules of conduct, regulations, and policies of their own Fire Department while acting pursuant to this Agreement.

(3) The personnel and equipment of the responding Fire Department shall be released by the requesting Fire Department when the Aid from the responding Fire Department is no longer required or when the responding Fire Department is needed within the area for which it normally provides services.

(4) Aid shall be provided as determined at the time of need and/or as agreed to for certain Automatic Aid Response Areas.

(5) Any equipment used by a requesting Fire Department will be returned to the responding Fire Department in substantially the same condition as it was received. The requesting Fire Department shall be responsible for damage to equipment while in its care, custody, or control.

f. Each Party waives all claims against the other Parties for any loss, damage, personal injury, or death occurring as a consequence of the performance of this Agreement.

g. Each Party shall be responsible for the actions of its respective personnel and each shall at all times maintain insurance on its respective personnel and equipment.

h. All equipment used by a responding Fire Department in carrying out this agreement will, at the time of action hereunder, be owned by it; and all personnel acting for a responding Fire Department under this Agreement

will, at the time of such action, be employees or volunteer members of the responding Fire Department.

i. Actions taken and expenditures made pursuant to this Agreement shall be deemed conclusively to be for a public and governmental purpose and all of the immunities from liability enjoyed by a Party when acting through its fire fighters or emergency medical technicians for a public or governmental purpose within its territorial limits shall be enjoyed by it to the same extent when such Party is so acting, under this Agreement, beyond its territorial limits.

j. The personnel of any Party to this Agreement, when acting hereunder, or under other lawful authority, beyond the territorial limits of their jurisdictions, shall have all the immunities from liability and exemptions from laws, ordinances and regulations, enjoyed by them while performing their respective duties.

k. All compensation, retirement, disability, worker's compensation, life and health insurance, and other benefits to which said personnel are legally entitled shall extend to the services they perform under this Agreement. Each Party agrees that it shall be responsible for the provisions of all such benefits for its own personnel.

l. This Agreement rescinds and supersedes all previous written agreements and oral understandings relating to the provision of mutual aid for fire and rescue and emergency medical services between and among the Parties.

m. Any of the Parties hereto may withdraw from this Agreement by giving thirty (30) days written notice to that effect to the other Parties at the addresses shown on the signature pages of each Party.

This Agreement shall be in effect from and after March 18, 2024 and shall remain in effect until superseded, amended, or rescinded in writing by one or more participating signatory Parties. However, it shall remain in effect for all remaining signatory Parties unless or until it is terminated in writing by the parties.

ISLE OF WIGHT COUNTY

By: _____
County Administrator

ATTEST:

_____
County Clerk

Address for Notice:

Isle of Wight County Administrator
17090 Monument Circle, #138
Isle of Wight, Virginia 23397

Contents Approved:

_____
Chief
Isle of Wight Fire & Rescue

Form & Correctness Approved:

_____
County Attorney

ISSUE:

Resolution to Provide Signatory Authority to the to the County Administrator for Transportation Projects

BACKGROUND:

The Board may wish to continue to grant the County Administrator and/or his/her designee direct and specific signatory authority for VDOT project documentation related to public funding of projects which have received previous Board approval through adopted County plans and budgets and which do not require additional budgetary appropriations or public hearings to be executed.

This signatory authority could include executing grant applications, Requests to Administer, Project Administration Agreements, Appendix A funding agreements, funding transfer requests, or other project documentation as required and within the approved budget.

BUDGETARY IMPACT:

None

RECOMMENDATION:

Adopt the updated resolution granting the County Administrator and/or his designee signatory authority over VDOT project documentation.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Cover Memo	2/28/2024

RESOLUTION TO PROVIDE SIGNATORY AUTHORITY TO THE COUNTY ADMINSTRATOR FOR TRANSPORTATION PROJECTS

WHEREAS, Isle of Wight County participates in the Virginia Department of Transportation (VDOT) Locally Administered Program for project delivery; and,

WHEREAS, the County provides project management and oversight, as well as financial commitment to multiple transportation projects in coordination and conjunction with VDOT; and,

WHEREAS, the County would like to facilitate the efficient and effective use of public funds for timely transportation project delivery; and,

WHEREAS, the County has identified project priorities through various publicly adopted plans and budgets.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia, that the County Administrator of Isle of Wight County, Virginia, and/or his designees is authorized to execute all agreements and/or addendums for approved projects with the Virginia Department of Transportation, provided that such projects are clearly identified in an adopted plan or budget and no additional appropriations are necessary to execute said agreements.

Adopted this 21st day of March 2024.

_____
Joel C. Acree, Chairman

_____
Carey Mills Storm, Clerk

Approved as to Form:

_____
Robert W. Jones, Jr., County Attorney

ISSUE:

Memorandum of Understanding with the Smithfield Soccer Club for Facility Use

BACKGROUND:

Smithfield Soccer Club (SSC) has requested the use of soccer fields and a storage shed at Nike Park for practices, games, and tournaments. SSC will provide maintenance on the requested facilities.

SSC and the County share a common interest in providing youth with the opportunity to play competitive soccer in the County of Isle of Wight.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Authorize execution of the memorandum of understanding with the Smithfield Soccer Club.

ATTACHMENTS:

Description	Type	Upload Date
Soccer Club Agreement	Agreement	3/13/2024

MEMORANDUM OF UNDERSTANDING
BY AND BETWEEN
THE ISLE OF WIGHT COUNTY BOARD OF SUPERVISORS
AND
SMITHFIELD SOCCER CLUB

THIS MEMORANDUM OF UNDERSTANDING (hereinafter the "MOU") is entered into this 12 day of February, 2024 by and between the Isle of Wight County Board of Supervisors (the "Board") and Smithfield Soccer Club ("SSC."). The Board and Smithfield Soccer Club may hereinafter be referred to jointly as the "Parties".

WHEREAS, County is the fee simple owner of certain real property commonly known as 13036 Nike Park Road, Carrollton, Virginia and designated as Tax Map Parcel Number 23-01-014 (the "Property"); and

WHEREAS, SSC has requested the use of a portion of the Property to maintain and make use of soccer fields and storage shed for practices, games, and tournaments (the "Permitted Activity"). A map of the area upon which the fields and shed shall be maintained and used is attached hereto as Exhibit "A"; and

WHEREAS, the Parties have a common interest in providing youth with the opportunity to play competitive soccer in the County of Isle of Wight.

NOW, THEREFORE, in consideration of the premises and mutual covenants and restrictions herein contained, the Parties agree as follows:

1. The County consents and agrees that SSC, its officers, representatives, agents, and volunteers may enter upon the Property to perform the Permitted Activity, beginning from the date of execution of this Agreement, and may have access to the Property while it is performing the Permitted Activity.

2. SSC shall, at its sole expense, obtain all local, state or/or federal permits necessitated by its activities on the Property.

3. This Agreement shall be in effect from the date of execution by the Parties until such time as either Party decides to terminate. Either Party may terminate this MOU with or without cause upon written notice to the other Party with at least a 90-day notice and after any currently scheduled season.

4. The Isle of Wight County Parks and Recreation Department shall be responsible for managing this agreement for the Board.

5. The SSC shall raise all funds required for the maintenance of the soccer fields and storage shed labeled on exhibit A. This agreement commits no funding from the Board.

6. SSC shall have exclusive use of designated Nike Park soccer fields labeled on Exhibit A for Permitted Activity only. All other uses will require permission from the Parks and Recreation Department and be coordinated with SSC.

7. SSC shall provide the Parks and Recreation Department game and tournament schedules prior to the start of each soccer season.

8. SSC shall remove all litter and trash generated during the Permitted Activity within 24 hours.

9. SSC participants shall use designated parking only.

10. When not scheduled for SSC Permitted Activity, all soccer fields will be made free and open to the public.

11. The covenants and restrictions contained herein shall apply to and bind the Parties and their heirs, representatives, successors and permitted assigns.

12. SSC agrees to indemnify, hold harmless and defend the County, the County's Board of Supervisors, officers, and employees from and against any and all claims, actions, damages, liability and expense in connection with personal injury and/or damage to property arising from or out of any occurrence in, upon or at the Property caused by the acts or omissions of SSC it's respective officers, volunteers, contractors, agents, or vendors relating to this Agreement. SSC shall be liable for the payment of all costs, expenses of litigation, attorneys' fees and any judgment that may be entered therein. This indemnification provision shall survive termination of this Agreement.

13. SSC at its sole cost and expense, and for the mutual benefit of the County and itself, or if applicable, require that its contractors and subcontractors shall procure and maintain, prior to commencement of any Permitted Activities on the Property, from a company legally qualified to do business in Virginia, comprehensive public liability insurance, including property damage, insuring the County and itself against liability for injury to persons or property occurring in or about the Property or arising out of the entry and use thereof. The limits of liability coverage under such insurance shall be no less than One Million Dollars ($1,000,000.00) per occurrence and no less Two Million Dollars ($2,000,000.00) for aggregated claims. All policies of insurance shall provide a certificate of insurance including an endorsement that the County is an additional insured. All contractors and subcontractors shall procure and maintain proper amounts of workers' compensation insurance and shall provide evidence of said coverage that is satisfactory to the County. Such insurance shall provide for the payment of compensation in accordance with the laws of the Commonwealth of Virginia.

14. SSC shall not, during the term of this Agreement, store hazardous chemicals on the Property, including, but not limited to, gasoline and diesel fuel, except in reasonable quantity to operate any equipment used to perform the Permitted Activities. Further, SSC acknowledges that it is liable for any environmental contamination that occurs during its use of the Property and will, at its expense, perform any remediation necessary to restore the Property to the condition in which it was received from the County. This provision shall survive termination of this Agreement.

15. There have been no other promises, consideration, or representations made which are not set forth in this Agreement. There may be no modification of this Agreement, except in writing executed by the authorized representatives of the Parties.

16. SSC acknowledges that the County is permitting the use of the Property without requiring monetary or other consideration. Should any actionable cause accrue to the County, the parties hereby stipulate that the laws of the Commonwealth of Virginia shall apply (without resort to principles thereof regarding choice of law). Such cause shall be heard in the Circuit Court of the County of Isle of Wight, Virginia, subject only to the limitation that where circumstances exist that place exclusive jurisdiction in the federal district court, then such cause shall be heard in the United States District Court for the Eastern Division of Virginia. The County shall be entitled to all reasonable attorney's fees incurred in seeking enforcement of the above.

17. The rights and obligations under this Agreement may not be assigned by either Party hereto without the prior written consent of the other Party.

18. The Parties agree that at no time it shall discriminate against any person on the grounds of race, religious affiliation, color, national origin, disability, age, or gender.

19. The failure of either party to insist upon strict performance of any obligation in this Agreement shall not constitute a waiver of said Party's right to demand strict compliance therewith in the future.

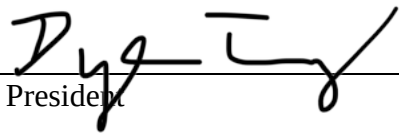
20. This Agreement may be executed in one or more counterparts by original, electronic, or facsimile signature, each of which shall constitute an original, and all of which, when taken together, shall constitute one and the same Agreement.

IN WITNESS WHEREOF, the Parties hereby have executed this MOU on the date first listed above.

ISLE OF WIGHT COUNTY
BOARD OF SUPERVISORS

Joel C. Acree, Chairman

SMITHFIELD SOCCER CLUB



Dylan Tenny, President

APPROVED AS TO FORM:

Robert W. Jones, Jr., County Attorney

ISSUE:

Acquisition of Vehicle for Parks & Recreation

BACKGROUND:

The Board has previously approved funding for an ADA accessible bus for the Parks & Recreation Department to transport program participants to and from events and activities.

BUDGETARY IMPACT:

Funding is available for purchase of the vehicle.

RECOMMENDATION:

Authorize the acquisition of a vehicle for Parks & Recreation operations.

ATTACHMENTS:

Description	Type	Upload Date
Bus Quote	Backup Material	3/14/2024
Vehicle Description - Mini Bus	Backup Material	3/19/2024

Sales Contract

Sonny Merryman
WE KNOW TRANSIT EQUIPMENT

Date: 2/21/2024
Quote #: 001
Customer #: IOW County Parks & Rec

SOLD TO:

Isle of Wight County
Parks & Rec

SHIP TO:

TBD

SALESPERSON	P.O. NUMBER	SHIPPED VIA	F.O.B. POINT	TERMS
Jordan Wray		Drive-Away	Evington, VA	30 days

Description	VIN	Amt
Starcraft Bus - 12 & 2 (+2)	1FDFE4FN7RDD07995	$ 115,500.00
Shipping to IOW		$ Inc.

Customer Signature: _____

Date: _____

TOTAL	$115,000.00
SALES TAX	
BALANCE DUE	**$ 115,500.00**

REMIT TO: SONNY MERRYMAN INC.
P.O. BOX 603738, CHARLOTTE, NC 28260-3738

MAILING ADDRESS P.O. BOX 495 | RUSTBURG, VA 24588
SHIPPING ADDRESS 5120 WARDS ROAD | EVINGTON, VA 24550
800.533.1006
434.821.1000
434.821.8203

BUS DETAILS

STARCRAFT // ALLSTAR // 2024

DESCRIPTION

This Starcraft Allstar comfortably seats 12 passengers + driver and has the option of 2 wheelchair positions. Some features of this bus include: Braun Century wheelchair lift, 2 Sure-Lok Retractable Tie-Down Kits with Storage Pouches, a Freedman double foldaway bench seat, and much more!

STOCK NUMBER
#SCA1

CDL REQUIREMENT?
No

YEAR
2024

FUEL TYPE
Gas

CHASSIS
Ford E-450

ENGINE
7.3L

MAKE
Starcraft

TRANSMISSION
Automatic

MODEL
Allstar

BRAKES
Hydraulic

CAPACITY
14 (Including 2 W/C Positions)

FEATURES

- Mid Back Bucket Seat
- Flip Seats
- Upgrade Upholstery
- Arm Rests
- Grab Handles
- Map Pockets
- Lap Belts
- Entry Handrails
- Wheelchair Lift
- Wheelchair Securements
- Passenger Reading Lights

- Back Up Alarm
- Video Back-up Monitor
- First Aid and Highway Safety Kit
- Electric Entry Door
- Key Lock Entry
- Rear Door
- Interior Overhead Racks
- Exterior LED Light Package
- AM/FM/CD Stereo
- Auxiliary Input
- Passenger A/C and Heat
- Tilt Steering
- Cruise Control
- Deluxe Driver's Seat
- Heated and Remote Mirrors
- Custom Branding Package Available
- Passenger Power Ports

BACK TO INVENTORY (HTTPS://SONNYMERRYMAN.COM/BUY-A-BUS/CURRENT-INVENTORY)

CENTRAL VA • HAMPTON ROADS
NORTHERN VA • GREATER RICHMOND (/ABOUT/CONTACT/#MAP)
(800) 533-1006 • INFO@SONNYMERRYMAN.COM (MAILTO:INFO@SONNYMERRYMAN.COM)

STAY CONNECTED *(HTTPS://WWW.FACEBOOK.COM/SONNYMERRYMAN)*

(HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCQY2MPFPVEYVELSQN82UFLW)

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ISSUE:

Resolution to Amend the County's Policy and Procedures Manual to Revise the Vehicle Use Policy

BACKGROUND:

In an effort to keep personnel-related policies current and provide for when a Photo Enforcement Citation/Summons is issued to a driver of a County vehicle, the County Policy Manual, Chapter 4: Fleet, Article I – Vehicle Use, Section 1.3 which currently establishes provisions regarding the use of County vehicles needs to be amended. The proposed amendment provides reporting requirements and potential repercussions for County employees.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Adopt a resolution to amend the County's Policy Manual.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	3/14/2024

RESOLUTION TO AMEND CHAPTER 4: FLEET, ARTICLE I – VEHICLE USE, SECTION 1.3 OF THE COUNTY POLICY MANUAL

WHEREAS, the Board of Supervisors desires to amend the County Policy Manual, Chapter 4: Fleet, Article I – Vehicle Use, Section 1.3 which currently establishes provisions regarding the use of County vehicles; and,

WHEREAS, the amendments of the County Policy Manual are necessary in order to address when a driver of a County vehicle or the County is receives a Photo Enforcement Citation/Summons for violation of traffic laws.

NOW, THEREFORE, BE IT RESOLVED that Chapter 4: Fleet, Article I – Vehicle Use, Sections 1.3 – Guidelines for Appropriate Use of the County Policy Manual is hereby amended effective March 21, 2024 and shall remain in effect until amended by the Board.

ARTICLE I - Vehicle Use

(Adopted July 17, 2003, Revised October 16, 2003, October 4, 2007, April 3, 2008, July 1, 2008, May 21, 2009, September 17, 2015, July 1 and 16, 2020, March 21, 2024)

Section 1.0 - Applicability (Revised September 17, 2015)

County employees, official appointees of the Board of Supervisors, members of the Board of Supervisors, Constitutional Officer's staff that adhere to the County's policies, volunteers, and all others who are required to adhere to the County's policies shall be governed by this policy. Constitutional Officers and their staff that are not required to adhere to the County's policies, along with the Registrar, will use the County's policy as a guide relative to vehicle use.

For the purposes of this Policy, the phrase "county employee and volunteer" is intended to include all persons referenced in paragraph 1 of this section.

This policy shall apply to all users of County vehicles unless otherwise provided by the Board of Supervisors.

Exceptions may only be granted on a case by case basis by the County Administrator or his/her designee after a request from the Department Head, Constitutional Officer, Agency Head or County Attorney.

Section 1.2 – Authorized Use (Revised September 17, 2015)

The following examples are an attempt to cover most circumstances or conditions of use and should not be considered all inclusive:

a. *Official Use* - County vehicles are authorized "For Official Use Only." Such vehicles are to be utilized to perform the functions and to conduct the operations and programs of the Department or Agency which is using the vehicle. County vehicles may be utilized both within and outside of the County for official use.

b. *Transport of Unofficial Parties* - When such official use includes the transport of unofficial parties, such transport must first be approved by the employee/operator's supervisor.

c. *Private Vehicle Reimbursement* - Employees may be reimbursed for the use of their private vehicle when such vehicle is used in the conduct of County business; such reimbursement shall be made in compliance with Chapter 7, Miscellaneous, Article I, Travel, Section 1.9.

d. *Volunteers* - Properly licensed volunteer workers may operate County vehicles while acting within the scope of their duties with the prior written approval of the appropriate Department Head.

e. *Proper Licensing* - Employees and authorized volunteers must have a valid, properly classified operator's or commercial driver's license as described in Chapter 4, Fleet, Article II, Driving Standards, in order to operate a County vehicle.

Section 1.3 - Guidelines for Appropriate Use (Revised March 21, 2024) The following examples are an attempt to cover most circumstances or conditions of use and should not be considered all inclusive:

a. *Personal Use* - County vehicles may not be utilized for personal purposes or for transportation for meals unless for official County business. Exceptions include those employees who, while conducting County business, are away from their normal place of work at meal time, or those employees with an assigned County vehicle where such vehicle is the most reasonable mode of transportation available at meal time.

b. *Drive Home Policy* - The employee is responsible for providing his/her own means of transportation for travel to and from work. At the end of the normal workday, all County

vehicles and equipment shall remain at designated County parking facilities. Exceptions to this policy are as follows:

1. *Pool Vehicles* - Employees, with prior approval as specified in the following paragraphs, may take County pool vehicles home overnight when travel from the employee's home to a destination for official County business is the most direct and/or closest route, (for example, early morning travel to a conference). (The definition of what vehicles are County pool vehicles is found in Section 1.5 herein). An employee must obtain written authorization from his/her Department Head before taking a County pool vehicle home overnight.

2. *Assigned Vehicles* – Authorization for an employee to use an assigned County vehicle for transportation to and from an employee's residence will be considered for approval by the County Administrator or his/her designee upon receipt of a written request from the respective Department Head or Agency Head.

Such written request must be based on the overall functionality of the Department or Agency's operations, and include: the name/title of each employee for whom authorization is requested, the frequency that the assigned vehicle will be used for transportation to and from work, location of employee's home, and narrative providing justification for the request (to include whether the employee is on an established, rotating "on call" schedule and is regularly called to perform emergency repairs or provide other emergency response after normal working hours.) Requests for employees residing outside of the County will be considered.

Authorization for a Department or Agency Head to use an assigned County vehicle for transportation to and from his/her residence will be considered for approval by the County Administrator or his/her designee upon receipt of a written request. Such written request must provide sufficient information which supports the justification of such use, as outlined above.

c. *Seatbelts* - All operators of County vehicles and all passengers therein shall properly use seat belts (if the vehicle is equipped with seat belts).

d*. Prohibition of Alcohol and Illegal Substances* - It is absolutely prohibited for County-owned vehicles to be utilized if the operator is impaired by, or under the influence of alcohol, intoxicants, drugs, or illegal substances. The possession or consumption of alcohol, intoxicants, or illegal drugs while using County vehicles for transportation is also prohibited.

e. *Rendering Assistance* - County vehicles may not be used to pull or push any other vehicle. It is permissible to render assistance in case of accidents or other emergencies and to transport unofficial parties in such cases.

f. *Motor Vehicle Laws* - County vehicles are not to be driven in violation of the motor vehicle laws of Virginia. All citations are to be reported immediately to the employee's supervisor and may be grounds for suspension or revocation of the employee's driving privileges.

g. *Photo Enforcement Citation/Summons* – When a Photo Enforcement Citation/Summons is issued to a driver of a County vehicle, the citation/summons is delivered directly to the County. In the event that a County department or agency receives a citation/summons directly, the Department /Agency Head shall forward it to the Director of Human Resources as soon as reasonably possible, but no later than the end of the business day of receipt.

When the County receives a Photo Enforcement Citation/Summons for violation of motor vehicle laws while driving a County vehicle:

1. The County will identify the vehicle driver subject to the citation/summons.

2. The identified driver shall

A. Be responsible to pay the fine associated with the citation/summons by the due date shown on the citation/summons and to provide an official receipt for payment to the Human Resources Department, or

B. If the driver wishes to contest the charges, the driver shall follow the procedure given on the citation/summons and appear in court as directed. Following court disposition, the driver shall provide either an official receipt for fine paid or documentation of dismissal of the citation to the Department of Human Resources.

3. The Department of Human Resources, Risk Management and the driver's Department/Agency Head will review the severity and circumstances of the violation and determine appropriate corrective action, if any. Corrective action may include, but is not limited to, loss of County driving privileges, and/or disciplinary action up to and including dismissal.

Adopted this 21st day of March 21, 2024.

Joel C. Acree, Chairman

_____

Carey Mills Storm, Clerk

Approved as to Form:

_____

Robert W. Jones, Jr., County Attorney

ISSUE:

-March 21, 2024 Regular Meeting Minutes

BACKGROUND:

The above-noted minutes are offered for review and adoption by the Board.

BUDGETARY IMPACT:

None

RECOMMENDATION:

-March 21, 2024 Regular Meeting Minutes

ATTACHMENTS:

Description	Type	Upload Date
March 21, 2024 Regular Meeting Minutes	Cover Memo	4/30/2024

REGULAR MEETING OF THE ISLE OF WIGHT COUNTY BOARD OF SUPERVISORS HELD IN THE ISLE OF WIGHT COUNTY GENERAL DISTRICT COURT LOCATED AT 17000 JOSIAH PARKER CIRCLE, ISLE OF WIGHT, VIRGINIA ON THURSDAY, THE TWENTY-FIRST DAY OF MARCH IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

BOARD MEMBERS PRESENT
Joel C. Acree, District 4, Chairman
Don G. Rosie, II, District 5, Vice-Chairman
Rudolph Jefferson, District 3
William M. McCarty, Sr., District 2
Renee Rountree, District 1

STAFF MEMBERS PRESENT
Randy R. Keaton, County Administrator
Donald T. Robertson, Assistant County Administrator
Robert W. Jones, Jr., County Attorney
Carey Mills Storm, Clerk

CALL TO ORDER

Chairman Acree called the regular meeting to order at 5:00 p.m. and noted for the benefit of the public that the Board of Supervisors' meetings have been temporarily moved from the Robert C. Claud, Sr. meeting room located at 17090 Monument Circle, Isle of Wight, Virginia to the Isle of Wight County General District Court located at 17000 Josiah Parker Circle, Isle of Wight, Virginia due to an inoperable elevator that is under repair.

INVOCATION

Assistant County Administrator Robertson delivered the invocation and led the Pledge of Allegiance to the flag.

APPROVAL OF AGENDA

Supervisor McCarty moved that a discussion be added to New Business concerning a discussion held by the School Board at its last meeting regarding the Board of Supervisors. The motion was adopted unanimously (5-0) with Supervisors Acree,

Rosie, McCarty, Jefferson and Rountree voting in favor of the motion and no Supervisors voting against the motion.

CLOSED MEETING

Pursuant to Section 2.2-3711(A) of the *Code of Virginia*, Supervisor McCarty moved to enter a closed meeting for the limited purpose of 1.) Consultation with legal counsel employed by the board regarding specific legal matters requiring the provision of legal advice by such counsel, namely (a) negotiations of siting agreements applicable to solar projects, and (b) the board's authority under the Virginia Code regarding the granting of concealed weapons permits, pursuant to subsection 8 and 2.) a discussion regarding the appointment of specific appointees to County boards, committees, or authorities as outlined in the agenda, pursuant to subsection 1.

The motion passed unanimously with Supervisors Acree, Jefferson, Rosie, McCarty and Rountree voting in favor of the motion and no Supervisors voting against the motion.

Upon motion of Chairman Acree and all voting in favor (5-0), the Board reconvened into open meeting.

County Attorney Jones reminded the Board that in accordance with Section 2-10(G) of the Board's Rules & Procedure, all those who participated in the closed meeting are reminded that all matters discussed in closed meeting are to remain confidential, as provided under the Virginia Freedom of Information Act, and that such matters as were discussed in closed meeting should not be acted upon or discussed in public by any participant unless and until a public, formal action of the Board of Supervisors is taken on that particular subject matter.

Upon motion of Supervisor Jefferson and all voting in favor (5-0), the following Resolution was adopted:

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Board of Supervisors has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the

Virginia Freedom of Information Act; and,

WHEREAS, Section 2.2-3712(D) of the Code of Virginia requires a certification by this Board of Supervisors that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Board of Supervisors.

VOTE

AYES: Acree, Rosie, Jefferson, McCarty, Rountree

NAYS: 0

ABSENT DURING VOTE: 0

ABSENT DURING MEETING: 0

CITIZENS' COMMENTS

Bob Hayes, Board of Directors, Western Tidewater Free Clinic, expressed the Clinic's gratitude for the Board's past financial support and provided an update on the 19% of County residents who have received services at the Clinic this fiscal year.

//

Wayne Gustison of Ivor spoke about the dangerous driving conditions on White Marsh Road as a result of it being utilized by contractors associated with the AES solar project. He requested a safety check be conducted and notified the Board about a school bus accident on March 15, 2024 that was carrying 15 children which caused the bus driver to have to be transported to the hospital.

//

Charles Short of Carrollton spoke in opposition to the fee being charged for a concealed weapons permit.

//

Responding to Mr. Short, Supervisor McCarty advised that the fee being charged for concealed weapons permits will be discussed during the budget process.

CONSENT AGENDA

Following an overview of the below items by County Administrator Keaton, the following Consent Agenda was adopted unanimously (5-0) as presented on motion of Supervisor McCarty:

A. Resolution to Amend the FY2023-24 Operating Budget and Appropriate Funding for Repair and Replacement of County Property from Insurance Proceeds ($26,931)

B. Resolution to Amend the Budget and Appropriate Funding from Unassigned Fund Balance to Contingency for Fire Rescue Response to Isle of Wight Industrial Park ($190,000)

C. 2023 Planning Commission Annual Report

D. Resolution to Commit Funds as Surety for Economic Development Access Grant Program ($850,000)

E. Employment Agreement for the County Administrator (Randy R. Keaton)

F. Employment Agreement for the County Attorney (Bobby Jones)

G. Agreement for Mutual Aid Fire and Rescue Services Among Localities in Hampton Roads Virginia (Chesapeake, Franklin, Hampton, Newport News, Norfolk, Poquoson, Portsmouth, Suffolk, Virginia Beach and Williamsburg

and the counties of Gloucester, James City; Isle of Wight, Southampton, Surry and York)

H. Resolution to Provide Signatory Authority to the County Administrator for Transportation Projects

I. Memorandum of Understanding by and Between the Isle of Wight County Board of Supervisors and Smithfield Soccer Club

J. Acquisition of an ADA Accessible Bus for Parks & Recreation Department to Transport Program Participants to and From Events and Activities

K. Minutes

. October 25, 2023 Retreat Minutes
. January 16, 2024 Regular Meeting Minutes
. February 15, 2024 Regular Meeting Minutes

REGIONAL AND INTER-GOVERNMENTAL REPORTS

Supervisor McCarty reported on items discussed at the most recent meeting of the Western Tidewater Regional Jail related to the City of Hampton joining participating regions. He advised that there was also discussion concerning the cost to house young adults and potential solutions.

Supervisor McCarty reported on items discussed at the most recent meeting of the Hampton Roads Transportation Planning Organization regarding future solutions for the creation of a primary and secondary road fund.

County Administrator Keaton reported on items discussed at the most recent meeting of the Southeastern Public Service Authority regarding bids not received for the fly-over project.

Supervisor Rountree reported on items discussed at the most recent meeting of the Eastern Virginia Regional Industrial Facility Authority to the Kings Creek project.

Chairman Acree reported on items discussed at the most recent meeting of the Hampton Roads Planning District Commission related to the need for additional housing in the region, the national shortage of housing and the availability of affordable housing. There was also discussion on energy, specifically solar panels, and technology and how emergencies are handled by first responders, he advised.

APPOINTMENTS

Supervisor Jefferson moved that Janet Robertson be reappointed to serve on the Commission on Aging representing District 3. The motion was unanimously adopted (5-0).

Supervisor Jefferson moved that Barbara Wiggins be reappointed to serve on the Commission on Aging representing District 3. The motion was unanimously adopted (5-0).

Supervisor Jefferson moved to adopt the following slate of officers to serve on the Fire Rescue Advisory Board:

	PRIMARY	ALTERNATE
CARROLLTON VFD	Tim Nunez	Scott Brower
CARRSVILE VFD	Judson West	Weston Jamison
RUSHMERE VFD	Brandon Jefferson	Kevin Parker
SMITHFIELD VFD	Chris Edwards	Charlie Kempton
WINDSOR VFD	Lee Marshall	Dale Scott
ISLE OF WIGHT VRS	Brian Carroll	Chad Owens
WINDSOR VRS	Keith Griffin	Beth Hecker
DEPT. OF FIRE RESCUE	Garry T. Windley	Will Drewery

The motion was unanimously adopted (5-0).

Vice-Chairman Rosie moved that Amber Wells be reappointed to represent District 5 on the Economic Development Authority. The motion was unanimously adopted (5-0).

Vice-Chairman Rosie moved that Peggy Lockwood be reappointed to represent District 5 on the Historical Architectural Review Committee. The motion was unanimously adopted (5-0).

Chairman Acree moved that Melinda Shortridge be appointed to serve on the Commission on Adults with Disabilities representing District 4. The motion was unanimously adopted (5-0).

Chairman Acree moved that Renea Acree be appointed to serve on the Commission on Adults with Disabilities representing District 4. The motion was unanimously adopted (5-0).

Supervisor McCarty moved that Randy R. Keaton be appointed to serve on the Western Tidewater Community Services Board. The motion was unanimously adopted (5-0).

PUBLIC HEARINGS

Application of Moonlight Solar, LLC (CUP-10-23), Applicant, and George Benjamin Edwards, Jeanette J. Edwards, George W. Edwards, LeAnne Ricks Edward Wait, and Dana Louise Edwards, Property Owners, for a Conditional Use Permit to Establish a Major Utility Service, Specifically a 44 MW utility-Scale Solar Energy Generation Facility and Substation, on Approximately 523 Acres Located on Moonlight Road (Route 627) and Burwells Bay Road (Route 621) in the Rural Agricultural Conservation Zoning District and a Request to Withdraw Approximately 523 Acres from the Moonlight Agricultural/Forestal District.

Caleb Kitchen, Planner I, Planning & Zoning, presented the Conditional Use Permit application related to site and project descriptions, staff analysis on public facilities, environmental resources, historical resources and economic resources, the

Comprehensive Plan review, the Department and agency review, staff analysis, and the Planning Commission's and staff's recommendation to deny.

Chance Zajicek, representing Palladium Energy and in support of the Moonlight solar project, provided an overview of the project and timeline, followed by improvements and changes to the concept plan. He continued with proposed transportation plan conditions and the economic benefit of this project, if approved.

Chairman Acree opened the public hearing and called for those to speak in favor of or in opposition to the proposed application.

Tom Endrosick of Smithfield spoke in favor noting that climate change requires urban action. He remarked that nothing can compete with solar when it comes to cost and safety and there has been much objection to the appearance of solar facilities and the use of farmland. He spoke about changes being experienced nationwide relative to climate change and the appearance of a well-constructed solar farm. He advised with regard to farmland allocation, if solar farms are combined with agricultural land, the yield of vegetables growing under the solar panels is increased.

Steve Murphy of Burwells Bay Road relayed concerns about unsafe conditions on Jones Drive. He spoke about attempts made to make the roadway wider; that there is a lack of drainage on Burwells Bay Road and Moonlight Drive; that trucks continue to knock down his mailbox; and, that there is a lack of shoulders from collapsed pavement on Burwells Bay and Moonlight Drive due to truck traffic. He recommended that the panels be moved into the wooded area where they are out of view and asked what the recourse is for residents whose mailboxes and personal property is being damaged by truck traffic.

George Edwards, applicant, advised that he had received a proposal which he had discussed with his family and who believes this is the best course for their family. He advised that he is 55 years of age and he will not be able to farm forever. He asked the Board to think about his family who has lived in the County their entire lives and paid their taxes on time when the Board votes on his application. He further asked the Board to think about past proposals of landowners and farmers which had been approved. He shared his concern about the road conditions, which

have not been improved since he began driving at the age of 16 and which this company is offering to fix once construction is complete.

Chloe Hodges on behalf of Energy Right spoke about the right of property owners to have the ability to do what they wish with their property. She cited a recent poll by Energy Right which indicated that 55% of Virginians would prefer solar projects as neighbors over housing, natural gas lines and industrial parks. She advised that funding received from this project can be used to lower tax rates in the County and because solar does not put a burden on public services, those dollars can be put directly into the community to fund schools and first responders. She stated it is important to approve projects based on their merits and what value it can bring to a community.

David Tucker of District 3 remarked that the Planning Commission had zero favorable votes on this application and that while every person should have a right to do with their land as they please, energy is a regulated product, there is a capacity factor, utility bills are increasing by 120%, one individual's W2 can represent multiple jobs performed and third parties are benefitting from US tax credits and breaks.

Chairman Acree closed the public hearing.

Supervisor McCarty remarked that there is conflicting information out there on solar farms and in order for this application to be given proper attention due to changes being made, he moved that the application be returned to the Planning Commission for review of those changes. The motion was unanimously adopted (5-0).

//

County Attorney Jones presented the Moonlight Solar Energy Generation Facility Siting Agreement which goes along with the above Conditional Use Permit. He recommended that following the public hearing, he would recommend that the matter be tabled until such time as the Planning Commission sends the Conditional Use Permit back to the Board.

Chairman Acree opened the public hearing on the Moonlight Solar Energy Generation Facility Siting Agreement and called for persons to speak in favor of or in opposition to the proposed Agreement.

Scott Foster of Smithfield remarked that given the fact that the Conditional Use Permit has been returned to the Planning Commission, there is adequate time to work through options for up-front funds should this project not be built due to any regulatory reason.

Chairman Acree closed the public hearing.

Supervisor McCarty inquired if the solar farm ceases its operation, will the balance of the monies promised in the Siting Agreement be due and payable?

County Attorney Jones requested additional time to research Supervisor McCarty's inquiry.

Supervisor McCarty moved that the Siting Agreement be tabled until the Conditional Use Permit is resolved at the Planning Commission level. The motion was unanimously adopted (5-0).

//

The Board took a recess and upon returning to open session, Chairman Acree called for items of new business.

NEW BUSINESS

Amy Ring, Director of Community Development, provided an overview of the following proposed South Harbor planned development conditional zoning amendment request which included a summary of the requested action, the purpose, the location, the zoning and the phasing plan. She further reviewed proposed proffer changes and relayed the recommendations of the Planning Commission and staff. She stated that in accordance with Section 1-1016-G of the Zoning Ordinance, where there is an amendment to proffered conditions of use or density, the Board may waive the public hearing requirement.

Application of Branch P. Lawson on Behalf of EH2, LLC, Applicant, to Amend the Approved Conditional Zoning of 114.17 Acres with Tax Map Numbers 34-01-077 and 34-01-077D on Carrollton Boulevard (U.S. Route 17) to Modify Proposed Road Improvements Based on the Updated Traffic Impact Analysis and to Increase the Allowable Front Yard Building Setback for the Fifty-Foot-Wide Single Family Detached Residential Units in the Neighborhood Plan Book.

Supervisor McCarty moved to waive the public hearing requirement. The motion was adopted unanimously (5-0).

Supervisor McCarty moved that the application be approved. The motion was adopted unanimously (5-0).

COUNTY ADMINISTRATOR'S REPORT

Jamie Oliver, Transportation Manager, briefed the Board on short and long-term results of a safety study recently conducted on Sugar Hill Road. She reported on VDOT's efforts towards revamping school zones.

//

County Administrator Keaton highlighted the following matters contained in the agenda for the Board's information:

1.) Statement of the Treasurer's Accountability –January 2024
2.) Cash Position – January 2024
3.) Incidents by Zone Map – February 2024
4.) Incidents by Zone Data – February 2024
5.) Station Activity Report – February 2024
6.) Museum Annual Report – February 2024
7.) Museum Annual Report – January 2024
8.) Correspondence from Western Tidewater Free Clinic

Supervisor Rountree requested a year over year comparison from the Treasurer and the reason for the school fund being marked "unavailable."

//

Following an overview of the County's health insurance, County Administrator Keaton introduced a Resolution to Approve the Employee Health Insurance Plan Offerings for Fiscal Year 2024-25 for the Board's consideration.

Supervisor Rountree moved that the following Resolution be adopted:

RESOLUTION TO APPROVE THE EMPLOYEE HEALTH INSURANCE PLAN OFFERINGS FOR FISCAL YEAR 2024-2025

WHEREAS, the next Employee Health Insurance Plan Year takes effect July 1, 2024; and,

WHEREAS, the County participates in The Local Choice Health Insurance Program through Anthem and offers three plans; and,

WHEREAS, The Local Choice Anthem Key Advantage 250 Plan, Key Advantage 500 Plan, and High Deductible Health Plan (with Health Savings Account) are recommended to the Board of Supervisors as the three plan offerings available for the plan year beginning July 1, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Health Insurance Plan offerings of The Local Choice Anthem Key Advantage 250 Plan, Key Advantage 500 Plan, and High Deductible Health Plan (with Health Savings Account) are available for employees with employer and employee contribution rates effective July 1, 2024 as referenced in the attached exhibit.

BE IT FURTHER RESOLVED that eligibility for participation in the Health Insurance Plan offerings is as follows: All regular full-time employees of the County, to include Appointees and Registrar, as well as elected officials to include Constitutional Officers and Board of Supervisors members, as well as local state-supported employees of the Isle of Wight Department of Social Services.

The motion was unanimously approved.

Responsive to Supervisor McCarty, County Administrator Keaton offered to investigate if other funding options can still be investigated if the Board adopts the Resolution at this meeting.

//

In response to a discussion being added regarding the School Board under the Approval of the Agenda, Supervisor McCarty clarified for the benefit of the public that the financial plan being discussed by the School Board regarding the County assisting the Schools in its financial matters is an accounting function only on the part of the Board. For the record, this board is not doing anything without an invitation from the School Board and this matter is not involved with the recent budgetary oversight by the School Division.

ADJOURNMENT

At 9:05 p.m., the meeting was declared adjourned.

_____
Joel C. Acree, Chairman

_____
Carey Mills Storm, Clerk

BACKGROUND:

The Board of Supervisors has previously directed that an opportunity be provided for monthly status briefings from Board members who serve as representatives on various regional committees and authorities on behalf of the County.

BUDGETARY IMPACT:

None

RECOMMENDATION:

Receive the report.

ATTACHMENTS:

Description	Type	Upload Date
BOS Regional Committees by Org & Member	Cover Memo	2/1/2024

2024
BOARD OF SUPERVISORS'
REGIONAL ORGANIZATIONS (BY MEMBER)

ACREE

- *Hampton Roads Planning District Commission*
- *Western Tidewater Water Authority*
- *Western Tidewater Community Transportation Collaborative*

ROUNTREE

- *Eastern Virginia Regional Industrial Facility Authority*
- *Hampton Roads Workforce Council*
- *Western Tidewater Water Authority*

JEFFERSON

- *Western Tidewater Regional Jail*

McCARTY

- *Hampton Roads Transportation Advisory Committee*
- *Hampton Roads Transportation Planning Organization*
- *Western Tidewater Regional Jail*

ROSIE

- *Hampton Roads Military Federal Facilities Alliance*

KEATON

- *Hampton Roads Planning District Commission*
- *Hampton Roads Transportation Planning Organization*
- *Southeastern Public Service Authority*
- *Western Tidewater Regional Jail*
- *Western Tidewater Water Authority*

2024
BOARD OF SUPERVISORS'
REGIONAL ORGANIZATIONS (BY ORGANIZATION)

Eastern Virginia Regional Industrial Facility Authority	*Rountree*
Hampton Roads Military & Federal Facilities Alliance:	*Rosie*
Hampton Roads Planning District Commission:	*Acree* *Keaton*
Hampton Roads Transportation Accountability Committee:	*McCarty*
Hampton Roads Transportation Planning Organization:	*McCarty* *Keaton*
Hampton Roads Workforce Council	*Rountree*
Southeastern Public Service Authority	*Keaton* *Etheridge - (Alternate)*
Western Tidewater Community Transportation Collaborative	*Acree*
Western Tidewater Regional Jail:	*Jefferson* *McCarty* *Keaton*
Western Tidewater Water Authority:	*Rountree* *Acree* *Keaton*

BACKGROUND:

Board members will consider and make appointments of individuals to various local and region organizations as noted on the Appointments Page.

BUDGETARY IMPACT:

None

RECOMMENDATION:

Appoint individuals to various local and region organizations as noted on the Appointments Page.

ATTACHMENTS:

Description	Type	Upload Date
Appointments Page	Cover Memo	3/14/2024
Commission on Adults with Disabilities	Cover Memo	2/22/2024
Energy Task Force	Cover Memo	2/22/2024
Fire Rescue Advisory Board	Cover Memo	3/19/2024

BOARDS/COMMISSIONS/COMMITTEES

Boards/Commissions/Committees	Appointees	Contact	District	Expiration	
Agricultural/Forestal District Advisory Council	Replacement for Emory Austin		District 5		
Blackwater Regional Library Board	Denise Tynes	880-3695	District 1	June	2024
Blackwater Regional Library Board	Michelle Manfred		District 2	June	2024
Camp Community College	Roderick Hallum	328-6354		June	2024
Chamber of Commerce	Don Robertson, Ex-officio	757-365-6202		July	2023
Commission on Adults with Disabilities	(See Attached)				
Commission on Aging	Janet Robertson	757-357-7672	District 3	Feb.	2024
Commission on Aging	Barbara Wiggins	757-356-0591	District 3	Feb.	2024
Energy Task Force	Representative for District 5 (See Attached)				
Economic Development Authority	Sharon Cory Stallings	757-242-6486	District 4	April	2024
Economic Development Authority	Amber Wells	757-871-9229	District 5	April	2024
Fire Rescue Advisory Board	(See Attached)			Jan.	2024
Hampton Roads Workforce Council	L'Tanya Jphnson	757-2429930		June	2024
Historical Architectural Review Committee	W. Lee Duncan	757-356-1112	District 3	Jan.	2023
Historical Architectural Review Committee	Peggy Lockwood	757-617-0328	District 5	March	2024
Social Services Board	Reginia Joyner	757-478-6381	District 4	June	2023
Social Services Board	Barbara Davis	757-357-2272	District 3	June	2024
Social Services Board	Linda Boone Randolph	(757) 390-6066	District 5	June	2024
Southeastern Tidewater Opportunity Project	Arleen Picott	757-357-4855		April	2024
Virginia Alcohol Safety Program	Replacement for Kimberly Davenport			Aug	2024
Western Tidewater Com. Services Board	Replacement for Don Robertson	757-365-6202		Dec.	2023
Western Tidewater Com. Services Board	Replacement for Toni Brown			Dec	2023

COMMISSION ON ADULTS WITH DISABILITIES

	APPOINTED
DISTRICT 1 James Piatak 3 Poplar Court Smithfield, Virginia 23430 757-8711797 vapiataks@verizon.net	12/14/23
DISTRICT 1 Howard Meissel 10280 Park Street Battery Park, Virginia 23304 757-630-2872 wmeissel@aol.com	12/14/23
DISTRICT 2	VACANT
DISTRICT 2	VACANT
DISTRICT 3 Julian K. Wilson 112 Cattail Lane, Apartment 6 Smithfield, Virginia 23430 757-870-2502	2/15/2024
DISTRICT 3	VACANT
DISTRICT 4	VACANT
DISTRICT 4	VACANT
DISTRICT 5	VACANT
DISTRICT 5	VACANT

ENERGY TASK FORCE

Created: February 23, 2023

APPOINTEES	DISTRICT	DATE APPOINTED
Thomas Distefano 15151 Batiste Court Carrollton, VA 23314 (757) 708-0880	2	23-Feb-23
Lewis Edmonds 23427 John Henry Street Windsor, VA 23487 (757) 871-6550	4	16-Mar-23
Lynn Barlow Briggs 211 North Mason Street Smithfield, Virginia 23430 (757) 365-1611	1	16-Mar-23
David Tucker 6251 Old Stage Highway Smithfield, VA 23430 (757) 334-3726	3	16-Mar-23
DISTRICT 5 (VACANT)	5	
AT-LARGE APPOINTEE (Town of Smithfield) Michael G. Smith 104 Commerce Street Smithfield, VA 23430 (757) 576-4203		4/27/2023
At-LARGE APPOINTEE (Town of Windsor) Edward (Gibby) Dowdy 9 Bank Street Windsor, VA 23487		6/1/2023

ECONOMIC DEVELOPMENT AUTHORITY

Note: IDA created May 2, 1968.
Renamed EDA February 19, 2015 by Ordinance

4-YEAR TERM

	APPOINTED	EXPIRES
DISTRICT 4 Sharon Corey Stallings 17421 Bowling Green Road Smithfield, Virginia 23430 242-6486	Jun-19	Apr-24
DISTRICT 1 James Collins 1109 Cypress Creek Parkway Smithfield, Virginia 23431 613-1815	Nov-20	Apr-25
DISTRICT 2 Carroll E. Keen, Jr. 1802 South Church Street Smithfield, Virginia 23430 357-4481	Dec-83	Apr-26
DISTRICT 5 Amber Wells 6494 Mullet Drive Ivor, Virginia 23866 757.871.9229	Oct-20	Apr-24
DISTRICT 3 James Ford 9614 Old Stage Highway Smithfield, Virginia 23430 357-3522	Sep-06	Apr-26

ECONOMIC DEVELOPMENT AUTHORITY

FOUR-YEAR TERM

	APPOINTED	EXPIRES
TOWN OF SMITHFIELD		
Tim Hillegass 205 North Mason Street Smithfield, Virginia 23430 420-6221	Apr-09	Apr-25
TOWN OF WINDSOR		
Reverend R. Samuel Askew 35 Church Street Windsor, Virginia 23487	Jul-23	Jun-27

Appointment Notification to: Director of Economic Development

Meeting Schedule: Second Tuesday Monthly

Purpose: To promote industrial growth in the County. Acts as a support organization for the County's Dept. of Economic Development. May authorize the issuance of tax exempt industrial bonds to industries locating or expanding in the County.

Contributions made to the Authority are used to promote industrial development and existing business to provide an adequate tax base for government services and to provide employment opportunities for County citizens.

CHAMBER OF COMMERCE VOTING MEMBERS
SMITHFIELD/WINDSOR/ISLE OF WIGHT

ANNUAL TERM

	EXPIRES
Donald T. Robertson, Ex-Officio	Jul-23
Post Office Box 80	
Isle of Wight, Virginia 23397	

The Chamber Board of Directors votes annually in July.

Send copies of appointment letters to:
President
Chamber of Commerce
Post Office Box 38
Smithfield, Virginia 23431
(757) 357-5302
www.theisle.org

BLACKWATER REGIONAL LIBRARY BOARD

FOUR-YEAR TERM

	APPOINTED	EXPIRES
DISTRICT 1 Denise Tynes 401 Kendall Haven Smithfield, Virginia 23430 (C) 880-3695	3/1/2018	6/30/2024
DISTRICT 2 Michelle Manfred 15235 Ashby Way Lane Carrollton, Virginia 23314	11/21/2019	6/1/2024
DISTRICT 4 Conway Henderson 13185 Doggett Lane Carrollton, Virginia 23314 (H) 238-9890	4/20/2017	6/1/2025
DISTRICT 5 Pam Vaughan 27836 Walters Highway Carrsville, Virginia 23315 757.651.0318	8/1/2017	6/1/2025
DISTRICT 3+A1 Sylvia J. Claggett 14221 Tyler Beach Road Smithfield, Virginia 23430 357-2644	6/1/2021	6/1/2026

BOARDS/1

BLACKWATER REGIONAL LIBRARY BOARD

FOUR-YEAR TERM	APPOINTED	EXPIRES

AT-LARGE MEMBER

Rita Gibson — Nov-23 — Nov-27

11429 Lena Rose Street
Windsor, Virginia 23487
562-4931

Appointment notification to Ben Neal, Library Director
Blackwater Regional Library
22511 Main Street, Courtland, VA 23837
757-653-0298 Ext. 306
blouver@blackwaterlib.org

Meetings: Meets monthly except in August and December.
Mission: Attends meetings; advocates for the library within the community; develops a strategic plan; nurtures fiscal responsibility; develops policies and ensures qualified leadership.

FIRE & RESCUE ADVISORY BOARD

Created April 2020

DEPARTMENT	PRIMARY/ALTERNATE	APPOINTED	TERM EXPIRES
		ONE-YEAR TERM	
CARROLLTON VFD	PRIMARY		
	Tim Nunez	Jan-23	1/1/2024
	14153 Bartlett Circle		
	Carrollton, Virginia 23314		
	763-9929		
	firechiefcvfd10@gmail.com		
	ALTERNATE		
	Scott Brower	Jan-23	Jan-24
	2 Tinkers Lane		
	Carrollton, Virginia 23314		
	803-5656		
	delifieldfarm@gmail.com		
CARRSVILE VFD	PRIMARY		
	Judson West	Jan-23	Jan-24
	7549 Indian Trail		
	Suffolk, Virginia 23437		
	375-8589		
	eng208@aol.com		
	ALTERNATE		
	Weston Jamison	Jan-23	Jan-24
	32505 Harvest Drive		
	Carrsville, Virginia 23315		
	353-7402		
	jamisoncvfd@yahoo.com		

RUSHMERE VFD	PRIMARY		
	Brandon Jefferson	Jan-23	Jan-24

	116 Wellingtom Circle Smithfield, Virginia 23430 771-3266 brano114@aol.com		
	ALTERNATE Kevin Parker 9042 Parkers 3 Lane Smithfield, Virginia 23430 262-7714 kparker7714@gmail.com	Jan-23	Jan-24
SMITHFIELD VFD	PRIMARY Chris Edwards 15064 Four Square Road Smithfield, Virginia 23430 620-9289	Jan-23	Jan-24
	ALTERNATE Charlie Kempton 1804 South Church Street Smithfield, Virginia 23430	Jan-23	Jan-24
WINDSOR VFD	PRIMARY Lee Marshall Post Office Box 412 Windsor, Virginia 23487 620-9470	Jan-23	Jan-24

	ALTERNATE Dale Scott 9 Virginia Avenue Windsor, Virginia 23487	Jan-23	Jan-24

650-8781
tdalescott@gmail.com

ISLE OF WIGHT VRS	PRIMARY		
	Brian Carroll	Jan-23	Jan-24
	8461 Stallings Creek		
	Smithfield, Virginia 23430		
	647-8628		
	bcarroll@isleofwightus.net		
	ALTERNATE		
	Chad Owens	Jan-23	Jan-24
	5228 Duck Town Road		
	Zuni, Virginia 23898		
	765-465-7019		
	cowens.iwvrs@gmail.com		
WINDSOR VRS	PRIMARY		
	Keith Griffin	Jan-23	Jan-24
	13074 Shiloh Drive		
	Windsor, Virginia 23487		
	871-3394		
	kkeith.griffin@yahoo.com		

	ALTERNATE		
	Beth Hecker	Jan-23	Jan-24
	4320 White Drive		
	Suffolk, Virginia 23434		
	334-3127		
	bethhecker4@yahoo.com		

	delifieldfarm@gmail.com		
DEPARTMENT OF EMER. SERVICES	PRIMARY Garry T. Windley Post Office Box 80 Isle of Wight, VA 23397 757-357-8218 gwindley@isleofwightus.net		Jan-24
	ALTERNATE Will Drewery 18316 Sedley Road Sedley, VA 23878 757-615-2316 wdrewery@isleofwightus.net	Jan-23	Jan-24

Notification of Appointment to:
Garry Windley, Emergency Services

Meeting Schedule: First Wednesday monthly
Purpose: May bring matters forward to the Board of Supervisors for consideration and/or the Board may assign specific items tro the advisory board to review.

Commission on Adults with Disabilities

DISTRICT 1	**APPOINTED**
James Piatak 3 Poplar Court Smithfield, VA 23430 757.871.1797 vapiataks@verizon.net	12/14/2023
DISTRICT 1	
Howard Meissel 10280 Park Street Battery Park, VA 23304 757.630.2872 wmeissel@aol.com	12/14/2023
DISTRICT 2	Vacant
DISTRICT 2	Vacant
DISTRICT 3	Vacant
DISTRICT 3	Vacant
DISTRICT 4	Vacant
DISTRICT 4	Vacant
DISTRICT 5	Vacant
DISTRICT 5	Vacant

BOARD OF BUILDING APPEALS

FIVE-YEAR TERM

	EXPIRES
DISTRICT 1	
Gary Terwillinger	Nov-25
#10 Oak Alley, Smithfield, VA 23430	
357-9955	
DISTRICT 4	
Phillip Upton	Oct-25
17101 Bob White Road, Windsor, VA 23487	
357-9242	
DISTRICT 3	
Michelle Jones	Mar-25
31 Gurwen Drive, Smithfield, VA 23430	
357-6107	
DISTRICT 5	
Elaine Butler	Jul-25
30925 Hunt Club Road	
Carrsville, Virginia 23315	
562-5282	
DISTRICT 2	
Joshua Goodin	Jun-28
109 Titus Court, Carrollton, VA 23314	

1) Appointment Notification: Mark Drumfeller, Assistant Director of Community Development/Inspections
2) Meeting Schedule: The Local Board of Building Code Appeals meets within 30-days on the occurrence that an appeal is made.
3) Purpose: To hear appeals to a particular decision or determination made by the Building Official.

BOARD OF ZONING APPEALS

Five-Year Term

	EXPIRES
DISTRICT 4	
George Rawls 14441 Ramos Way Carrollton, Virginia 23314 757.328.3109	05/01/25
DISTRICT 5	
Ms. Shawn Carr 28001 Walters Highway Carrsville, Virginia 23315 757-650-8062	06/01/28
DISTRICT 1	
Lawrence W. Yoakum, III 29 Faye Street Smithfield, Virginia 23430	06/01/25
DISTRICT 2	
Dale Baugh 1000 Gatling Pointe Parkway Smithfield, Virginia 23430 757-812-4276	02/29/28
DISTRICT 3	
Gwendolyn L. Sykes 6090 Old Stage Highway Smithfield, Virginia 23430 357-2104	05/01/26

BOARDS/4

BOARD OF ZONING APPEALS

Letter of Board Recommendation to:
Robert W. Jones, Jr., County Attorney
Sandy Robinson, Planning and Zoning

Meeting Schedule: On-call basis on the first Monday monthly at 6:00 p.m.
Purpose: The Body established under State law to provide relief in special cases where the strict application of the Zoning Ordinannce would produce hardship to a landowner. The Board's function is to hear and decide upon the interpretation and the application of the provisions of the Zoning Ordinance in these cases.

The Board recommends individuals to the Circuit Court Judge, followed by a lette from the County Attorney notifying the individual of his appointment by the Judg

CAMP COMMUNITY COLLEGE BOARD

FOUR-YEAR TERM

	EXPIRES
Benjamin A. Vaughan 27015 Spivey Town Road Windsor, Virginia 23487 242-4364	Jun-25
Roderick Hallum 101 Lytham Smithfield, Virginia 23430 rwhallum@gmail.com (H) 279-0614 (Cell) 328-6354	Jun-24
Dr. Richard Antcliff 14 Wenley Circle Smitfhfield, Virginia 23430 757.218.0749	Jun-26

Letters of appointment to:
Dr. Corey McCray, Interim President & Cathy Cutchins
Paul D. Camp Community College
Post Office Box 737
Franklin, Virginia 23851
(757) 569-6712
dlufkin@pdc.edu
ccutchins@pdc.edu

The College Board meets every other month and meetings are alternated between locations and open to the public.

EMERGENCY COMMUNICATIONS CENTER BOARD

County Administrator
Isle of Wight County
Post Office Box 80
Isle of Wight, Virginia 23397

Sheriff/Isle of Wight County
James Clarke
Post Office Box 75
Isle of Wight, Virginia 23397

Chief of Emergency Services/Isle of Wight County
Garry Windley
Post Office Box 80
Isle of Wight, Virginia 23397

Smithfield Town Manager
Michael R. Stallings, Jr.
310 Institute Street
Smithfield, Virginia 23430

Smithfield Police Chief
Alonzo Howell
310 Institute Street
Smithfield, Virginia 23430

Windsor Town Manager
William Saunders
Post Office Box 307
8 East Windsor Boulevard
Windsor, Virginia 23487

EMERGENCY COMMUNICATIONS CENTER BOARD

Windsor Police Chief
Rodney Riddle
Post Office Box 307
8 East Windsor Boulevard
Windsor, Virginia 23487

Fire and Rescue Association Representative
J. Brian Carroll
Isle of Wight Volunteer Rescue Squad
1802 A South Church Street
Smithfield, Virginia 23430

Recording Secretary
Lt. Ron Bryan
Post Office Box 75
Isle of Wight, Virginia 23397

EQUALIZATION BOARD

ONE-YEAR TERM: July 1, 2027-June 30, 2028

	APPOINTED	EXPIRES
DISTRICT 1		6/1/2028
DISTRICT 2		6/30/2028
DISTRICT 3		6/30/2028
DISTRICT 4		6/30/2028
DISTRICT 5		6/30/2028

Send letter of recommendation to the County Attorney & Commissioner of Revenue
NOTE: This mandatory Board recommends individuals to the Circuit Court Judge for a one-year term.

BOARDS/9

FIFTH JUDICIAL DISTRICT COMMUNITY CORRECTIONS BOARD

	Appointed	Expiration
Christine Ek 9585 Peanut Drive Windsor, Virginia 23487 757.365.6240	12/10/2020	

Send copies of correspondence to:
Marvin L. Griffin, Jr.
Program Coordinator
Fifth Judicial District Community Corrections
135 Hall Avenue, Suite B
Suffolk, Virginia 23434
757.514.7461 (office)
757.514.4875 (fax)
mlgriffin@suffolkva.us

H20 HELP TO OTHERS ADVISORY BOARD

	Appointed
Janet Robertson 6363 Robertson Lane Smithfield, Virginia 23430	Jun-99

SOCIAL SERVICES BOARD

FOUR-YEAR TERM	EXPIRES
Rudolph Jefferson 5073 Owens Lane Smithfield, Virginia 23430 757-357-7359	No Expiration
DISTRICT 3 Barbara Davis 13410 Wilon Court Smithfield, Virginia 23430 757-357-2272	Jun-24
DISTRICT 2 Pam Barton 24702 Sugar Hill Road Carrollton, VA 23314 757-871-3260	Aug-26
DISTRICT 1 Barbara Stafford 3 Moon creek Circle Smithfield, Virginia 23430 757-357-9796	26-Jun
DISTRICT 4 Reginia Joyner 23405 Courthouse Highway Windsor, Virginia 23487 757-478-6381	23-Jun
DISTRICT 5 Linda Boone Randolph Post Office Box 44 Carrsville, Virginia 23315 757-390-6066	24-Jun

Send appointment letters to the Director of Social Services @ Director@iowdss.com

WESTERN TIDEWATER MENTAL HEALTH COMMUNITY SERVICES BOARD

THREE-YEAR TERM

EXPIRES

Alysia Pack — Dec-26
505 Jordan Avenue
Smithfield, Virginia 23430
(757) 620-1363
alysiapacknp@gmail.com — Dec-26

Assistant County Administrator
Don Robertson
Post Office Box 80
Isle of Wight, Virginia 23397
(757)365-6202

(Ms.) Toni Brown — Dec-26
14311 Ferguson Wharf Way
Smithfield, Virginia 23430
(H) 365-4372
(Cell) 334-2355

Letters of Appointment to:

Demetrios Peratsakis
Executive Director, Western Tidewater CSB
7025 Harbour View Boulevard, Suite 119
Suffolk, Virginia 23435
757.377.2397
Dperatsakis@WTCSB.org

BOARDS/17

WETLANDS BOARD

	FIVE-YEAR TERM EXPIRES
DISTRICT 3 David Moose 6128 Dockside Drive Smithfield, Virginia 23430 870-8048	Jun-25
DISTRICT 2 Mark E. Brown 10169 Brown's Marina Road Carrollton, Virginia 23314 (H) 357-5633 (Cell) 377-7165	Feb-26
DISTRICT 4 Jeff Smith 23267 Tara Court Carrollton, VA 23314 757-714-4414	Oct-28
DISTRICT 5 Mike Klusmeier 7136 Mill Creek Drive Zuni, Virginia 23898 (H) 242-4134 (Office) 242-9281 (Cell) 647-9190	Mar-28
DISTRICT 1 James Wesley Brown 101 Moore Avenue Smithfield, Virginia 23430 357-4086 (o) 618-6889 (o) BOARDS/18	Mar-26

WETLANDS BOARD

ALTERNATE — EXPIRES

Sharon Hart — No Expiration
15219 Newbill Lane
Carrollton, Virginia 23314
238-9166

ALTERNATE

Randolph H. Pack — No Expiration
505 Jordan Avenue
Smithfield, Virginia 23430
(Cell) 620-7700

Appointment Letters: Sandy Robinson, Planning & Zoning

Meeting Schedule: As-needed basis on the third Monday monthly at 6:00 p.m.
Purpose: To prevent the destruction of wetlands while accommodating necessary economic development in a manner consistent with wetlands preservation. The Wetlands Board is responsible for granting permits for work impacting wetlands within the County. The Wetlands Board also grants permits for activities regulated under the Coastal Primary Sand Dune Ordinance.

COMMISSION ON AGING

THREE-YEAR TERM

	EXPIRES
DISTRICT 4 Ruth Hartsfield 23394 Courthouse Highway Windsor, Virginia 23487 757-242-9328	Apr-25
DISTRICT 4 Michelle Billups 19091 Tomlin Hill Drive Zuni, Virginia 23898 757.646.0780	Dec-26
DISTRICT 3 Barbara Wiggins Post Office Box 364 Smithfield, Virginia 23431 757-356-0591	Feb-24
DISTRICT 3 Janet Robertson - Chairperson 2022 6363 Robertson Lane Smithfield, Virginia 23430 757-357-2672 jwrob@charter, net	Feb-24
DISTRICT 2 Sharon Foster 1026 Whippingham Parkway Carrollton, Virginia 23314 757-869-0629	Mar-26

COMMISSIONS/2

COMMISSION ON AGING

DISTRICT 2
Thomas Finderson (RESIGNED) May-25
24661 Sugar Hill Road
Carrollton, Virginia 23314
(757) 298-8978

DISTRICT 1
Valerie Butler Apr-25
209 Spring Drive
Smithfield, Virginia 23430

DISTRICT 1
Brenda Reynolds Jan-25
Post Office Box 6
Battery Park, Virginia 23304
757-620-9433

DISTRICT 5
Becky McConnell Mar-26
4361 Joyner Road
Carrsville, VA 23315
757-630-4742 - mcconnellwm1@aol.com

DISTRICT 1
Jessica York May-26
27403 Colosse Road
Carrsville, VA 23315
757-934-4911
757-642-2335 (cell)

AT LARGE MEMBER (DO NOT PUT ON APPTS. PAGE)
BOS on what actions should be taken on projects. Sep-21
15158 Gayle Way
238-2464
COMMISSIONS/3

COMMISSION ON AGING

AGENCY REPRESENTATIVE
Social Services

Director of Social Services
Post Office Box 102
Isle of Wight, Virginia 23397
365-0880

Lisa Watson
Department of Social Services
Post Office Bos 102
Isle of Wight, Virginia 23397
365-3659

PARKS & RECREATION
Regine Walme-Edwards
13036 Nike Park Road
Carrollton, Virginia 23314
357-5959

LONG-TERM CARE
Susan Story
Senior Services
1226 White Marsh Road
Suffolk, Virginia 23434
435-8953

AGENCY DIRECTOR
Nila Holleman
938 D. South Church Street
Smithfield, Virginia 23430
356-1700

COMMISSION ON AGING

COUNTY REPRESENTATIVE
Renee Rountree
405 Royal Dornoch
Smithfield, Virginia 23430

(C) 757.651.4903

Send Letter of Appointment to:
Commission on Aging Chairman
and
Regine Walme-Edwards, Recreational Specialist
(redwards@isleofwightus.net)

Meeting Schedule: See attached
Purpose: To identify the needs of the County's senior citizens and to encourage, promote and develop ways and means by which those needs can be effectively met.

PLANNING COMMISSION

FOUR-YEAR TERM	EXPIRES
DISTRICT 4 George Rawls 14441 Ramos Way Carrollton, Virginia 23314 757-328-3109	Feb-27
DISTRICT 4 Rick Sienkiewicz 23278 Spring Crest Drive, P.O. Box 467 Carrollton, Virginia 23314 757-630-4167	Feb-24
DISTRICT 1 Matthew R. Smith 93 Barclay Crescent Smithfield, Virginia 23430 757-705-9881	Feb-28
DISTRICT 1 Raynard Gibbs 112 Royal Aberdeen Smithfield, Virginia 23430 757-592-3683	Feb-27
DISTRICT 5 Brian Carroll 8461 Stallings Creek Drive Smithfield, Virginia 23430 357-4254	Feb-26

PLANNING COMMISSION

DISTRICT 5
Jennifer S. Boykin Feb-27
28359 Walters Highway
Carrsville, Virginia 23315
(H) 562-1619 © 646-8400

DISTRICT 3
James Ford (2015 Vice-Chairman) Feb-24
9614 Old Stage Highway
Smithfield, Virginia 23430
357-3522

HARDY DISTRICT/DISTRICT 3
Bobby A. Bowser Feb-25
207 Red Oak Court
Smithfield, Virginia 23430
357-6517

Cynthia Taylor Feb-25
103 Watch Harbour Circle
Smithfield, Virginia 23430
757-357-6522

NEWPORT DISTRICT/DISTRICT 2
Thomas J. Distefano Feb-27
15151 Batiste Court
Carrollton, Virginia 23314
757 708 0880
Appointment Notification: Amanda Landrus, P&Z
Purpose: Serves as a reviewing body for development projects. Reviews development plans, Conditional Use Permits, Special Use Permits and rezonings. Makes recommendations to the BOS on what actions should be taken on projects.

TIDEWATER YOUTH SERVICES COMMISSION

COUNTY REPRESENTATIVE
Director of Social Services
Isle of Wight County
Post Office Box 102
Isle of Wight, Virginia 23397
365-0880

Copies of appointments letters to:
Shawn Sawyer
Executive Director
Tidewater Youth Services Commission
2404 Airline Boulevard
Portsmouth, Virginia 23701
757-488-9161

COMMISSION ON ADULTS WITH DISABILITIES

	APPOINTED
DISTRICT 1 James Piatak 3 Poplar Court Smithfield, Virginia 23430 757-8711797 vapiataks@verizon.net	12/14/23
DISTRICT 1 Howard Meissel 10280 Park Street Battery Park, Virginia 23304 757-630-2872 wmeissel@aol.com	12/14/23
DISTRICT 2	VACANT
DISTRICT 2	VACANT
DISTRICT 3	VACANT
DISTRICT 3	VACANT
DISTRICT 4	VACANT
DISTRICT 4	VACANT
DISTRICT 5	VACANT
DISTRICT 5	VACANT

FAIR EXECUTIVE COMMITTEE

	TWO-YEAR TERM APPOINTED	EXPIRES
CHAIRMAN (2020) Danny Byrum 24545 Miller Lane Carrollton VA 23314 635-5725 (cell) 238-3334 (Home) dannybyrum3@gmail.com	01/01/23	12/1/2025
VICE-CHAIRMAN (2020) Michelle Billups Post Office Box 9 Zuni, Virginia 23898 646-0780 onthegomichelle@gmail.com	01/01/23	12/1/2025
SECOND VICE-CHAIRMAN (2020) Robert Claud 5370 Duck Town Road Zuni, Virginia 23898 618-4050 runningcloud59@yahoo.com	01/01/23	12/1/2025
TREASURER (2020) Debbie Braswell 8496 Winston Drive Zuni VA 23898 593-5236 debboo50@gmail.com	01/01/23	12/1/2025

FAIR EXECUTIVE COMMITTEE

SECRETARY (2020)

Kim Garrett 01/01/23 12/1/2025
22078 Garrison Drive
Windsor, Virginia 23487
647-7628 (cell)
doodlebugdd@gmail.com

Appointee Notification: Director of Parks & Recreation

Meeting Schedule: Last Monday monthly
Purpose: Develops a tentative program for the Fair on or before November for the following year's fair.

HISTORICAL ARCHITECTURAL REVIEW COMMITTEE

FOUR-YEAR TERM

	EXPIRES
DISTRICT 1	
Carolyn Keen 114 Commodore Lane Smithfield, Virginia 23430 (757) 357-2173	Nov-27
DISTRICT 2	
Russell J. Parrish 436 Spring Hill Place Smithfield, Virginia 23430 (757) 356-9971	Apr-27
DISTRICT 3	
(Mr.) W. Lee Duncan 12170 Modest Neck Road Ivor, Virginia 23866 (757) 298-3839	Jan-23
DISTRICT 4	
Durwood Scott Post Office Box 343 Windsor, Virginia 23487 (757) 242-6528	Sep-24
DISTRICT 5	
Peggy Lockwood 25446 River Run Trail Zuni, Virginia 23898 (757) 617-0328	Mar-24

HAMPTON ROADS ALL HAZARDS ADVISORY COMMITTEE

APPOINTED

William D. Drewery — 10-Jun-21
Emergency Management Coordinator
Post Office Box 80
Isle of Wight, Virginia 23397

ALTERNATE
Pat Humphries — 10-Jun-21
Chief of Emergency Services
Post Office Box 80
Isle of Wight, Virgginia 2337

Letter of Appointment to:
Bob Crum
Executive Director/HRPDC
723 Woodlake Drive
Chesapeake, Virginia 23320

STORMWATER ADVISORY COMMITTEE

BOARD LIASON
Richard L. Grice
415 Muirfield
Smithfield, VA 23430
757.365.9241

BOARD LIASON
William M. McCarty
10 Thorley Street
Carrollton, VA 23314
757.356.1515

TOWN OF SMITHFIELD
Andrew Gregory
403 Watson Drive
Smithfield, VA 23430
757.365.4043

TOWN OF WINDSOR
Robert C. Claud, Sr.
26 Holland Drive
Windsor, VA 23487
757.242.6660

SMITHFIELD DISTRICT
Jeff Whitmire
413 Muirfield
Smithfield, VA 23430
757-286-6906
jwhitmere35@gmail.com

NEWPORT DISTRICT
Steve Haley
24 Titus Creek Lane
Carrollton, VA 23314
757.371.2107

HARDY DISTRICT
David Tucker
Post Office Box 343
Smithfield, VA 23431
757.647.8592

CARRSVILLE DISTRICT
David Creason
Post Office Box 84
Zuni, Virginia 23898
757.647.8592

WINDSOR DISTRICT
George Rawls
14441 Ramos Way
Carrollton, VA 23314
757.357.5442

Paricia Magner
IOW County Schools
820 West Main Street
Smithfield, Virginia 23430
365-1616

Rusty Jordan
IOW Social Services
17100 Monument Circle, Suite A
Isle of Wight, Virginia 23397
365-3672

Tonya Jones
WTCSB
135 S. Saratoga Street
Suffolk, VA 23434

Health Department
Marli Laudun
IOW Health Department
919 South Church Street
Smithfield, Virginia 23430
279-3074

Kimberly Jennings
5th District CSU
Juvenile and Domestic Relations Ct.
P.O. Box 1135
Suffolk, Virginia 23439
514-4311

NO EXPIRATION OF TERMS
AGENCY REPRESENTATIVE

John Crawford
Tidewater Youth Services Commission
2404 Airline Boulevard
Portsmouth, Virginia 23701
488-9382

BOARD APPOINTEE
Dr. Cornell Jones
5309 Doral Woods Ct.
Suffolk, Virginia 23435

AGENCY REPRESENTATIVE
Nancy Mayo
Finance Department
P.O. Box 80
Isle of Wight, Virginia 23397
(757) 357-2446

AGENCY REPRESENTATIVE
Rachel Lewis
CSA Coordinator
P.O. Box 1818, 135 Hall Ave., Suite B
Suffolk, Virginia 23439
(757) 514-7335

AGENCY REPRESENTATIVE
Donald Robertson
County Administration
P.O. Box 80
Isle of Wight, Virginia 23397
365-6202

CHILDREN'S SERVICES ACT - POLICY & MANAGEMENT TEAM

Donnie Brown
IOWC Sheriff's Department
P.O. Box 75
Isle of Wight, Virginia 23397
365-0632

BOARD APPOINTEE
Dominique Pretlow
Intercep Health
5511 Staplies Mill Road, Suite 102
Richmond, VA 23228
804.239.0614

Send notifications of appointment to:
Rachel Lewis, CSA Coordinator/Suffolk-Franklin, Isle of Wight
Post Office Box 1818, Suffolk, Virginia 23434 or rlewis@suffolkva.us
(757) 514-7335
CPMT/2

AGRICULTURAL/FORESTAL DISTRICT ADVISORY COUNCIL

DISTRICT 5 NO TERM EXPIRATION
Vacant

DISTRICT 5
Glenn C. Carr (Farmer Member)
28124 Spivey Town Road
Windsor, Virginia 23487
(757) 242-6229

DISTRICT 3
I. N. Jones, III (Landowner Member)
13430 Waterworks Road
Smithfield, Virginia 23430
(757) 357-3061

DISTRICT 3
J. Brian Carroll (Landowner Member)
8461 Stallings Creek Road
Smithfield, Virginia 23430
(757) 357-4254

DISTRICT 2
Philip F. Edwards (Farmer Member)
14220 Carroll Bridge Road
Smithfield, Virginia 23430
(757) 357-7169

DISTRICT 2
Charles L. Owens (Farmer Member)
15433 Carroll Bridge Road
Smithfield, Virginia 23430
(757) 357-2614
COUNCIL/1

AGRICULTURAL/FORESTAL DISTRICT ADVISORY COUNCIL

DISTRICT 4
Marilyn Oliver (Landowner Member)
19051 Oliver Drive, Smithfield, Virginia 23430
(757) 255-4608

DISTRICT 1
Robert Clontz (Landowner Member)
9354 Jones Drive, Smithfield, VA 23430

BOARD REPRESENTATIVE
Don Rosie
29557 Walters Highway
Carrsville, Virginia 23315
(757) 298-5074

COMMISSIONER OF REVENUE
Gerald H. Gwaltney
Post Office Box 107, Windsor, VA 23397

Appointment Notification: Sandy Robinson, P&Z

Meeting Schedule: As needed on first Wednesday monthly at 4p.m.
Purpose: These districts are created to conserve, protect and encourage the developmnet and improvement of agricultural and forestal land for the production of food and other agricultural and forestal products. These lands are protected as valued natural and ecological resources and for aesthetic purposes. They encourage the maintenance of farming and forestry, protect farming and forestry practices and provide for lands being used for agricultural or forestal production to qualify for agricultural or forestal use-value assessment.

HAMPTON ROADS WORKFORCE COUNCIL

(Formerly Opportunity, Inc.)

Two-Year Term

	APPOINTED	TERM EXPIRES
County Business Leader (Board of Directors) L'Tanya Johnson Human Resource Manager Cost Plus World Market 12300 Dominion Way Windsor,Virginia 23487 757-242-9930 Extension 8014	7/1/2018	6/30/2024
Liasion Renee Rountree 405 Royal Dornoch Smithfield, Virginia 23430 757-651-4903	1/4/2024	No Expiration

Letter of Appointment to:
Director of Economic Development
&
Shawn Avery
President & CEO
Hampton Roads Workforce Council
999 Waterside Drive, Suite 1314
Norfolk, Virginia 23510
savery@oihr.org
www.opp-inc.org
757.314.2370

TIDEWATER EMERGENCY MEDICAL SERVICES COUNCIL, INC.

TWO-YEAR TERM

EXPIRES

Garry Windley 03/01/25
Chief of Emergency Services
Isle of Wight, Virginia 23397

APPOINTMENT LETTER TO:
James M. Chandler
Executive Director
TEMS
1104 Madison Plaza, Suite 101
Chesapeake, Virginia 23320
446-5179

COUNCIL/4

MAYORS & CHAIRS

	EXPIRES
Rudolph Jefferson	No Set Term

MAYORS/CHAIRS/6

SOUTHSIDE MAYORS & CHAIRS

	EXPIRES
Rudolph Jefferson	No Set Term

SOUTHSIDE MAYORS & CHAIRS/7

HAMPTON ROADS WORKFORCE COUNCIL

	APPOINTED	TERM EXPIRES
County Business Leader L'Tanya Johnson Human Resource Manager Cost Plus World Market 12300 Dominion Way Windsor,Virginia 23487 757-242-9930 Extension 8014	7/1/2018	6/30/2020
Liasion William M. McCarty 10 Thorley Street Carrollton, Virginia 23314	1/10/2018	No Expiration

Letter of Appointment to:
Director of Economic Development
&
Shawn Avery
President & CEO
Hampton Roads Workforce Council
999 Waterside Drive, Suite 1314
Norfolk, Virginia 23510
savery@oihr.org
www.opp-inc.org
757.314.2370

HRWC/1

VIRGINIA ALCOHOL SAFETY ACTION PROGRAM

THREE-YEAR TERM

EXPIRES
8/1/2024

Isle of Wight Sheriff's Office
Post Office Box 75
Isle of Wight, Virginia 23397

Letter of Appointment to:
Anthony Carmichael, MHRM
Director
Southeastern VASAP
901 Port Centre Parkway
Suite 3
Portsmouth, Virginia 23704
396-6980, Ext. 209

acarmichael@dipva.org

PROGRAMS/1

BROADBAND TASK FORCE

Created 3/19/20

APPOINTEE	DISTRICT	APPOINTED
Landus Robertson 17035 Echo Lake Drive Smithfield, VA 23430	3	6/18/2020
Jim Henderson 13185 Doggett Lane Carrollton, VA 23314	4	6/18/2020
Bill Yoken 29 Faye Drive Smithfield, VA 23430	1	6/18/2020
Keith Horswill 7101 Mill Creek Drive Zuni, Virginia 23898	5	7/16/2020
Joe Puglisi 12017 Southport Landing Drive Smithfield, Virginia 23430	2	7/16/2020
Renee Rountree 405 Royal Dornoch Smithfield, VA 23430	BOS	1/4/2024
William McCarty 10 Thorley Street Carrollton, VA 23314	BOS	8/6/2020
Don Rosie 29557 Walters Highway Carrsville, Virginia 23315	BOS	8/6/2020

2021 REDISTRICTING TASK FORCE

APPOINTED

CARRSVILLE
Volpe Boykin — Sep-21
28359 Walters Highway
Carrsville, VA 23315
vboykin0808@gmail.com
(757) 287-3309

HARDY
Elwood Whitley — Sep-21
10494 Stallings Creek Drive
Smithfield, VA 23430
elwood.a.whitley@gmail.com
(757) 690-6653

NEWPORT
Thomas Finderson — Sep-21
24661 Sugar Hill Road
Carrollton, VA 23314
(757)291-6502

SMITHFIELD
Dale Baugh — Sep-21
1000 Gatling Point Parkway
Smithfield, VA 23430
dalebaugh@aol.com
(757) 812-4276

WINDSOR
Caleb Kitchen — Sep-21
19340 Oliver Drive
Smithfield, VA 23430
isleofwightkitchen@gmail.com
(757) 633-3870

AT-LARGE
Martha Jackson — Sep-21
511 A Cedar Street
ydnic9219@hotmail.com
(757) 357-2268 or 572-3308

AT-LARGE
Pam Cooke — Sep-21
119 Commodore Lane
Smithfield, VA
(757)660-4226
cooke2@Charter.net

ADULTS WITH DISABILITIES TASK FORCE

Created on 10/17/20

Enependence Center - Nicole Davis

Hands & Hearts - Krisin Wilda

WTCSB - Demetrios Peratsakis

SSSVA - Tabitha Smith, Carol Ottofaro

IOWDSS - Rusty Jordan

Brighton Gardens, LLC - Karita Suiter

P&R - William Winstead

VerAbility - Cheryl Collier

BOS - Acree & Rosie

SENIOR SERVICES OF SOUTHEASTERN VIRGINIA

THREE-YEAR TERM

	APPOINTED	EXPIRES
Pam Barton 24702 Sugar Hill Road Carrollton, Virginia 23314 (757)871-3260 (cell) Kelle1985@gmail.com	Jan-21	Jan-25

Notifications of Appointment to:
Steve Zollos, Executive Director
Senior Services of Southeastern VA
5 Interstate Corporate Center
6350 Center Drive
Suite 101
Norfolk, Virginia 23502
461-9481

szollos@ssseva.org

STOP, INC.

ONE-YEAR TERM

EXPIRES

Arleen Picott — Apr-24
111 Cockes Lane
Smithfield, Virginia 23430
(757) 357-4855

Letters of Appointment to:
Regina Lawrence, President & CEO
STOP, Inc.
5700 Thurston Avenue
Suite 101
Virginia Beach, VA 23455
858-1385
lawrence@stopinc.org

Ms. Madgie McRae, Executive Assistant to the President & CEO/Board Liasion

REGIONAL BOARD APPOINTMENTS

HAMPTON ROADS MILITARY AND FEDERAL FACILITIES ALLIANCE

APPOINTED BY CHAIRMAN NO SET TERM

	APPOINTED	EXPIRES
Don Rosie	Jan-20	No Set Term

Send notification of appointment to:
Craig Quigley
Executive Director
Hampton Roads Military and Federal Facilities Alliance
430 World Trade Center
Norfolk, Virginia 23510
(757) 644-6324
cquigley@hrmffa.org

HAMPTON ROADS PLANNING DISTRICT COMMISSION

NO SET TERM

	APPOINTED	EXPIRES
William McCarty	Jan-20	No Set Term
Randy Keaton	Aug-16	No Set Term

Send notification of appointment to:
Robert Crum
Executive Director
Hampton Roads Planning District Commission
723 Woodlake Drive
Chesapeake, Virginia 23320
(757) 420-8300

COMMUNITY TRANSPORTATION ADVISORY COMMITTEE

	APPOINTED	TERM EXPIRES
James Collins	4/7/2022	Apr-25

1109 Cypress Creek Parkway
Smithfield, Virginia 23[illegible] 23431
757-613-1815

Send notification of appointment to:
Robert Crum
Hampton Roads Planning District Commission
723 Woodlake Drive
Chesapeake, Virginia 23320
rcrum@hrpdcva.org

REGIONAL/2

HAMPTON ROADS TRANSPORTATION PLANNING ORGANIZATION

NO SET TERM

	APPOINTED	EXPIRES
McCarty	Jan-20	No Set Term
Randy Keaton	Jan-16	No Set Term

Send notifications of appointment to:
Bob Crum
Executive Director
Hampton Roads Transportation Planning Organization
723 Woodlake Drive
Chesapeake, Virginia 23320
(757) 420-8300

REGIONAL/3

HAMPTON ROADS TRANSPORTATION ACCOUNTABILITY COMMISS

Chairman Serves; No Set Term NO SET TERM

	APPOINTED	EXPIRES
McCarty	Jan-20	No Set Term
Keaton		

Send notifications of appointment to:
Kevin Page
Executive Director
HRTAC
723 Woodlake Drive
Chesapeake, VA 23320
757-420-8300

REGIONAL/4

SOUTHEASTERN PUBLIC SERVICE AUTHORITY

FOUR-YEAR TERM

	APPOINTED	EXPIRES
Randy Keaton	Aug-16	Dec. 2025
Michael Etheridge	Sep-18	Dec. 2025

Send notification of appointment to:
Dennis Bagley
Executive Director
Southeastern Public Service Authority
723 Woodlake Drive
Chesapeake, Virginia 23320

FOUR-YEAR TERM

	APPOINTED	EXPIRES
Dale Baugh (Appt. 12-12-2017) SPSA BOD 116 Commodore Lane Smithfield, VA 23430 812-4276	1/1/2018	12/31/2025
Richard Schwarting SPSA Citizen Advisory Committee 20560 Captain's Walk Smithfield, Virginia 23430 240-9015	Sep-19	

REGIONAL/5

WESTERN TIDEWATER REGIONAL JAIL AUTHORITY

REGIONAL; NO SET TERM AS LONG AS THEY SERVE AS AN ELECTED OFFICIAL

NO SET TERM

	APPOINTED	EXPIRES
William M. McCarty	Jan-20	No Set Term
Rudolph Jefferson	Jan-20	No Set Term
Randy Keaton/Finance Committee Alternate	Aug-16	No Set Term

Send notification of appointment to:
Colonel William Smith
Western Tidewater Regional Jail Authority
2402 Godwin Boulevard
Suffolk, Virginia 23434
(757) 539-3119

WESTERN TIDEWATER WATER AUTHORITY

4-Year Term

	APPOINTED	EXPIRES
Renee Rountree	Jan-24	30-Jun-26
Joel C. Acree	Jan-20	30-Jun-26
Bobby Jones, Jr./Alternate	Jan-16	30-Jun-26

Send notification of appointment to:
Albert S. Moor
Secretary/WTWA
P.O. Box 1858
Suffolk, VA 23439-1858
amoor@suffolkva.us

cc's to:
mike.duman@mikeduman.com
dgoldberg@suffolkva.us
proberts@suffolkva.us
hholland@suffolkva.us
whutchings@suffolkva.us
chris@aqualaw.com

REGIONAL/7

SION

Intergovernmental Water & Sewer Task Force

Appointed
Richard L. Grice 1/5/2017
415 Muirfield
Smithfield, Virginia 23430
365-9241
508-2755

Appointed
Joel C. Acree 1/5/2017
100 Whitehead Farm Lane
Carrollton, Virginia 23314
255-2705
449-1258

Appointed
NEWPORT DISTRICT REPRESENTATIVE
Richard T. Matthews 1/19/2017
24409 Pinetree Lane
Carrollton, Virginia 23314
238-3518
641-1919
r_matthews@charter.net

Appointed
CARRSVILLE DISTRICT REPRESENTATIVE
Daryl Butler 1/19/2017
30871 Hunt Club Road
Carrsville, Virginia 23315
951-8171
daryl.butler@vafb.com

Appointed
HARDY DISTRICT REPRESENTATIVE
David Tucker 2/16/2017
6251 Old Stage Highway
Smithfield, Virginia 23430
757.357.9627 (H)
757.334.3726 ©
757.365.2211 (W)
cougarslayer1958@gmail.com

ENERGY TASK FORCE

Created: February 23, 2023

APPOINTEES	DISTRICT	DATE APPOINTED
Thomas Distefano 15151 Batiste Court Carrollton, VA 23314 (757) 708-0880	2	2/23/23
Lewis Edmonds 23427 John Henry Street Windsor, VA 23487 (757) 871-6550	4	3/16/23
Lynn Barlow Briggs 211 North Mason Street Smithfield, Virginia 23430 (757) 365-1611	1	3/16/23
David Tucker 6251 Old Stage Highway Smithfield, VA 23430 (757) 334-3726	3	3/16/23
DISTRICT 5 (VACANT)	5	
AT-LARGE APPOINTEE (Town of Smithfield) Michael G. Smith 104 Commerce Street Smithfield, VA 23430 (757) 576-4203		4/27/23
At-LARGE APPOINTEE (Town of Windsor) Edward (Gibby) Dowdy 9 Bank Street Windsor, VA 23487		6/1/23

ISSUE:

Application of Moonlight Solar, LLC (CUP-10-23), Applicant, and George Benjamin Edwards, Jeanette J. Edwards, George W. Edwards, LeAnne Ricks Edwards Wait, and Dana Louise Edwards, Property Owners, for a Conditional Use Permit to Establish a Major Utility Service, Specifically a 44 MW Utility-Scale Solar Energy Generation Facility and Substation, on Approximately 523 Acres Located on Moonlight Road (Rte. 627) and Burwells Bay Road (Rte. 621) in the Rural Agricultural Conservation Zoning District and a Request to Withdraw Approximately 523 Acres from the Moonlight Agricultural/Forestal District

BACKGROUND:

Moonlight Solar, LLC (CUP-10-23), applicant, and George Benjamin Edwards, Jeanette J. Edwards, George W. Edwards, LeAnne Ricks Edwards Wait, and Dana Louise Edwards, property owners, have submitted an application for a conditional use permit to establish a major utility service, specifically a 44 MW utility-scale solar energy generation facility and substation, on approximately 523 acres located on Moonlight Road (Rte. 627) and Burwells Bay Road (Rte. 621) on tax parcels 11-01-017, 11-01-018, 11-01-023 and 11-01-023A in the Rural Agricultural Conservation zoning district. The application includes a request to withdraw approximately 523 acres from the Moonlight Agricultural/Forestal District.

The proposed project is located on four properties approximately ¼ mile from the County of Surry jurisdictional boundary at its closest point. The project will have frontage on Moonlight Road and Burwells Bay Road. It is adjacent to agricultural and forestal lands and single-family residences. The project lies approximately 1/2 mile east of the existing Cavalier Solar Project. Property location and proximity maps are attached to this staff report.

The properties on which the proposed project is located are currently in agricultural uses. The properties are zoned Rural Agricultural Conservation (RAC). The project sites are secured by lease agreements with the landowners. On October 4, 2023, the Agricultural and Forestal District Advisory Committee held a public meeting to consider an application by the property owners to withdraw the entirety of the subject parcels from the Moonlight Agricultural/Forestal District. The Committee recommended approval of the request.

This application was submitted on May 16, 2023 and reviewed under the zoning

ordinance language prior to the Board of Supervisors adopting amendments to the supplementary use regulations for major utility services at their May 18, 2023 meeting.

The applicant has proposed a 44MW solar energy generation facility on a total of 522.96 acres that spans across four different parcels. The 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 project. The substation area will include a transformer, utility interconnection lines, and switching station which will allow the electrical system to interconnect to the 230kV Surry to Chuckatuck Dominion Energy powerline running directly through the interior of the project site. A project narrative provided by the applicant is attached to this staff report.

Since the Planning Commission provided their recommendation, the applicant has submitted revisions for certain parts of the concept plan in an attempt to mitigate identified weaknesses in the Planning Commission staff report:

1. Development Envelope reduced from 305 acres to 272.8 acres.
2. Fenced-in area reduced from 250.1 acres to 231.2 acres.
3. Prime Farmland reduced from 272.4 acres to 242 acres.
4. Reduced impacts to ecological cores: C3 (High Importance) reduced from 36 acres to 8.9 acres; C4 (Moderate Importance) reduced from 4.4 acres to 0 acres; and C5 (General Importance) reduced from 12.7 acres to12.6 acres.

The applicant is also proposing to increase the height of the vegetative buffer at planting around the Carroll Planation House, and to install those plantings at the beginning of construction.

These changes are reflected in the following attachments:

1. Revised Concept Plan and Maps
2. Updated Visual Impact Analysis
3. Revised Environmental Impact Analysis

A full analysis of the proposed project's consistency with the County's Comprehensive Plan and Ordinances is included in the attached Planning Commission staff report.

BUDGETARY IMPACT:

None

RECOMMENDATION:

At their November 28th, 2023 meeting the Planning Commission recommended denial of the application by a vote of 9-0.

Based on the identified weaknesses, staff also recommends denial of the application.

However, should the CUP and withdrawal request be approved staff recommends the following conditions: 1) Topsoil shall be stockpiled on the site and shall be stored out of view from adjacent properties and public roads. 2) The applicant shall submit an invasive species management plan as recommended by DCR with the submission of the final site plan. 3) The applicant shall submit a habitat assessment relative to the Barking treefrog as recommended by DCR. 4) The applicant shall submit a seed mix for site groundcover that includes native pollinators blooming in spring/summer as recommended by DCR. 5) The applicant will work directly with the Isle of Wight County Chamber of Commerce, Paul D. Camp Community College, and the Economic Development Department to ensure inclusion of local contractors in the bidding process. 6) A laminated Emergency Response Poster will be mounted near the front gate. The poster will include a general site plan, evacuation routes and muster points, emergency response chain of command, directions to the closest hospital, coordinates to the closest life flight landing area, and other pertinent information associated with the facility during an emergency response. 7) The facility perimeter fencing will be equipped with push bar pedestrian gates to permit emergency exits from the facility. 8) Adherence to the proposed transportation plan shall be required for all facility traffic. Truck traffic shall be limited to only the route shown in the transportation plan. No other local routes in Isle of Wight County may be used. 9) Excluding the bufferyards, the ground between the panels and in areas not otherwise covered will be managed with mowing and/or grazing. 10) Hours of operation for construction and post-construction operation shall be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m. 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. 11) As part of the site plan review, the applicant shall provide documentation that the selected panels and all power-generating equipment on-site 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 must quality, for disposal purposes only, as non-hazardous

waste under applicable U.S. Environmental Protection Agency tests (e.g. TCLP). 12) 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 the results. 13) Any recommendations provided by VDHR during site plan review will be adhered to, in addition to requirements in the Zoning Ordinance.

ATTACHMENTS:

Description	Type	Upload Date
Application	Backup Material	11/1/2023
Agricultural/Forestal District Withdraw Request	Backup Material	11/1/2023
Narrative and Response Comments	Backup Material	11/1/2023
Concept Plan and Maps	Backup Material	11/1/2023
Revised Concept Plan and Maps	Backup Material	3/6/2024
Updated Visual Impact Analysis	Backup Material	3/6/2024
Transportation Plan	Backup Material	11/1/2023
Economic Impact Analysis	Backup Material	11/1/2023
Environmental Resources Impact Analysis and DCR Response	Backup Material	11/1/2023
Revised Environmental Impact Analysis	Backup Material	3/6/2024
Historical and Cultural Resources Impact Analysis and DHR Response	Backup Material	11/1/2023
Transmission Capacity Report	Backup Material	11/1/2023
Appraisal Report	Backup Material	11/1/2023
Decommissioning Plan	Backup Material	11/1/2023
Site Images	Backup Material	11/2/2023
Location Map	Backup Material	11/2/2023

Closeup Map 1	Backup Material	11/2/2023
Closeup Map 2	Backup Material	11/2/2023
Cavalier Solar and Moonlight Solar Proximity Map	Backup Material	11/16/2023
Zoning Map	Backup Material	11/2/2023
Land Use Map	Backup Material	11/2/2023
Solar Farms Acreage Table	Backup Material	11/16/2023
Commissioner of the Revnue Comments	Backup Material	11/16/2023
Isle of Wight County Museum Comments	Backup Material	11/16/2023
Sheriff Department Comments	Backup Material	11/16/2023
PC Staff Report	Backup Material	11/29/2023
PC Resolution	Resolution	2/27/2024
Ordinance	Ordinance	11/29/2023

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 4-1005 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: 44MWac Utility Scale Solar Project

B. PROJECT DESCRIPTION:

Project Name: Moonlight Solar

Property Address (if any): _____

Election District: District 5

Comprehensive Plan Designation: Rural Agricultural Conservation (RAC)

The use permit will apply to 492.26 acres out of 522.96 total acres

Tax Parcel Identification # 11-01-017 Number of acres to be effected: 114.26

Tax Parcel Identification # 11-01-018 Number of acres to be effected: 163.95

Tax Parcel Identification # 11-01-023 Number of acres to be effected: 77

Tax Parcel Identification # 11-01-023(A) Number of acres to be effected: 137.75

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

Public Sewer _____ Private Septic _____

C. **APPLICATION INFORMATION:**

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

Address: 4446 Hendricks Ave #356

City, State, Zip Code: Jacksonville, Florida 32207

Phone No.: 772-274-2405 Email: czajicek@pd46energy.com Fax No.:

Property Owner(s) Name(s): George Benjamin Edwards, Jeanette J. Edwards, George W. Edwards , LeAnne Ricks Edwards Wait, Dana Louise Edwards

Address: 8266 Moonlight Rd

City, State, Zip Code: Smithfield, VA, 23430

Phone No.: 757-377-7799 Email: jil1020@aol.com Fax No.:

5/3/23

Applicant Signature **Date**

5/3/23

Owner Signature ***if different*** **Date**

George Benjamin Edwards

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: _____

C. **APPLICATION INFORMATION:**

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

Address: 4446 Hendricks Ave #356

City, State, Zip Code: Jacksonville, Florida 32207

Phone No.: 772-274-2405 Email: czajicek@pd46energy.com Fax No.:

Property Owner(s) Name(s): George Benjamin Edwards, Jeanette J. Edwards, George W. Edwards , LeAnne Ricks Edwards Wait, Dana Louise Edwards

Address: 8266 Moonlight Rd

City, State, Zip Code: Smithfield, VA, 23430

Phone No.: 757-377-7799 Email: jil1020@aol.com Fax No.:

5/3/23

Applicant Signature **Date**

5/9/23

Owner Signature *if different* **Date**

Dana Louise Edwards

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: _____

C. **APPLICATION INFORMATION:**

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

Address: 4446 Hendricks Ave #356

City, State, Zip Code: Jacksonville, Florida 32207

Phone No.: 772-274-2405 Email: czajicek@pd46energy.com Fax No.:

Property Owner(s) Name(s): George Benjamin Edwards, Jeanette J. Edwards, George W. Edwards , LeAnne Ricks Edwards Wait, Dana Louise Edwards

Address: 8266 Moonlight Rd

City, State, Zip Code: Smithfield, VA, 23430

Phone No.: 757-377-7799 Email: jil1020@aol.com Fax No.:

5/3/23

Applicant Signature **Date**

5/7/23

Owner Signature *if different* **Date**

George W. Edwards

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: _____

C. **APPLICATION INFORMATION:**

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

Address: 4446 Hendricks Ave #356

City, State, Zip Code: Jacksonville, Florida 32207

Phone No.: 772-274-2405 Email: czajicek@pd46energy.com Fax No.:

Property Owner(s) Name(s): George Benjamin Edwards, Jeanette J. Edwards, George W. Edwards , LeAnne Ricks Edwards Wait, Dana Louise Edwards

Address: 8266 Moonlight Rd

City, State, Zip Code: Smithfield, VA, 23430

Phone No.: 757-377-7799 Email: jil1020@aol.com Fax No.:

5/3/23

Applicant Signature **Date**

LeAnn Ricks Edwards Wait 5/7/23

Owner Signature *if different* **Date**

LeAnn Ricks Edwards Wait

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: _____

C. **APPLICATION INFORMATION:**

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

Address: 4446 Hendricks Ave #356

City, State, Zip Code: Jacksonville, Florida 32207

Phone No.: 772-274-2405 Email: czajicek@pd46energy.com Fax No.:

Property Owner(s) Name(s): George Benjamin Edwards, Jeanette J. Edwards, George W. Edwards , LeAnne Ricks Edwards Wait, Dana Louise Edwards

Address: 8266 Moonlight Rd

City, State, Zip Code: Smithfield, VA, 23430

Phone No.: 757-377-7799 Email: jil1020@aol.com Fax No.:

5/3/23

Applicant Signature **Date**

Jeanette J. Edwards 5/7/2023

Owner Signature *if different* **Date**

Jeanette J. Edwards

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 Moonlight Solar, LLC

Address 4446 Hendricks Ave #356
Street

Jacksonville Florida 32207
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
11-01-017	Agriculture- RAC
11-01-018	Agriculture- RAC
11-01-023	Agriculture- RAC
11-01-023(A)	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
George Benjamin Edwards, Jeanette J. Edwards,George W. Edwards, LeAnne Ricks Edwards Wait, Dana Louise Edwards	c/o Moonlight Bay Farm, 8266 Moonlight Rd. Smithfield, VA, 23430

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: Mark Mirabito (Printed or Typed Name) Applicant: [signature] (Signature) Date: 5/3/23

State of Florida
County of St Johns

Subscribed and sworn to before me Matt Behrens, A Notary Public in and for the County of St Johns, State of Florida, this 3 day of May, 2023.

[signature]
Notary Public

My Commission Expires 04-26-25

MATT BEHRENS
Notary Public-State of Florida
Commission # HH 122310
My Commission Expires
April 26, 2025

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

SUBMITTAL CHECKLIST FOR CONDITIONAL / SPECIAL USE PERMIT APPLICATIONS

****Both checklist and application required upon submission to central permitting or application will notbe accepted****

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 an exception shall be certified as complete unless the following information is provided. ***The required number of copies may be increased or reduced with permission of the Zoning Administrator, depending on the review needs.*** Applicant(s) must have their signature(s) notarized on the disclosure of real estate holdings.

- ☒ **Ten (10) copies of the following**
  - ☒ original, executed application
  - ☒ a statement of the reasons for seeking conditional or special use permit
  - ☒ narrative description of the property which shall include the tax parcel identification number
  - ☒ full size concept plan of the site to show all existing and proposed physical improvements and such otherinformation 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 beso 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)

☒ **One (1) original executed application**

☒ **One (1) digital copy of ALL application documents**

☒ **One (1) reduced 11"x17" copy of concept plan**

☒ **Application fee submitted with the application. Checks should be made payable to treasurer, Isle of Wight, County**

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

☒ Other information may be necessary to demonstrate compliance with all other applicable federal, state and County standards and regulations.

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

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.

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 the processing of this application.

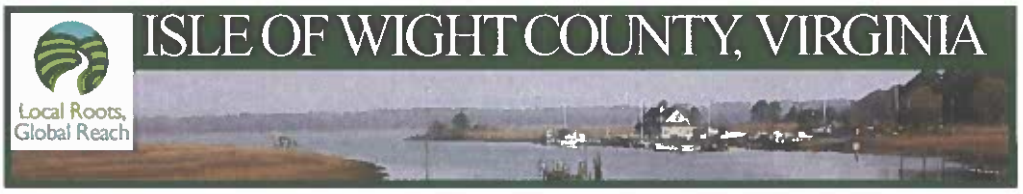
Mark Mirabito

Printed or Typed Name

Signature

5/3/23

Date



Real Estate

View Bill

As of	5/2/2023
Bill Year	2022
Bill	5852
Owner	EDWARDS GEORGE W & JEANETTE J L/E
Parcel ID	11-01-017

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/5/2022	$534.03	$534.03	$0.00	$0.00	$0.00
2	6/5/2023	$534.02	$534.02	$0.00	$0.00	$0.00
TOTAL		$1,068.05	$1,068.05	$0.00	$0.00	$0.00

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Real Estate

View Bill

As of	5/2/2023
Bill Year	2022
Bill	5848
Owner	EDWARDS G W & JEANNETTE J L/E
Parcel ID	11-01-018

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/5/2022	$782.23	$782.23	$0.00	$0.00	$0.00
2	6/5/2023	$782.22	$782.22	$0.00	$0.00	$0.00
TOTAL		$1,564.45	$1,564.45	$0.00	$0.00	$0.00

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Real Estate

View Bill

As of	5/2/2023
Bill Year	2022
Bill	5854
Owner	EDWARDS GEORGE W L/E &
Parcel ID	11-01-023

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/5/2022	$340.65	$340.65	$0.00	$0.00	$0.00
2	6/5/2023	$340.65	$340.65	$0.00	$0.00	$0.00
TOTAL		$681.30	$681.30	$0.00	$0.00	$0.00

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Real Estate

View Bill

As of	5/2/2023
Bill Year	2022
Bill	5855
Owner	EDWARDS GEORGE W L/E &
Parcel ID	11-01-023A

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/5/2022	$417.78	$417.78	$0.00	$0.00	$0.00
2	6/5/2023	$417.77	$417.77	$0.00	$0.00	$0.00
TOTAL		$835.55	$835.55	$0.00	$0.00	$0.00

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TO: Agricultural and Forestal District Advisory Committee

FROM: George Benjamin Edwards, Jeanette J. Edwards, George W. Edwards, LeAnn Ricks Edwards Wait, and Dana Louise Edwards

RE: Withdrawal of Land from Moonlight Agricultural/Forestal District

DATE: May 4, 2023

Please accept this written request to withdraw the following tax parcels from the Moonlight Agricultural/Forestal District (AFD). This request is made pursuant to Isle of Wight County's requirement for voluntary withdrawal from an AFD prior to or concurrent with submittal of a Conditional Use Permit application. Per information provided by the Isle of Wight County Commissioner of Revenue's office, removal of these parcels of land from the agricultural tax deferment system will take place once the use of the land changes – in this instance, construction of a utility-scale solar energy facility. Until such time, the land will continue to be farmed.

Tax Parcel Number	Record Owner
11-01-017	George Benjamin Edwards, LeAnn Ricks Edwards Wait and Dana Louise Edwards with George W. Edwards and Jeanette J. Edwards reserving a life estate
11-01-018	George Benjamin Edwards with George W. Edwards and Jeanette J. Edwards reserving a life estate
11-01-023	George Benjamin Edwards with George Wesley Edwards reserving a life estate
11-01-023A	George Benjamin Edwards with George W. Edwards reserving a life estate

By: George Benjamin Edwards
George Benjamin Edwards

By: Jeanette J. Edwards
Jeanette J. Edwards

By: George W. Edwards
George W. Edwards

By: LeAnn Ricks Edwards Wait
LeAnn Ricks Edwards Wait

By: Dana Louise Edwards
Dana Louise Edwards

PALLADIUM ENERGY

Moonlight Solar

Agency Review Comments and Responses

The following are responses to the agency review of Moonlight Solar's Conditional Use Permit Application. Additionally, to address agency comments, several Exhibits to Moonlight Solar's CUP application have been updated. The updated Exhibits have been identified and provided with the revised Project Overview and Narrative.

Planning and Zoning Comments:

1) Our tax records show that the combined acreage for these parcels is 522.96. Please revise and resubmit page 1 of the application with the correction.

- Page 1 of the application has been revised to reflect Isle of Wight County Tax records and has been included with the correction.

2) Please provide exact acreage for each different type of crop, pasture, and timberland that is being converted for solar panel coverage within the fence.

- Acreage of the land cover classes provided below:

Land Cover Class	Acreage within Fence
Impervious	0.2
Mixed Forest	60.9
Shrub/Scrub	1.1
Pasture	3.7
Cropland	184.2

- This information has also been added to the Moonlight Solar Project Overview in the "Property Description" section.

3) Does this project impact any state-designated conservation unit or ecological core areas?

- No; Moonlight Solar does not impact any state-designated conservation unit or ecological core areas.

4) Have you received any comments from Dominion Energy in regards to capacity, or do you have an interconnect agreement?

- No, we have not received any comments from Dominion Energy regarding capacity, nor do we have an interconnection agreement. We had Timmons Group evaluate the available capacity on the line we plan to interconnect, which was included with the application as Exhibit G.

5) As it relates to the concept plan, what is the dark green line on parcel 11-01-017 that runs south of the existing culvert and parallel to the Carroll Plantation house? Please clarify and provide symbology in the legend.

- The dark green line on parcel 11-01-017 that runs south of the existing culvert and parallel to the Carroll Plantation house is a delineated wetland. The concept plan has been updated to depict delineated wetlands using the same color.

6) Thank you for list of recommended conditions. Appropriate conditions will be determined by Planning and Zoning and please be advised that we will not include any conditions that are less than what is required by the zoning ordinance at the time of site plan review.

- The CUP application for Moonlight Solar was submitted prior to the adoption of the revisions to the solar zoning ordinance being voted into effect. As such, inclusion of these proposed conditions was a voluntary, good faith effort by Moonlight Solar.

7) Please forward this project to the Virginia Department of Historic Resources for review and comment and provide them in your resubmittal. You can submit to VDHR Archeologist Mike Clem, and his email address is mike.clem@dhr.virginia.gov

- Moonlight Solar has been forwarded to VDHR for review. VDHR's review and comments have now been included.

8) Please forward this project to the Virginia Department of Conservation and Recreation (https://vanhde.org/) and the Virginia Department of Wildlife Resources (https://dwr.virginia.gov/gis/werms/ and https://services.dwr.virginia.gov/fwis/) for their review and comments and provide them in your resubmittal.

- Moonlight Solar has been forwarded to VDCR for review. VDCR's review and comments have now been included.

9) Since this application was submitted for review, the Isle of Wight County Board of Supervisors has adjusted both the real estate tax rate to $0.71 per $100 of assessed value and the machinery and tools tax rate to $1.95 per $100 of assessed value for fiscal year 2023-2024. Accordingly, the projections outlined in the economic impact analysis are no longer accurate. Please resubmit this analysis using the current tax rates.

- The Economic Impact Analysis has been revised to reflect the updated real estate and machinery and tools tax rates. The updated Economic Impact Analysis has been included for review.

Fire/Rescue/EMS Comments:

All concerns have been addressed in the application.

Environmental Planner Comments:

1) Please provide the wetland delineation report and associated maps.

- Wetland delineation report and associated maps have now been included.

2) Please indicate on the maps who delineated the wetlands and when.

- delineated by Timmons Group environmental personnel on December 9-14, 2021 for the areas west of Moonlight Rd. and on March 27-28, 2023 for the areas east of Moonlight Rd. Wetland delineation report and associated maps have now been included.

3) Are the thin green lines (ex. near 046-0064) considered wetlands? If so, how will you avoid them? Wetlands should be avoided if possible.

- Yes, the thin green lines (ex. near 046-0064) are delineated wetlands. These wetlands are avoided in the site plan as they fall outside the fenced area. The maps have been updated to more clearly identify these lines as delineated wetlands. Please see C3.1-C3.3 in the Concept Plan for the updated labels on the maps.

4) Are you proposing any connections through wetlands or floodplains between parcels?

- Yes, there are two instances of underground collection lines crossing wetlands, one of these two instances includes the underground collection line crossing a Zone A floodplain.

5) How will the streams be impacted that are not protected by a wildlife corridor?

- There is one instance of a stream occurring inside the fenced area, which is crossed by an underground collection cable. The remaining streams have been avoided by being left outside the fenced in area, even when not part of a wildlife corridor. The maps have been updated to include and more clearly identify the delineated streams. Please see C3.1-C3.3 in the Concept Plan for the updated labels on the maps.

6) Some of the streams are shown as isolated small areas. Are those actually streams?

- Yes, the streams were delineated by Timmons Group environmental personnel on December 9-14, 2021 for the areas west of Moonlight Rd. and on March 27-28, 2023 for the areas east of Moonlight Rd.

7) USACE confirmation is needed by the time of site plan review.

- A Jurisdictional Waters Determination Request form has been sent to USACE and the confirmation will be provided when the site plan is submitted for review.

8) I see flood zones are indicated in the legend, but they are not observed on the maps. Please add and label zones.

- Maps have been updated to show the flood zone and labeled accordingly.

9) Parcel 11-01-017 is listed as a 2 on the Cultural resource preservation index which means "contributing to, or eligible for listing on the National Register of Historic Places/Virginia Landmarks Register". Has this been evaluated (area shown below in purple)? It appears a full Phase 1 is required based on Apogee recommendations.

- Full phase 1 has now been completed and included, along with Virginia Landmarks Register (VLR) and VDHR review and comment

Commissioner of the Revenue Comments:
I have reviewed the Conditional Use Application for the above-referenced project and did not find any deficiencies in the economic impact analysis. Please let me know if you have any questions as the application moves through the process. (Reminder that these comments are in regards to the economic impact analysis that was submitted. These comments may change upon submission of revised analysis requested above.)

- Please note the Economic Impact Analysis has been revised to reflect the updated real estate and machinery and tools tax rates. The updated Economic Impact Analysis has been included for review.

Economic Development Comments:
No Concerns

Sheriffs Department Comments:
after review of the submitted plan the only needs and concerns of the Sheriff's Office will be the increase in patrol during the construction phase and the traffic situation on the selected routes although they have done a complete study as far as the amount of traffic and past traffic accidents in the area. These are primarily secondary roads with no to minimal shoulders and are also shared with farm vehicles. During the construction phase they will be bringing in heavy equipment and large vehicles which will require escorts or even road closer. Also, there being multiple sites the concern of the operation of heavy equipment on the roads from one site to the other.

- Moonlight Solar will work closely with VDOT and the Sheriff's office to address the increased traffic and transportation of heavy equipment and large vehicles.

VDOT Comments:
1) All entrances onto the public right of way must be designed in accordance with Appendix F of the VDOT Road Design Manual and will be reviewed during the site plan process.

- Entrances onto the public right of way will be designed in accordance with Appendix F of the VDOT Road Design Manual and will be submitted for review with the final site plan.

2) Any utility installations within the public right of way will need to be owned and maintained by a public utility company registered with Virginia 811.

3) The application does not provide useable exhibits clearly showing proposed locations and types of overhead/underground electrical crossings, any new transmission lines, etc., that will cross or otherwise occupy the public right of way.

- The map exhibits in the application have been updated to more clearly show locations and types of electrical crossings of the public right of way. Please see C3.1-C3.3 in the Concept Plan for the updated labels on the maps.

4) A culvert will be required within the existing ditch lines to maintain roadside drainage. The minimum culvert size within State maintained right of way shall be 15" unless otherwise approved by the Department. Pipe sizing calculations should be submitted as part of the site plan. 9" of cover over the culvert pipe is required and the culvert pipe should extend a minimum of one foot beyond the toe of the stabilized slope.

- Culvert and drainage design will be submitted for review as part of the final site plan. The design will include, at a minimum, a 15" culvert size along with pipe sizing calculations.

5) Sight distance for entrances must be evaluated for compliance in accordance with Appendix F of the VDOT Road Design Manual. Sight distance lines shall be shown to scale on the site plans.

- Prior to submittal of the project's site plan for final review, sight distances for entrances will be evaluated in accordance with the VDOT Road Design manual, and the sight distance lines will be shown to scale on the submitted site plans.

6) VDOT will assist Isle of Wight County in reviewing proposed Traffic Management Plans, roadway condition evaluations, and repair plans in accordance with the proposed CUP conditions, particularly number 19.

- Proposed condition 19 states: "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."
- Moonlight Solar is committed to correcting any damage caused to roadways by its construction activities and as such, recommends keeping proposed condition 19 in.

Isle of Wight County Museum Comments:

After reviewing the conditional use permit application and Phase IA cultural resources assessment for the proposed Moonlight Solar Facility as prepared by Apogee Environmental & Archaeological Inc., the Isle of Wight County Museum/Isle of Wight County Department of Historic Resources agrees with the conclusions of the report.

Further investigation and analysis should include a Phase IB archaeological survey as well as a Phase I historic architectural survey of the proposed facility's location. The latter should include a ½-mile buffer for the consideration of the project's visual radius.

While much of the proposed site that will contain the solar facility has been farmed and logged, there are sites of medium and high probability for archaeological discovery. Additionally, this study determined that there were 20 previously unidentified architectural resources within the proposed project boundary. These sites, as well as the Jordan cemetery, should be further evaluated.

The potential on the project site for archaeological artifacts is likely. If the landowner is willing, the Isle of Wight County Museum should be considered a repository for discovered artifacts and

future finds on this site as they could further the interpretation or discovery of Isle of Wight County history.

- Phase 1B has been completed by Apogee Environmental & Archaeological Inc., and has been included.
- Should any artifacts be discovered, Moonlight Solar will work with the Landowner to give the Isle of Wight County Museum the opportunity to be a repository for any new finds.

Isle of Wight County Public Utilities and Stormwater Division Comments:
No comments at this time. Comments will be provided during the site plan review after the conditional use permit is obtained.

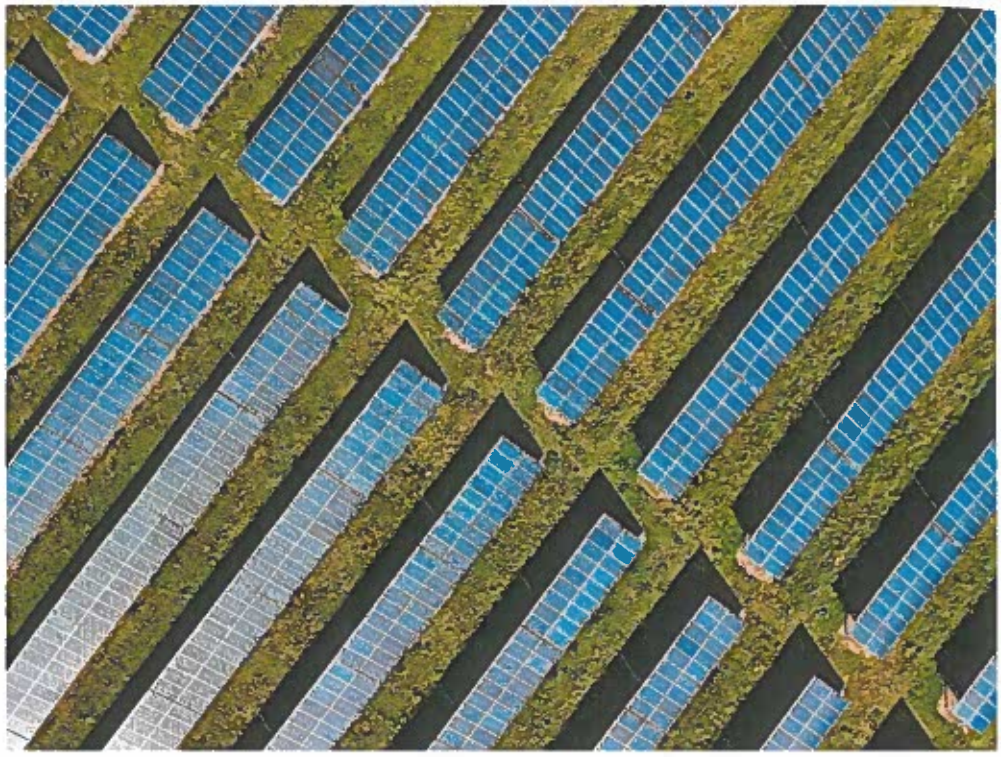
- Moonlight Solar will work diligently to proactively address any comments Isle of Wight County Public Utilities and Stormwater Division has during the site plan review.

Isle of Wight County Transportation Manager Comments:
Transportation Manager, Jamie Oliver, said she would defer to VDOT's comments for this project.

- Please find responses to VDOT's comments above.

PALLADIUM ENERGY

RES
Renewable Energy Services



MOONLIGHT SOLAR APPLICATION FOR CONDITIONAL USE PERMIT

Project Overview & Narrative (Revised: August 2023)

A summary of the key components of the Moonlight Solar project and its application for Conditional Use Permit approval.

Basic Project Details

The Moonlight Solar facility (the "Project") is a utility-scale solar PV facility that will be located on approximately 522.96 acres intersected in the north by Burwells Bay Rd. and intersected in the southeast by Moonlight Rd. In District Five (5) of Isle of Wight County, Virginia (the "Project Site"). Of these 522.96 acres, approximately 250 acres will be inside the fence line. The facility currently has a nameplate capacity of 44MWac, enough energy to power about 11,000 homes.

The facility will meet the County's amended zoning ordinance (the "Ordinance for Solar Energy Facilities in Isle of Wight County"), including setbacks of at least seventy-five (75) feet from property lines, one hundred twenty-five (125) feet from residential parcels, and two hundred fifty (250) feet from any structure with documented historical significance, cemeteries, cultural resources, and schools. New substations, inverters, and transformers will be kept at least five hundred (500) feet from non-participant property lines, any structure with documented historical significance, cemeteries, cultural resources, and schools. The project will also be screened with a vegetative buffer at least 50-feet wide consisting of three staggered rows of trees and shrubs installed a maximum of eight feet on center.

About the Applicant

Project Owner / Applicant

Moonlight Solar, LLC is a special purpose entity which owns the Project and serves as the applicant for this Conditional Use Permit. Moonlight Solar, LLC is owned and controlled by Palladium Energy, LLC and its affiliates ("Palladium").

Project Developer

Palladium is a Florida-based renewable energy development and investment company. Palladium is committed to providing clean and sustainable energy across the country for a brighter future through the origination, development, and financing of renewable energy projects. The Palladium team have an extensive track record of successfully developing, financing, constructing, and operating energy projects across markets (both in the U.S. and internationally) and technologies (solar, wind, natural gas, biomass).

Palladium has partnered with Renewable Energy Services, LLC (RES) to jointly develop Moonlight Solar. RES is a family-owned-and-operated utility-scale solar developer based in Durham, North Carolina. Founded in 2013, RES has fully developed over twenty-five projects, constituting over 240 megawatts and covering over two thousand acres. Since its inception, RES' development pipeline has grown greatly, with a significant portfolio of solar generation under development across Virginia, North Carolina, and South Carolina. As developers, RES focuses on quality over quantity, only pursuing renewable energy projects that meet our high standards in design,

minimized community impact, and grid connection feasibility. Additionally, RES strives to deliver projects that are community-friendly, so neighbor engagement is our priority.

Palladium and RES are responsible for developing the Project. Construction, operation, and maintenance of the Project will be the responsibility of the long-term owner of Moonlight Solar, bound by the Project's permits, approvals, and agreements.

The Project will lease the Project Site from local landowners. A table of the landowners can be found on page one of the Project's site plan.

Statement of Reasons for Seeking Conditional Use Permit

Palladium is developing the Project in District Five of Isle of Wight County. The Project Site is currently designated as Rural Agricultural Conservation ("RAC"). A Conditional Use Permit ("CUP") is required to construct a utility-scale solar energy facility on properties designated RAC. The Project intends to support the Commonwealth of Virginia's Renewable Energy Portfolio Standard established by the Virginia Clean Economy Act which mandates the two utilities in the Commonwealth (Dominion Energy and American Electric Power) produce their electricity from one hundred percent (100%) renewable sources by 2045 and 2050, respectively.

Project Siting - Why here?

This location for Moonlight Solar was selected for a variety of reasons:

- Landowner Interest and Benefit: The Project offers increased financial security to the landowners involved with the Project. The partnership between these landowners, their families, and the developers makes this project possible. If the Project is successful, all parties benefit.
- Minimized Visual Impact: The Project is proposed far from any neighborhoods or urban centers. The Project site is predominately surrounded by very low-density residential areas, with most adjoining land being undeveloped and used for agriculture and forestry. The Project will include a vegetative buffer at least 50-feet wide consisting of three staggered rows of trees and shrubs installed a maximum of eight feet on center further minimizing any visual impact.
- Proximity to Grid Infrastructure: The proposed Project Site offers direct access to several high-voltage powerlines.
- Proximity to Load: The proposed Project is in reasonable proximity to clusters of energy consumers, such as the communities of Smithfield, Suffolk, Norfolk and Newport News. This nearby load offers a local destination for the energy generated, making it easier for the utility to integrate the facility into their existing grid-management plans.

Property Description

The four (4) parcels fully or partially under lease option by the Project total approximately 522.96 acres (Parcel IDs 11-01-018, 11-01-017, 11-01-023, 11-01-023A).

Of that total parcel acreage, approximately 250 acres will be developed. The properties involved are primarily being used for row crop farming. These +/- 250 acres consist of 5 different land cover classes. Impervious represents 0.2 acres, Mixed Forest represents 60.9 acres, Shrub/Scrub represents 1.1 acres, Pasture represents 3.7 acres, and Cropland represents 184.2 acres. The Project Site is secured by lease agreements with the landowners. Concurrent with the submittal of this CUP application for Moonlight Solar, the landowners submitted a written request to the Agricultural and Forestal District Advisory Committee, pursuant to Isle of Wight County's requirements, for the voluntary withdrawal of the Project Site from the Moonlight Agricultural/Forestal District.

Nearby Properties

The land adjoining the proposed Project Site is largely undeveloped. There are approximately nine (9) adjoining single-family homes on individual parcels, four (4) owned and inhabited by a Project landowner. There are no nearby or adjoining neighborhoods, planned developments, or commercial centers. Surrounding undeveloped land is primarily managed timber, intermixed with small to medium sized agricultural fields.

Project Equipment

Moonlight Solar is a 44-megawatt (AC) facility. The facility will use bifacial solar modules, mounted to a single-axis tracking system, which enables the panels to track the movement of the sun as it crosses the sky, increasing total electricity production relative to stationary panels. The single-axis tracking system is comprised of racking tables to which the solar modules are mounted.

The electricity produced by the modules is converted from direct current (DC) to alternating current (AC) by electrical inverters, creating usable electricity for nearby residential and commercial customers.

To distribute the electricity generated, a project substation is needed. The substation includes a transformer capable of increasing the voltage of the electricity as it moves from the inverters to the transmission line. Adjacent to this substation are the utility interconnection facilities and switching station, which will allow the system to interconnect to the 230kV Surry to Chuckatuck Dominion Energy powerline running directly through the Project Site. These stations will be located alongside the powerline, in the interior of the Project site, away from property boundaries and viewsheds. Once the energy is generated, it will be distributed at the discretion of the grid operator.

Conceptual Plan

Moonlight Solar is sited on approximately 250 acres. The Project will be designed to substantially conform to the proposed revisions to the zoning ordinance, on a voluntary basis. All equipment and accessory structures are located a minimum of seventy-five (75) feet from all property lines, one hundred twenty-five (125) feet from residential parcels, two hundred fifty (250) feet from any structure of documented historical significance, and cultural resources. No schools or cemeteries are in the vicinity of the

project. New substations, connector stations, inverters, and transformers will be located a minimum of five hundred (500) feet from the property line of any non-participating properties, any structure of documented historical significance, and cultural resources.

The proposed locations of solar equipment, adjacent properties, screening, landscaping, internal roadways, easements, the proposed point of interconnection to the electrical grid, wildlife corridors, and environmentally sensitive features can be found on the Project's site plan in Exhibit A.

Visual Impact Analysis

A visual impact analysis was completed by Timmons Group to demonstrate through project siting and proposed mitigation that the Project minimizes impacts on the visual character of its surroundings. The reference photos and renderings for the visual impact analysis are included as Exhibit B.

Observation photos were taken in 4 different locations. The first set of photos were taken on Burwells Bay Rd. at approximately latitude : 37°1'59.64"N longitude: 76°44'8.15"W looking northeast. The second set of photos were taken on Burwells Bay Rd. at approximately latitude: 37°1'55.61"N longitude: 76°43'51.06"W looking southwest. The third set of photos were taken on Moonlight Rd. at approximately latitude: 37°1'28.32"N longitude: 76°43'13.15"W looking south-southeast. The fourth set of photos were taken on Moonlight Rd. at approximately latitude: 37°1'19.99"N longitude: 76°43'10.65"W looking northwest.

Landscaping Screening

Along roadways and where the Project abuts neighboring parcels a vegetative buffer at least 50-feet wide consisting of three staggered rows of trees and shrubs installed a maximum of eight feet on center will be included to further minimize any visual impact. Existing vegetation which meets or exceeds this standard will be retained. The reference photos in Exhibit B show the landscape screening at planting and at maturity from each of the four observation point locations. The landscape screening buffer will effectively screen the project from view when the trees and shrubs used reach maturity.

Transportation Plan

A transportation plan was commissioned from Timmons Group to identify and address potential transportation issues that could arise during the construction and operation of the Project. The transportation plan will also show vehicular access to the site, proposed construction traffic routes, parking areas, and laydown yards. The transportation plan evaluated existing conditions in the vicinity of the Project to identify four (4) site access points and to identify locations where temporary traffic control measures may be needed. Two (2) of the site access points will be located on Route 621 and two (2) will be located on Route 627.All temporary staging, parking and assembly areas will be located within the boundaries of the Project area.

Site access point #1 will be located on Route 621 approximately 0.72 miles west of the Route 621 and Route 627 intersection. Sight distance along Route 621 east and west of the proposed access point exceeds 500 feet.

Site access point #2 will be located on Route 621 approximately 0.59 miles west of the Route 621 and Route 627 intersection. Sight distance along Route 621 east and west of the proposed access point exceeds 500 feet.

Site access point #3 will be located on Route 627 approximately 0.81 miles south of the Route 621 and Route 627 intersection. Sight distance along Route 627 north and south of the proposed access point exceeds 500 feet. Site access point #3 will allow access to the site on the west side of Route 627.

Site access point #4 will be located on Route 627 approximately 0.81 miles south of the Route 621 and Route 627 intersection. Sight distance along Route 627 north and south of the proposed access point exceeds 500 feet. Site access point #4 will allow access to the site on the east side of Route 627.

Prior to and during construction of the Project, Moonlight Solar will coordinate with representatives from Isle of Wight County, including the Sheriff's Office, and VDOT to determine appropriate transportation management procedures. Anticipated construction traffic volumes will not exceed available roadway capacities. Construction related traffic will access the Project site via state-maintained roadways. Temporary traffic control measures are not anticipated but will be implemented as necessary to ensure public safety.

Moonlight Solar will take steps to maintain and repair roads as needed both during and upon completion of construction. Once constructed, internal access roads will be utilized as much as possible to minimize impacts to neighbors and the local road network.

The full transportation plan can be found in Exhibit C.

Construction

Construction of Moonlight Solar is anticipated to begin in Q1 2027, subject to utility timelines, and will take between 9-12 months to complete. Hours of operation for construction shall be limited to 7:00 a.m. to 6:00 p.m. No construction is to occur before 7:00 a.m. or after 6:00 p.m. When appropriate, a bidding process will be set up in coordination with the Isle of Wight County Economic Development Authority to ensure local firms have an opportunity to win business. As noted above, Moonlight Solar is responsible for repairing any road damage caused during construction.

Proper stormwater management measures will be in place in connection with any ground disturbance, and permanent measures will be installed to ensure there are no adverse impacts on adjoining waterways after construction is complete.

Economic Impact to Isle of Wight County

Taxes

An Economic Impact Analysis was completed by Mangum Economics. The results of the analysis show Moonlight Solar will provide a significant increase to the County's tax base compared to the land's current use.

Property Taxes

Use	Year 1	Cumulative Total by Year 40
Current Use	$ 1,580	$ 63,100
Moonlight Solar	**$ 26,600**	**$ 4,338,000**

** Forecasts are estimates and do not consider tax rate changes that may be imposed by the County at a later date.*

Additionally, the facility will pay Isle of Wight County any rollback taxes that may occur due to the change in land use which are estimated to be $31,600.

Siting Agreement

Pursuant to Virginia Code section 15.2-2316.7, Moonlight Solar submitted a Notice of Intent to Locate a Solar Project in Isle of Wight County. According to Section 15.2-2316.7, the siting agreement may include terms and conditions, including: *"(i) mitigation of any impacts of such solar facility; (ii) financial compensation to the host locality to address capital needs set out in the (a) capital improvement plan adopted by the host locality, (b) current fiscal budget of the host locality, or (c) fiscal fund balance policy adopted by the host locality; or (iii) assistance by the applicant in the deployment of broadband, as defined in §56-585.1:9, in such locality."* The Project is proposing to make an upfront payment of $25,000 per megawatt to Isle of Wight County upon commercial operation of the Project. Based on the proposed size of the Project, this would equate to an additional $1.1 million benefit paid directly to Isle of Wight County.

Construction-Related Economic Impact

In addition to providing an increase to the County's tax base, Moonlight Solar is poised to provide additional economic benefits to Isle of Wight County. The facility will take approximately one year to construct, and during that time, an estimated 125 construction workers will work on the facility. In addition to the construction labor, the extended construction schedule will foster significant spending in Isle of Wight County. Moonlight Solar will work with Isle of Wight County's Economic Development Authority to ensure that local companies and labor pools have an opportunity to participate in the Project, including, but not limited to:

- -Fuel
- -Grading and site preparation
- -Solid waste
- -Equipment maintenance and parts
- -Fencing
- -Lodging

-Food and beverage -Landscape materials

The full Economic Impact Analysis can be found in Exhibit D.

Environmental Impact Analysis

An Environmental Impact Analysis was completed by Timmons Group. The analysis concludes the Project does not intersect any federal, state, or local conservation easement or recreational lands, and that there are no such resources within a one (1) mile radius of the Project limits. The analysis also demonstrates the Project is not likely to impact state or federal endangered, threatened, listed, or candidate species.

The full Environmental Impact Analysis, along with the Wetland Delineation Report can be found in Exhibit E.

Conservation Land

The Environmental Impact Analysis found that Moonlight Solar does not intersect any federal, state, or local conservation easement or recreational lands, and that there are no such resources within a one (1) mile radius of the Project limits. A Wetland Reserve Program (WRP) site is found approximately 1.6 miles to the west of the Project. An Isle of Wight Purchase of Agricultural Conservation Easement (PACE) site is found approximately 2.5 miles to the southeast of the project site.

Wetlands and Streams

Wetlands and Streams within the Project boundary have been delineated by Timmons Group. The project will be designed to avoid impacts to streams and wetlands. A Jurisdictional Waters Determination Request form has been sent to USACE. If impact to wetlands or streams are unavoidable, the Project will obtain the proper USACE permit for impacts to USACE jurisdictional wetlands.

Wildlife

Federal and State agency databases were reviewed to determine whether any species listed by the State or by the Endangered Species Act (ESA) have the potential to occur onsite. This comprehensive search determined that there are three species with State or Federal protection with the potential to occur at the Project Site: the Northern Long-Eared Bat (Myotis septentrionalis), the Eastern Big-Eared Bat (Corynorhinus rafinesquii macrotis), and the Monarch Butterfly (Danaus plexippus).

The Northern Long-Eared Bat (NLEB) is a federally Endangered species. Based on a review completed by US Fish and Wildlife Service (USFWS) through the Information for Planning and Consultation (IPaC) system, the Northern Long-Eared Bat has the potential to occur onsite. Per the USFWS, there are no known hibernacula or roost trees for the Northern Long-Eared Bat within the vicinity of the Project, and USFWS determined Moonlight Solar is not reasonably certain to cause incidental take of the Northern Long-Eared Bat. Coordination with USFWS is complete. No further consultation or coordination between USFWS and the Project is required for the Northern Long-Eared Bat.

The Eastern Big-Eared Bat is listed as a State Endangered species. The VDCR assessment states the project contains predicted suitable habitat for the Eastern Big-Eared Bat. There are no known hibernacula or roost trees for the Eastern Big-Eared Bat within the vicinity of the Project.

The Monarch Butterfly is a Candidate Species and is not listed or proposed for listing. Based on a review completed by US Fish and Wildlife Service (USFWS) through the Information for Planning and Consultation (IPaC) system, the Monarch Butterfly has the potential to occur onsite. No further consultation is necessary to avoid impacts to the Monarch Butterfly.

In general, solar PV facilities, such as Moonlight Solar, do not pose a threat to fish or wildlife. While the facility's fencing may slightly alter the movement patterns of larger mammals, the proposed facility's site plan minimizes fenced areas and incorporates wildlife corridors along streams and wetlands throughout the site to minimize impacts on animal movement patterns. Additionally, a wildlife-friendly and pollinator-friendly buffer has been included along the planted portions of the Project's boundary in the site plan. This can benefit the Monarch Butterfly (Danaus plexippus), although it has no restrictions at this time. By implementing these measures and further coordinating with the USFWS and the VDWR, Moonlight Solar will work to minimize its impact on all species.

Soils

The Environmental impact Analysis found instances of prime farmland within the leased property for the Project. Prime Farmland totals 291.6 acres, farmland of statewide importance totals 2.5 acres, prime farmland if drained totals 120.6 acres, and the remaining 102.2 acres are neither prime farmland or farmland of statewide importance. When considering soil classifications inside the fence of the Project, prime farmland totals 180.5 acres, prime farmland if drained totals 49.4 acres, farmland of statewide importance totals 1.1 acres, and the remaining 19.1 acres are neither prime farmland or farmland of statewide importance.

Soil testing for any contaminants directly attributable to the Project will occur pre-construction, and post- construction. Soil testing will continue every 5 years during the operation of the Project. The initial baseline results and subsequent reports will be provided to the County's Zoning Administrator.

Historical and Cultural Resources

A Historical and Cultural Resources Analysis was completed by Apogee. The analysis found that in the total leased area there are approximately 176.92 acres of high probability areas, 135.23 acres of medium probability areas, 60.77 acres of areas with low probability, and 143.98 acres of areas designated as visual inspection only. High probability areas will require full shovel tests at fifty (50) foot intervals. Medium probability areas will require sampling covering approximately twenty-five (25) percent of the area. Low probability areas require cursory shovel test coverage of approximately ten (10) percent. Areas designated as visual inspection only require the area to be walked over and visually inspected. The analysis also identified previously recorded historic structures within the vicinity of the Project Site. The Carroll Plantation (DHR ID

046-0064) has been listed as eligible for the National Register of Historic Places (NRHP) and is located on a parcel adjoining the Project Site. The proposed concept plan establishes an increased setback of two hundred fifty (250) feet from this structure with documented historical significance, which includes a 50-foot-wide vegetative buffer consisting of three staggered rows of large and small canopy trees and medium shrubs installed a maximum of eight feet on center to create an effective visual screen. Additionally, new substations, connector stations, inverters and transformers will be at least five hundred (500) feet from this structure with documented historical significance.

A Phase 1B Archaeological Survey was conducted by Apogee. The report documents an archaeological survey of the Moonlight Solar site. During the course of the survey, five archaeological sites were identified (44IW0390, 44IW0391, 44IW0392, 44IW0393, and 44IW0394). Site 44IW0390 is a mid-19th to early-20th century domestic trash scatter. Site 44IW0391 is a low-density artifact scatter dating to the mid- to late-19th century. Site 44IW0392 and 44IW0393 are a low-density artifact scatters dating to the mid-19th to mid-20th century potentially associated with the agricultural structure across Moonlight Road. Site 44IW0394 is a late-19th to early 20th century domestic artifact scatter. Apogee recommends that all five sites (44IW0390, 44IW0391, 44IW0392, 44IW0393, and 44IW0394) are not eligible for listing the National Register of Historic Places (NRHP). No additional work is recommended for the project area. VDHR agrees with Apogee's recommendations.

A Phase 1 Historic Architecture Survey and Effects Assessment was completed by Apogee. Apogee identified a total of twenty-one (21) historic architectural resources. Eleven (11) previously recorded resources were identified within the 0.5-mile buffer. Of the eleven (11) resources, nine (9) had been surveyed within the past 5 years. The remaining two (2) previously recorded resources and nineteen (19) newly identified resources were surveyed. Apogee recommends none of the surveyed resources as eligible for listing in the National Register of Historic Places (NRHP). Virginia Landmarks Register (VLR) and VDHR concur with Apogee's recommendation.

The full Historical and Cultural Resources Impact Analysis, The Phase 1B Archaeological Survey Report, the Phase 1 Historic Architecture Survey and Effects Assessment Report, and the VDHR letter of concurrence are included as Exhibit F.

Detailed Capacity Information

A report detailing the available capacity of the interconnecting transmission system and potential impacts on future generation projects was completed by Timmons Group. The report analyzed the transmission system, existing and planned power generation projects, and near-term planned power generation project retirements. The report concludes that the existing transmission infrastructure has more than enough available capacity to accommodate the energy generated by Moonlight Solar.

The full report is included as Exhibit G.

Surrounding Property Value Impact Analysis

An analysis of the impact of Moonlight Solar on surrounding property values was completed by Kirkland Appraisals. The analysis shows no impact to surrounding properties where a solar farm is properly screened and buffered. The analysis states that noise, odor, and traffic are criteria which would typically correlate with a downward adjustment on property values, but due to the nature of solar farms the Project does not contribute to these criteria. The analysis concludes that the Project will have no impact on the value of adjoining or abutting properties because of the rural nature of where it is sited and that the proposed use is in harmony with the area in which it is located.

The full Property Impact Analysis is included as Exhibit H.

Health and Safety

Health

The toxicity of panels has been thoroughly investigated in scientific literature. While there are two heavy metal components present in panels, lead and silver, they are only present in very small quantities. The silver does not create a toxicity hazard, and the lead is part of tin-lead solder that is standard in the electronic industry. There is no risk of leaching from sealed, undamaged panels. The International Energy Agency researched worst-case leeching scenarios from damaged panels and their models showed the health risks created were significantly below public health standards set by the EPA meaning that solar poses no health threat to groundwater or surface water resources. The facility will not generate any other toxic or chemical byproducts.

The creation of electromagnetic fields, another common concern, has been shown to have no discernable impact on human health at the frequency and strength generated by the Project. Any electromagnetic field generated by the Project is not expected to leave the Project Site.

Solar energy facilities do not create heat island effects like those sometimes observed in urban areas, and do not affect the temperature of the surrounding area. Similarly, it creates no light pollution and any noise generated is generally undiscernible outside the fence line. If environmental noise is a concern, use of the property by a quiet solar farm often precludes other uses that create substantial environmental noise (e.g., farming equipment, lawnmowers and leaf blowers from a single-family subdivision, guns from hunters, etc.).

Moonlight Solar will produce emission-free electricity that would otherwise likely be produced through the combustion of fossil fuels. Solar farms also protect ground and surface waters from uses that could otherwise be developed as a matter of right (e.g., collection of manure from dairy farming; chemicals used in nurseries and greenhouses; or heavy application of chemicals used in crop production).

Safety

The only researched-backed physical safety concerns from a solar project are electric shock, arc flash, and fire. These concerns are not unique to solar, but rather come with any electrical use, including in any workplace or home and are mitigated with security fencing. The conditions that produce these hazards are rare, and the danger is localized to areas immediately surrounding the specific piece of malfunctioning equipment.

The facility is required to meet the high U.S. safety standards and will be constructed to meet or exceed all standards of the National Electric Code (NEC). All installed equipment is listed with and will contain the stamp of Underwriters Laboratories, a safety consulting and certification company that specializes in the public adoption and drafting of safety standards for electrical devices and components. Solar energy systems have little flammable material, and no special equipment is required to respond to a fire incident. The facility will be remotely monitored 24/7 to ensure that hazards are caught early on before public danger can occur.

Additionally, public access to the Moonlight Solar site will be restricted by security fencing. The fencing is harmonious with the rural, agricultural, and historical character of the county while meeting federal and state regulations for solar electric generating facility fencing, in compliance with both the Isle of Wight County ordinance and the NEC guidelines. This fence will protect wildlife, the public, and the facility by restricting access to qualified technicians trained to work safely around electrical equipment.

Each entrance will have notification signage stating the rated nameplate capacity, the name of the Project owner, the name of the Project operator (if different from the Project owner), the street address of the site, and a 24-hour emergency contact phone number for the operator. Electrical warning signs will also be posted along the perimeter. Fencing will be placed around the solar arrays, inverters, and substation only. Fencing will not be placed around the whole site to provide wildlife corridors.

Finally, glare from the solar panels is sometimes cited as a concern when a new solar project is being planned in a community. Moonlight Solar will be a single-axis tracking facility, which orients the panels to face the sun throughout the day. The effect of the tracking technology is that glare would only be a potential issue at dawn or dusk and only then when looking (through the vegetative buffers) across the panels towards the rising or setting sun, a very unlikely scenario given the required setbacks and vegetative buffers. The Project is not in the vicinity of any airports that utilize a control tower and thus does not pose a threat for aviation, and the security fence and vegetative buffer aid in shielding motorists from similar effects.

Emergency Services

Prior to the construction of Moonlight Solar, an Emergency Response Plan will be submitted for approval to the County. The Emergency Response Plan will detail fire suppression methods during both the construction and operation of the Project. The plan will include a training program which will be provided to emergency responders covering onsite incidence response. The Project will install a Knox Box or other remote access technology at the facility, ensuring emergency responders have 24/7 access to the facility to remedy any issues which could arise. No special equipment is necessary to respond to an issue at a solar farm.

Stormwater Management

A Stormwater Pollution Prevention Plan (SWPPP) including erosion and sediment control measures will be approved and the measures installed for the duration of land disturbing activities and until the site has been stabilized. For the duration of

construction these control measures will be inspected by the construction management team after any rain event of a quarter inch or more and a compliance report will be generated. The permitting agency (VA DEQ) also inspects the control measures on a routine basis or as needed. Any non-compliance is documented, and the authority having jurisdiction can issue a "Notice of Violation". It is likely that drones will be used to inspect the control measures and confirm that there are no impacts after significant storm events. The inspection and maintenance of all sedimentation and erosion control measures are critical components of the facility's construction, as they uphold the project's adherence to the SWPPP. Upon the conclusion of construction, the permanent SWPPP is implemented, including best management practices (BMPs) established by the Virginia Department of Environmental Quality. The permanent stormwater control measures are robust and designed to handle significant rain events.

Stormwater

Stormwater control and erosion mitigation is a common community concern with large solar facilities, primarily due to the total acreage that will be disturbed during construction and recent issues with a small number of projects in other parts of the Commonwealth. It is important to note, however, over 90% of the site will be covered with native grasses and vegetation, such as the grassy areas under panels, meaning that unlike traditional developments, the vast majority of the facility's footprint will be able to naturally absorb water, minimizing runoff.

Recent stormwater issues at other solar farms seem to stem from large rain events after construction is complete but before vegetative groundcover has been established. This issue is being studied by the VA DEQ and additional guidance on stormwater mitigation is expected to be issued prior to the facility's final site design. Neither Palladium nor RES has any involvement in or firsthand knowledge of the solar farms in Virginia at which stormwater issues have been noted. Sites developed by Palladium and RES, both jointly and separately, have not experienced any stormwater issues.

Prior to any ground-disturbing activities, the Project must receive approval of its proposed SWPPP from the VA DEQ, as well as comply with the Virginia Erosion and Sediment Control Program (VESCP), as mandated by Virginia Statute § 62.1-44.15:52. The SWPPP as well as the VESCP will outline the engineered control measures, based on exact land data, such as topography surveys, stream and wetland delineations, geological data, and geo-technical data, to create specific water flow calculations quantifying different levels of rainfall over varying time periods. These calculations inform the design and scale of stormwater mitigation and sediment and erosion control measures that are necessary to ensure that the construction and operation of the facility will not adversely impact the water system or adjoining landowners. Such control measures may include, but are not limited to, sediment basins, silt fencing, enhanced drainage swales, and bioretention areas. Some control measures, such as silt fencing, are specific to construction and others, such as retention ponds, are permanent. The ultimate design and location of each control measure is based on the final site design prepared by professional engineers.

To put it simply, Moonlight Solar must work closely with the VA DEQ to ensure the appropriate control measures are in place prior to any land disturbing activities, for all stormwater both during construction and during operation of the facility.

Decommissioning

A Decommissioning Plan for Moonlight Solar has been prepared by Timmons Group. Moonlight Solar bears exclusive responsibility for decommissioning and removing the system at the end of the facility's useful life, anticipated to be forty (40) years.

Decommissioning will be done in accordance with the approved decommissioning plan. Decommissioning includes the removal of modules, support columns, buildings, cabling, electrical components, and any associated facilities (e.g., foundations, conduit) plus the necessary grading, restoration, decompaction, and stabilization of soil through reseeding. No hazardous material is expected to be on-site.

The estimated timeframe for completion of the removal and decommissioning activities is six (6) to twelve (12) months (weather dependent) unless otherwise extended by Isle of Wight County.

All equipment and facility materials will be removed from the site such that it is returned to a condition suitable for continued agricultural and timber use, as was present prior to the construction of the facility, unless otherwise directed. Moonlight Solar will perform the decommissioning of the Project in accordance with all governing authorities, applicable local, state and federal requirements, and industry standards. Any required permits will be obtained, and environmental considerations will be adhered to prior to de-energizing and decommissioning the facility. Moonlight Solar does not anticipate any environmental impacts as a result of the decommissioning process.

The facility's components will be recycled, reused, salvaged, or transported to the appropriate facilities for disposal upon removal. Based on current salvage practices and industry standards, it is anticipated that most of the Project's materials will be able to be recycled or reused upon decommissioning.

Surety

To guarantee the removal of equipment and restoration of the land, Moonlight Solar will provide financial assurance in the form of a decommissioning bond, or other form of reasonably acceptable surety (e.g., irrevocable letter of credit, cash deposit, etc.) to cover the cost of the facility's decommissioning with a federally insured financial institution. The value of the security will be 100% of the estimated cost to decommission the facility, remove the equipment, and restore the land, as determined by an estimate by an independent third-party engineer licensed in the Commonwealth, with experience in preparing decommissioning estimates. The financial assurance will include an annual inflation factor. This surety will meet or exceed the County ordinance and the standards outlined in Virginia Statute § 15.2-2241.2. The surety amount will be updated not less than every five years to ensure its value is kept current.

The full Decommissioning Plan is included as Exhibit I.

Compliance with Comprehensive Plan

The Isle of Wight County Comprehensive Plan adopted January 16, 2020 (the "Plan") is a general, long-range, dynamic policy and implementation guide for decisions concerning the overall growth and development of the County. Moonlight Solar is in substantial accord with the Plan. Across the items discussed in the Plan, the Moonlight Solar project complies with the locational recommendations for solar projects, including: (1) located on RAC designated properties, (2) outside of the viewshed of any scenic, cultural, or recreational resource, (3) adjacent to existing electric transmission lines, and (4) outside of Development Service Districts. Moonlight Solar, as a renewable energy generation facility, also aligns with the following Plan policy: "*Encourage progressive, alternative, and environmentally compatible energy production and conservation practices that support the local economy and supports the foundation of a rural and scenic atmosphere that contributes to the desirable quality of life in Isle of Wight County.*"

According to the maps provided in the Plan, Moonlight Solar is in an area designated as RAC. The RAC land use consists of large contiguous areas of agricultural and forest land and is almost exclusively outside of the Development Service Districts. The Plan states that "*...uses reliant on large areas of land such as solar farms and agritourism activities may also be appropriate when sited correctly.*" Please refer to Exhibit A which contains maps showing the Project location and land use designation.

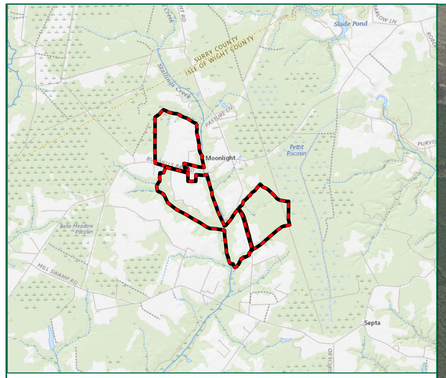
The secluded nature of Moonlight Solar would balance new economic growth while maintaining the rural character of the County.

Though Moonlight Solar will occupy land currently used for agriculture, that occupation is temporary and will not inhibit the land's potential to again be used for agriculture or silviculture. In accordance with the Plan, extensive environmental impact studies have been completed, as noted and discussed in previous sections of this narrative, to ensure no impact to the environment or surrounding properties.

The stated policy encouraging progressive, alternative and environmentally compatible energy production and conservation practices that support the local economy and Moonlight Solar represents an opportunity for Isle of Wight County to diversify its economy and tax base via an emerging, pollution-free industry. The emergence of this industry would not come at the expense of the other strategies in the Plan, which primarily encourage traditional development in town centers and industrial parks and would provide significant tax benefit to the County to expand infrastructure and other key services highlighted in the Plan.

Land use goals stated in the Plan include promoting a balance of land uses to meet economic and demographic needs and to promote a clean-living environment. This Project would help meet both of those goals by promoting diversity of land uses, improving air quality, and producing pollution-free energy likely to be consumed locally.

The Project's location also aligns with the Natural Resource goals by preserving flood plains, swamps, and other areas of environmental importance.



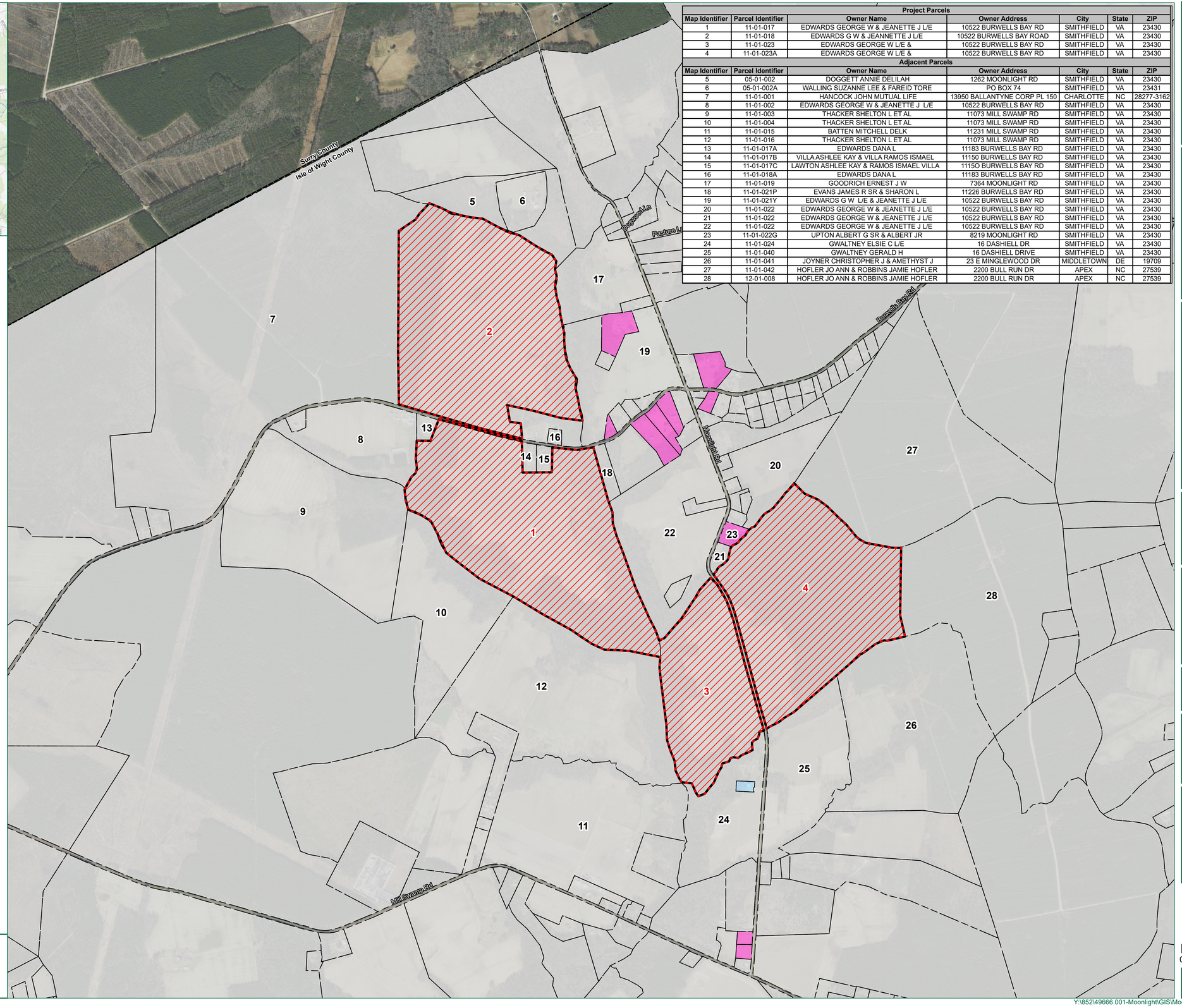
Legend

- Property Boundary - 522.96 Acres
- County Boundary
- Isle of Wight County Tax Parcels

Zoning

- Rural Agricultural Conservation District (RAC)
- Rural Residential District (RR)
- General Commercial District (GC)

NOTES:
1. PARCEL AND ZONING DATA FROM ISLE OF WIGHT COUNTY GIS.
2. COUNTY BOUNDARY FROM VDEM.
3. AERIAL IMAGERY FROM VGIN.



Project Parcels

Map Identifier	Parcel Identifier	Owner Name	Owner Address	City	State	ZIP
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2	11-01-018	EDWARDS G W & JEANNETTE J L/E	10522 BURWELLS BAY ROAD	SMITHFIELD	VA	23430
3	11-01-023	EDWARDS GEORGE W L/E &	10522 BURWELLS BAY RD	SMITHFIELD	VA	23430
4	11-01-023A	EDWARDS GEORGE W L/E &	10522 BURWELLS BAY RD	SMITHFIELD	VA	23430

Adjacent Parcels

Map Identifier	Parcel Identifier	Owner Name	Owner Address	City	State	ZIP
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6	05-01-002A	WALLING SUZANNE LEE & FAREID TORE	PO BOX 74	SMITHFIELD	VA	23431
7	11-01-001	HANCOCK JOHN MUTUAL LIFE	13950 BALLANTYNE CORP PL 150	CHARLOTTE	NC	28277-3162
8	11-01-002	EDWARDS GEORGE W & JEANETTE J L/E	10522 BURWELLS BAY RD	SMITHFIELD	VA	23430
9	11-01-003	THACKER SHELTON L ET AL	11073 MILL SWAMP RD	SMITHFIELD	VA	23430
10	11-01-004	THACKER SHELTON L ET AL	11073 MILL SWAMP RD	SMITHFIELD	VA	23430
11	11-01-015	BATTEN MITCHELL DELK	11231 MILL SWAMP RD	SMITHFIELD	VA	23430
12	11-01-016	THACKER SHELTON L ET AL	11073 MILL SWAMP RD	SMITHFIELD	VA	23430
13	11-01-017A	EDWARDS DANA L	11183 BURWELLS BAY RD	SMITHFIELD	VA	23430
14	11-01-017B	VILLA ASHLEE KAY & VILLA RAMOS ISMAEL	11150 BURWELLS BAY RD	SMITHFIELD	VA	23430
15	11-01-017C	LAWTON ASHLEE KAY & RAMOS ISMAEL VILLA	11150 BURWELLS BAY RD	SMITHFIELD	VA	23430
16	11-01-018A	EDWARDS DANA L	11183 BURWELLS BAY RD	SMITHFIELD	VA	23430
17	11-01-019	GOODRICH ERNEST J W	7364 MOONLIGHT RD	SMITHFIELD	VA	23430
18	11-01-021P	EVANS JAMES R SR & SHARON L	11226 BURWELLS BAY RD	SMITHFIELD	VA	23430
19	11-01-021Y	EDWARDS G W L/E & JEANETTE J L/E	10522 BURWELLS BAY RD	SMITHFIELD	VA	23430
20	11-01-022	EDWARDS GEORGE W & JEANETTE J L/E	10522 BURWELLS BAY RD	SMITHFIELD	VA	23430
21	11-01-022	EDWARDS GEORGE W & JEANETTE J L/E	10522 BURWELLS BAY RD	SMITHFIELD	VA	23430
22	11-01-022	EDWARDS GEORGE W & JEANETTE J L/E	10522 BURWELLS BAY RD	SMITHFIELD	VA	23430
23	11-01-022G	UPTON ALBERT G SR & ALBERT JR	8219 MOONLIGHT RD	SMITHFIELD	VA	23430
24	11-01-024	GWALTNEY ELSIE C L/E	16 DASHIELL DR	SMITHFIELD	VA	23430
25	11-01-040	GWALTNEY GERALD H	16 DASHIELL DRIVE	SMITHFIELD	VA	23430
26	11-01-041	JOYNER CHRISTOPHER J & AMETHYST J	23 E MINGLEWOOD DR	MIDDLETOWN	DE	19709
27	11-01-042	HOFLER JO ANN & ROBBINS JAMIE HOFLER	2200 BULL RUN DR	APEX	NC	27539
28	12-01-008	HOFLER JO ANN & ROBBINS JAMIE HOFLER	2200 BULL RUN DR	APEX	NC	27539

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(904) 659-4684
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PROJECT NAME & LOCATION

MOONLIGHT SOLAR

ISLE OF WIGHT COUNTY, VIRGINIA

DATE 04/26/2023

PROJECT NUMBER 49666.001

PROJECT NAME MOONLIGHT SOLAR

DESIGNED BY / DRAWN BY J. STICKLEY

NOTES

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REVISIONS

#	MM/DD/YY	DESCRIPTION
1	07/07/23	Revised per County feedback

DRAWING DESCRIPTION

PARCEL AND ZONING MAP

SCALE (FEET)

0 700 1,400

PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE H: 1" = 700'

SHEET NUMBER C2.0

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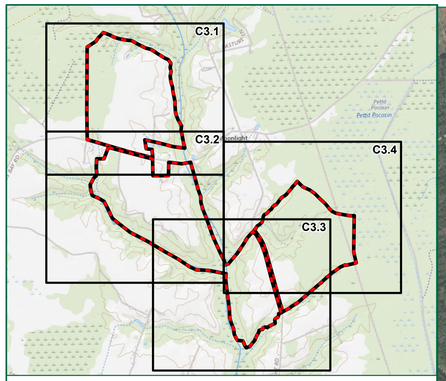
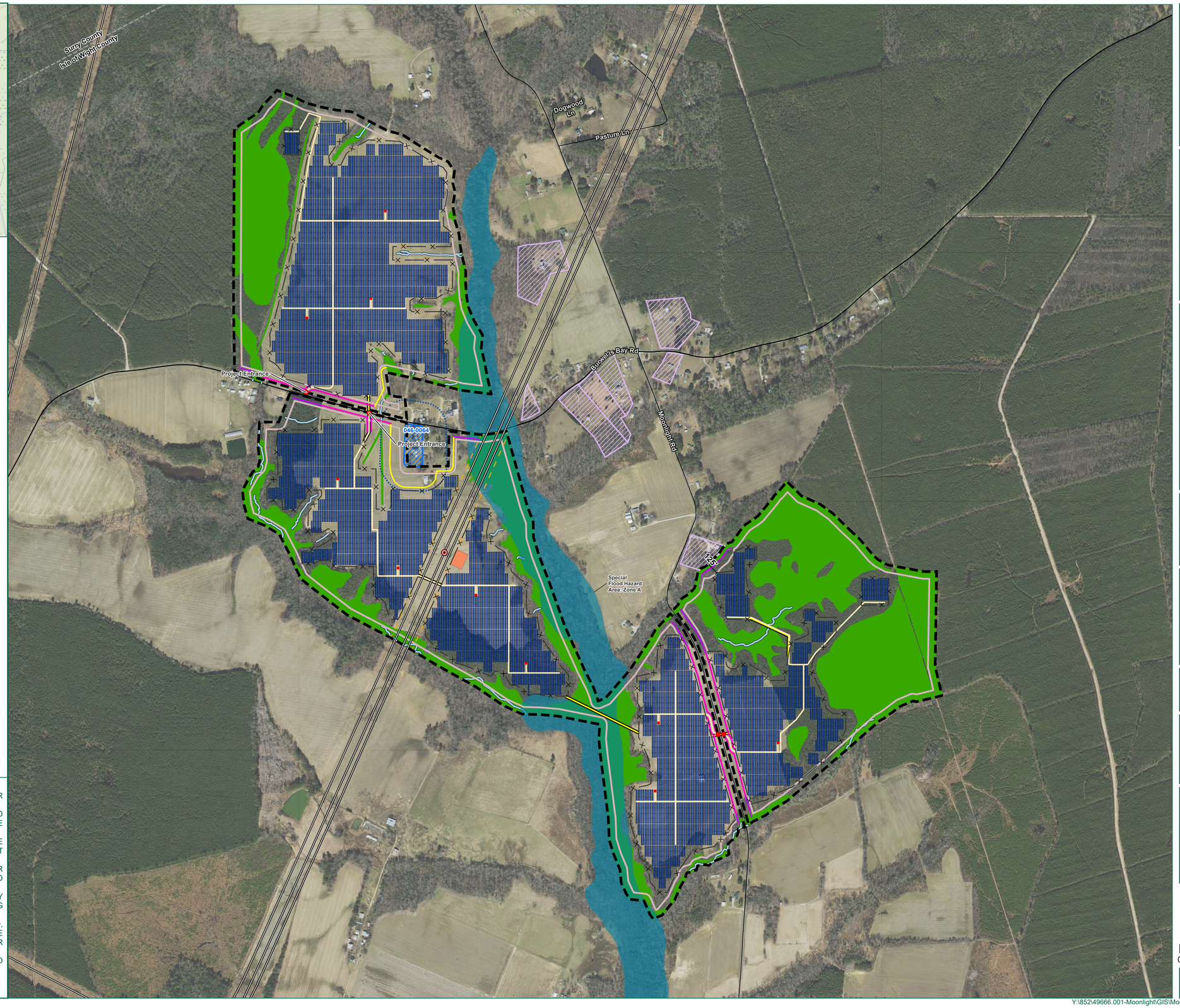


Legend

- Property Boundary - 522.96 Acres
- 75' Property Setbacks & 125' from Residential Parcels
- Entrance
- Point of Interconnection
- Inverters
- Delineated Stream
- Culverts
- Electric Transmission Lines
- Retained Vegetative Buffer
- Proposed Vegetative Buffer, Residential
- Proposed Vegetative Buffer, Road Frontage
- Internal Roads
- Panels
- Fence - 250.1 Acres
- Substation
- Transmission Line Easement
- NRHP Eligible Architectural Resource
- NRHP Eligible Architectural Resource Buffer - 250'
- Delineated Wetlands
- FEMA Flood Zone
- Rural Residential District (RR)
- County Boundary
- Proposed Underground Collection Line

NOTES:
1. LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE. NOT FOR CONSTRUCTION.
2. COLLECTION LINES WILL BE DIRECTIONALLY BORED UNDERGROUND. THE LOCATIONS OF THESE CROSSINGS ARE PRELIMINARY AND SUBJECT TO CHANGE.
3. ALL ENTRANCES ONTO THE PUBLIC RIGHT-OF-WAY WILL BE DESIGNED IN ACCORDANCE WITH APPENDIX F OF THE VDOT ROAD DESIGN MANUAL.
4. SETBACKS ARE FROM ISLE OF WIGHT COUNTY SOLAR ORDINANCE. SETBACKS ARE 75' FROM ALL PROPERTY LINES AND ROADWAYS AND ARE 125' FROM RESIDENTIAL PARCELS.
5. WETLANDS AND STREAMS HAVE BEEN DELINEATED BY TIMMONS GROUP IN MARCH 2023 AND ARE PENDING CONFIRMATION BY THE US ARMY CORPS OF ENGINEERS.
6. IMPACTS OF WATERS OF THE U.S. ARE NOT ANTICIPATED, EXCEPT FOR LINEAR ROAD CROSSINGS. MEDIUM VOLTAGE COLLECTION LINES WILL BE DIRECTIONALLY BORED UNDER WETLANDS AND STREAMS.
7. FLOOD ZONE DATA FROM FEMA'S NATIONAL FLOOD HAZARD LAYER.
8.. CULTURAL RESOURCE DATA FROM VDHR.
9. AERIAL IMAGERY FROM VGIN.



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WWW.PDQENERGY.COM

PROJECT NAME & LOCATION

MOONLIGHT SOLAR

ISLE OF WIGHT COUNTY, VIRGINIA

DATE: 04/26/2023
PROJECT NUMBER: 49666.001
PROJECT NAME: MOONLIGHT SOLAR
DESIGNED BY / DRAWN BY: J. STICKLEY

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REVISIONS

#	MM/DD/YY	DESCRIPTION
1	07/07/23	*Revised per County feedback*

DRAWING DESCRIPTION
CONCEPTUAL SITE PLAN

SCALE (FEET)
0 500 1,000
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H: 1" = 500'	C3.0

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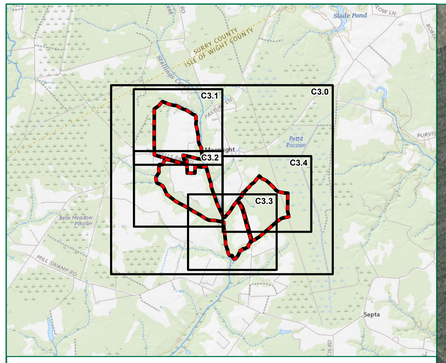

Legend

- Property Boundary - 522.96 Acres
- Retained Vegetative Buffer
- Proposed Vegetative Buffer, Residential
- Proposed Vegetative Buffer, Road Frontage
- Electric Transmission Lines
- Internal Roads
- Panels
- Fence - 250.1 Acres
- Substation
- Eligible Architecture Resources
- Eligible Cultural Resource Buffer - 250'

NOTES:
1. CULTURAL RESOURCE DATA FROM VDHR.
2. AERIAL IMAGERY FROM VGIN.

Dogwood Ln
Pasture Ln
Bluvelt Bay Rd
Moonlight Rd
046-0064

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1	07/07/23	*Revised per County feedback*

DRAWING DESCRIPTION
PROPOSED LANDSCAPING MAP

SCALE (FEET)
0 500 1,000
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE: H: 1" = 500'
SHEET NUMBER: C4.0

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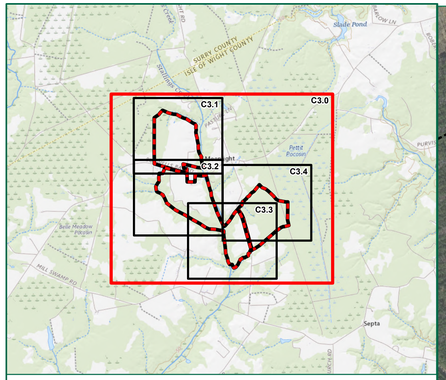

Legend

- Property Boundary - 522.96 Acres
- Development Envelope - 305.0 Acres
- Culverts
- Delineated Stream
- Wildlife Corridor
- Delineated Wetlands
- Transmission Line Easement
- FEMA Flood Zone
- NRHP Eligible Architecture Resource
- NRHP Eligible Cultural Resource Buffer - 250'
- County Boundary

NOTES:
1. LAYOUT IS SUBJECT TO CHANGE WITHIN DEVELOPMENT ENVELOPE. THE DEVELOPMENT FOOTPRINT INCLUDES ALL AREAS OUTSIDE OF REQUIRED PROPERTY SETBACKS, FEMA FLOODPLAIN, AND DELINEATED WETLANDS AND STREAMS, ASIDE FROM PERPENDICULAR ROAD CROSSINGS WHERE NECESSARY.
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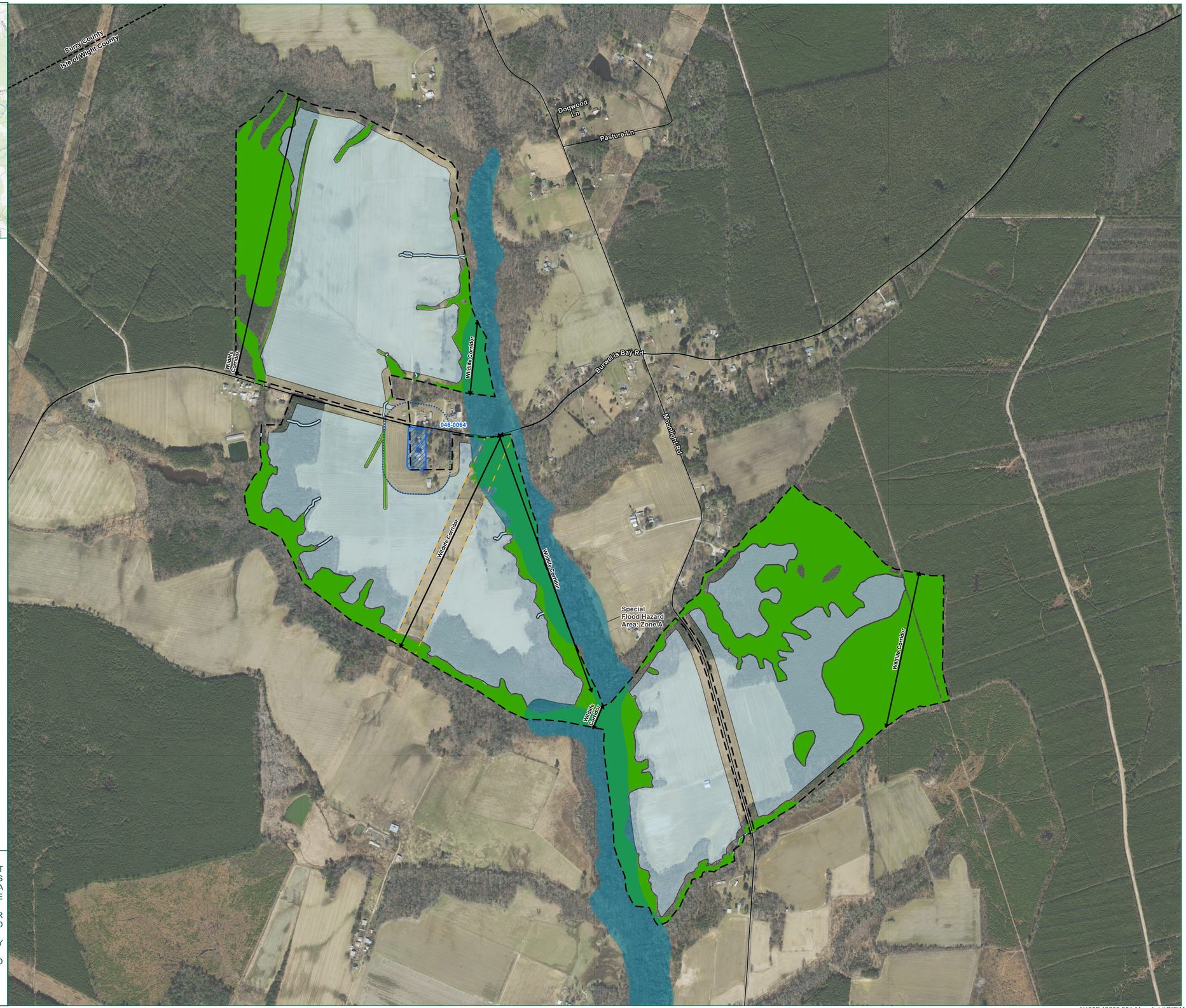

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PROJECT NAME & LOCATION
MOONLIGHT SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA

DATE: 04/26/2023
PROJECT NUMBER: 49666.001
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DESIGNED BY / DRAWN BY: J. STICKLEY

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DRAWING DESCRIPTION
NOT TO EXCEED SITE PLAN

SCALE (FEET)
0 500 1,000
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H: 1" = 500'	C5.0

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MOONLIGHT SOLAR

44 MWac SOLAR ELECTRIC POWER GENERATION FACILITY
CONDITIONAL USE PERMIT
ISLE OF WIGHT COUNTY, VIRGINIA

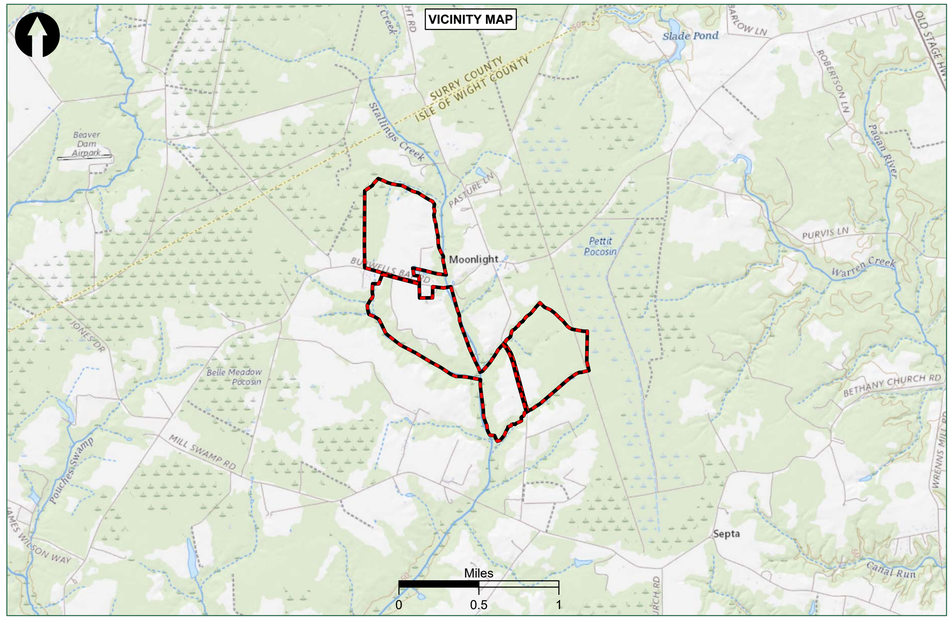

TABLE OF CONTENTS	
SHEET	DESCRIPTION
C1.0	COVER SHEET
C2.0	PARCEL AND ZONING MAP
C3.0	CONCEPTUAL SITE PLAN
C4.0	PROPOSED LANDSCAPING MAP
C5.0	NOT TO EXCEED SITE PLAN

PALLADIUM

DEVELOPER

4446 HENDRICKS AVENUE, #356
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WWW.PD46ENERGY.COM

TIMMONS GROUP

ENGINEER

1001 BOULDERS PARKWAY, SUITE 300
RICHMOND, VA 23225
TEL 804.200.6538

PRELIMINARY SITE PLANS PREPARED BY TIMMONS GROUP

REVISED FEBRUARY 15, 2024

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1	07/07/23	Revised per County feedback
2	10/15/24	Revised per County feedback

DRAWING DESCRIPTION: COVER SHEET

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SCALE	SHEET NUMBER
	C1.0

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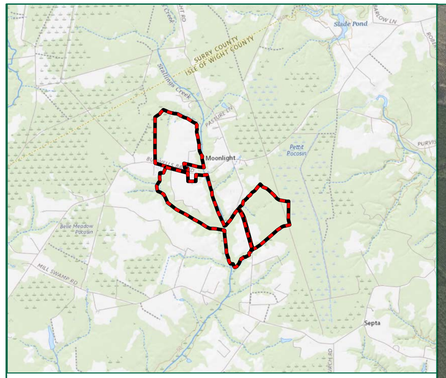

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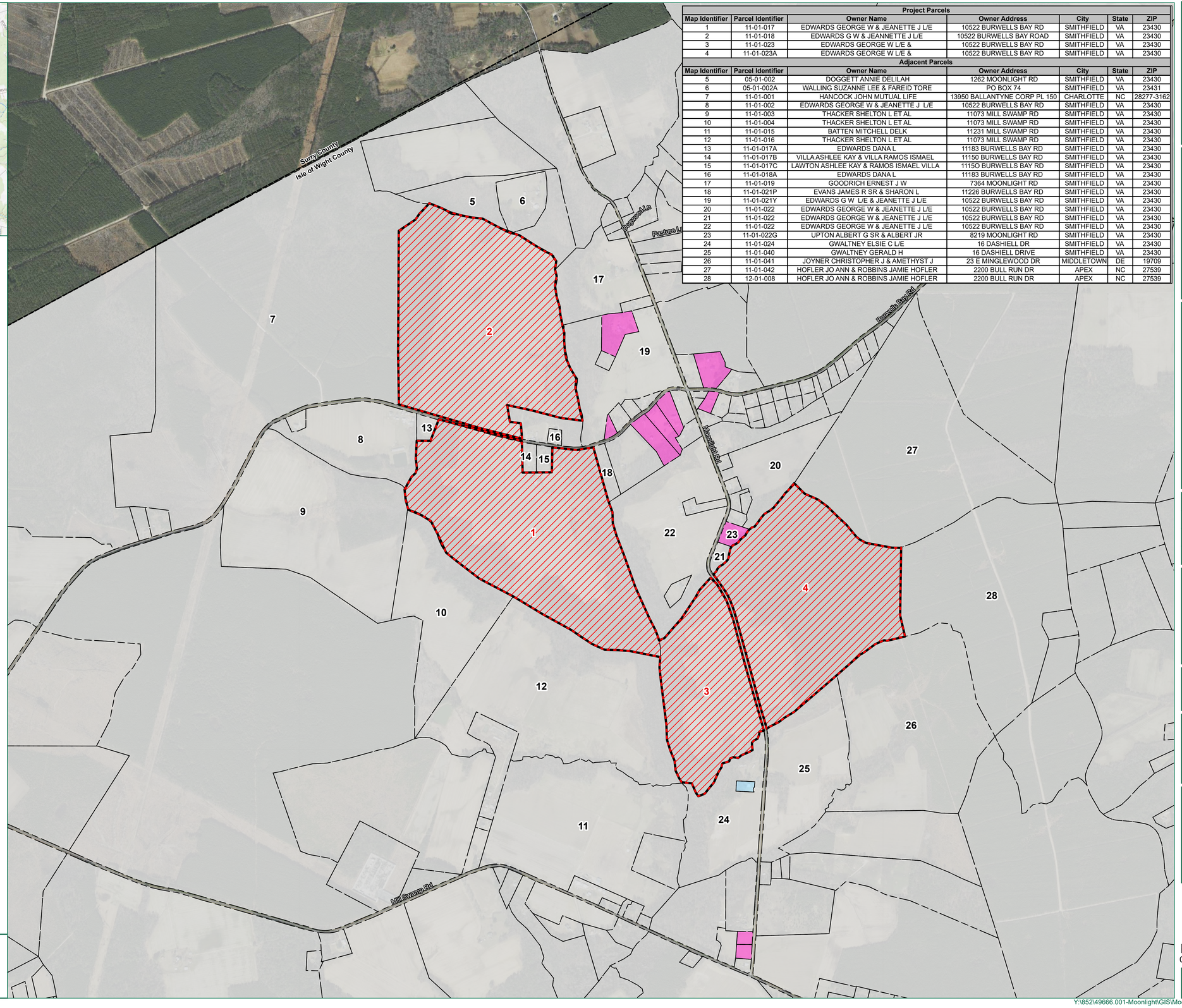

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5	05-01-002	DOGGETT ANNIE DELILAH	1262 MOONLIGHT RD	SMITHFIELD	VA	23430
6	05-01-002A	WALLING SUZANNE LEE & FAREID TORE	PO BOX 74	SMITHFIELD	VA	23431
7	11-01-001	HANCOCK JOHN MUTUAL LIFE	13950 BALLANTYNE CORP PL 150	CHARLOTTE	NC	28277-3162
8	11-01-002	EDWARDS GEORGE W & JEANETTE J L/E	10522 BURWELLS BAY RD	SMITHFIELD	VA	23430
9	11-01-003	THACKER SHELTON L ET AL	11073 MILL SWAMP RD	SMITHFIELD	VA	23430
10	11-01-004	THACKER SHELTON L ET AL	11073 MILL SWAMP RD	SMITHFIELD	VA	23430
11	11-01-015	BATTEN MITCHELL DELK	11231 MILL SWAMP RD	SMITHFIELD	VA	23430
12	11-01-016	THACKER SHELTON L ET AL	11073 MILL SWAMP RD	SMITHFIELD	VA	23430
13	11-01-017A	EDWARDS DANA L	11183 BURWELLS BAY RD	SMITHFIELD	VA	23430
14	11-01-017B	VILLA ASHLEE KAY & VILLA RAMOS ISMAEL	11150 BURWELLS BAY RD	SMITHFIELD	VA	23430
15	11-01-017C	LAWTON ASHLEE KAY & RAMOS ISMAEL VILLA	11150 BURWELLS BAY RD	SMITHFIELD	VA	23430
16	11-01-018A	EDWARDS DANA L	11183 BURWELLS BAY RD	SMITHFIELD	VA	23430
17	11-01-019	GOODRICH ERNEST J W	7364 MOONLIGHT RD	SMITHFIELD	VA	23430
18	11-01-021P	EVANS JAMES R SR & SHARON L	11226 BURWELLS BAY RD	SMITHFIELD	VA	23430
19	11-01-021Y	EDWARDS G W L/E & JEANETTE J L/E	10522 BURWELLS BAY RD	SMITHFIELD	VA	23430
20	11-01-022	EDWARDS GEORGE W & JEANETTE J L/E	10522 BURWELLS BAY RD	SMITHFIELD	VA	23430
21	11-01-022	EDWARDS GEORGE W & JEANETTE J L/E	10522 BURWELLS BAY RD	SMITHFIELD	VA	23430
22	11-01-022	EDWARDS GEORGE W & JEANETTE J L/E	10522 BURWELLS BAY RD	SMITHFIELD	VA	23430
23	11-01-022G	UPTON ALBERT G SR & ALBERT JR	8219 MOONLIGHT RD	SMITHFIELD	VA	23430
24	11-01-024	GWALTNEY ELSIE C L/E	16 DASHIELL DR	SMITHFIELD	VA	23430
25	11-01-040	GWALTNEY GERALD H	16 DASHIELL DRIVE	SMITHFIELD	VA	23430
26	11-01-041	JOYNER CHRISTOPHER J & AMETHYST J	23 E MINGLEWOOD DR	MIDDLETOWN	DE	19709
27	11-01-042	HOFLER JO ANN & ROBBINS JAMIE HOFLER	2200 BULL RUN DR	APEX	NC	27539
28	12-01-008	HOFLER JO ANN & ROBBINS JAMIE HOFLER	2200 BULL RUN DR	APEX	NC	27539

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PROJECT NAME & LOCATION

MOONLIGHT SOLAR

ISLE OF WIGHT COUNTY, VIRGINIA

DATE 04/26/2023

PROJECT NUMBER 49666.001

PROJECT NAME MOONLIGHT SOLAR

DESIGNED BY / DRAWN BY J. STICKLEY

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REVISIONS

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DRAWING DESCRIPTION

PARCEL AND ZONING MAP

SCALE (FEET)

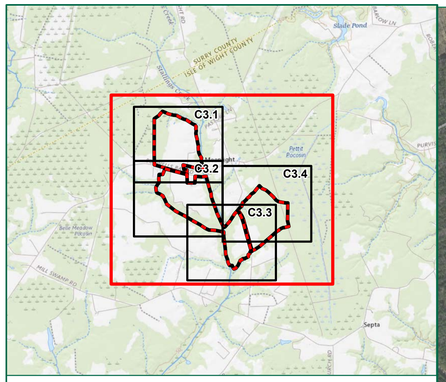
0 700 1,400

PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE H: 1" = 700'

SHEET NUMBER C2.0

Y:\852\49666.001-Moonlight\GIS\Moonlight CUP\Moonlight CUP.aprx



Legend

- Property Boundary - 522.96 Acres
- 75' Property Setbacks & 125' from Residential Parcels
- Entrance
- Point of Interconnection
- Delineated Stream
- Culverts
- Electric Transmission Lines
- Underground Medium Voltage AC Cabling
- Retained Vegetative Buffer
- Proposed Vegetative Buffer, Residential
- Proposed Vegetative Buffer, Road Frontage
- Proposed Vegetative Buffer, Cultural Resource
- Internal Roads
- Panels
- Inverters
- Fence - 231.2 Acres
- Substation
- Switchyard
- Transmission Line Easement
- NRHP Eligible Architectural Resource
- NRHP Eligible Architectural Resource Buffer - 250'
- Delineated Wetlands
- FEMA Flood Zone
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- County Boundary

NOTES:
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8.. CULTURAL RESOURCE DATA FROM VDHR.
9. AERIAL IMAGERY FROM VGIN.

Surry County
Isle of Wight County
Dogwood Ln
Pasture Ln
Burwells Bay Rd
Project Entrance
Project Entrance
046-0064
Moonlight Rd
Project Entrance
Project Entrance
Special Flood Hazard Area - Zone A

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DRAWING DESCRIPTION
CONCEPTUAL SITE PLAN

SCALE (FEET)
0 500 1,000
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H: 1" = 500'	C3.0

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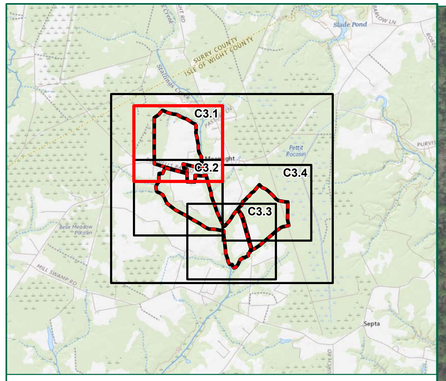

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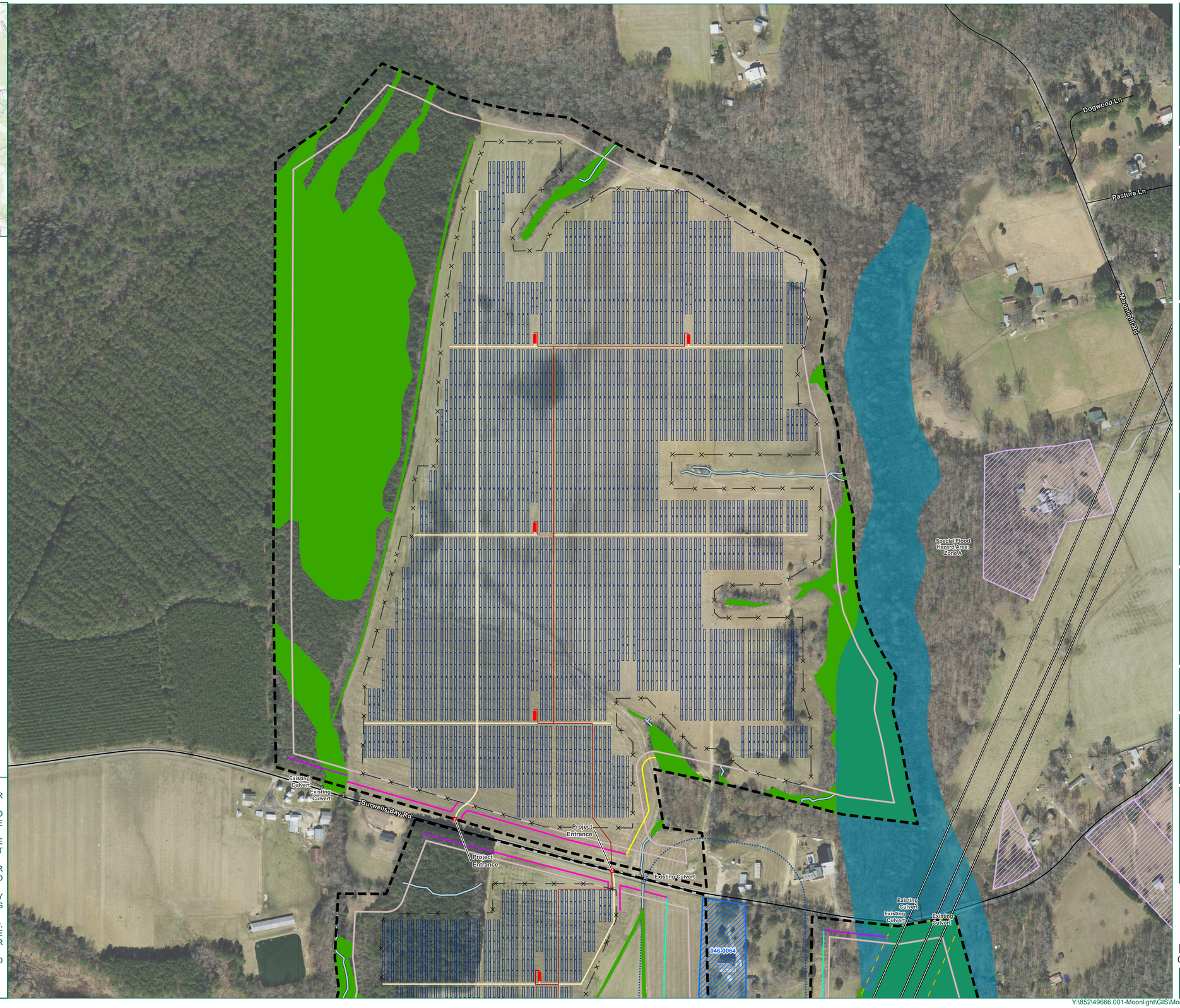

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DRAWING DESCRIPTION
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SCALE (FEET)
0 200 400
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE H: 1" = 200'
SHEET NUMBER C3.1

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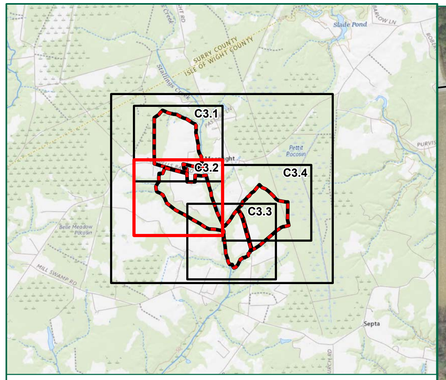

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SCALE (FEET)
0 200 400
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SCALE	SHEET NUMBER
H: 1" = 200'	C3.2

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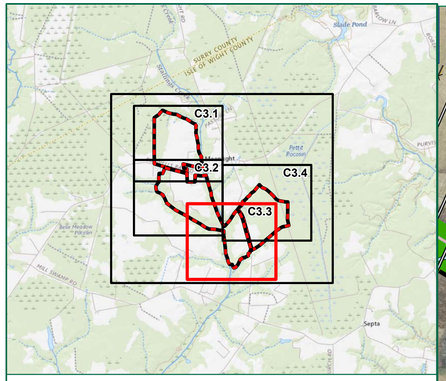

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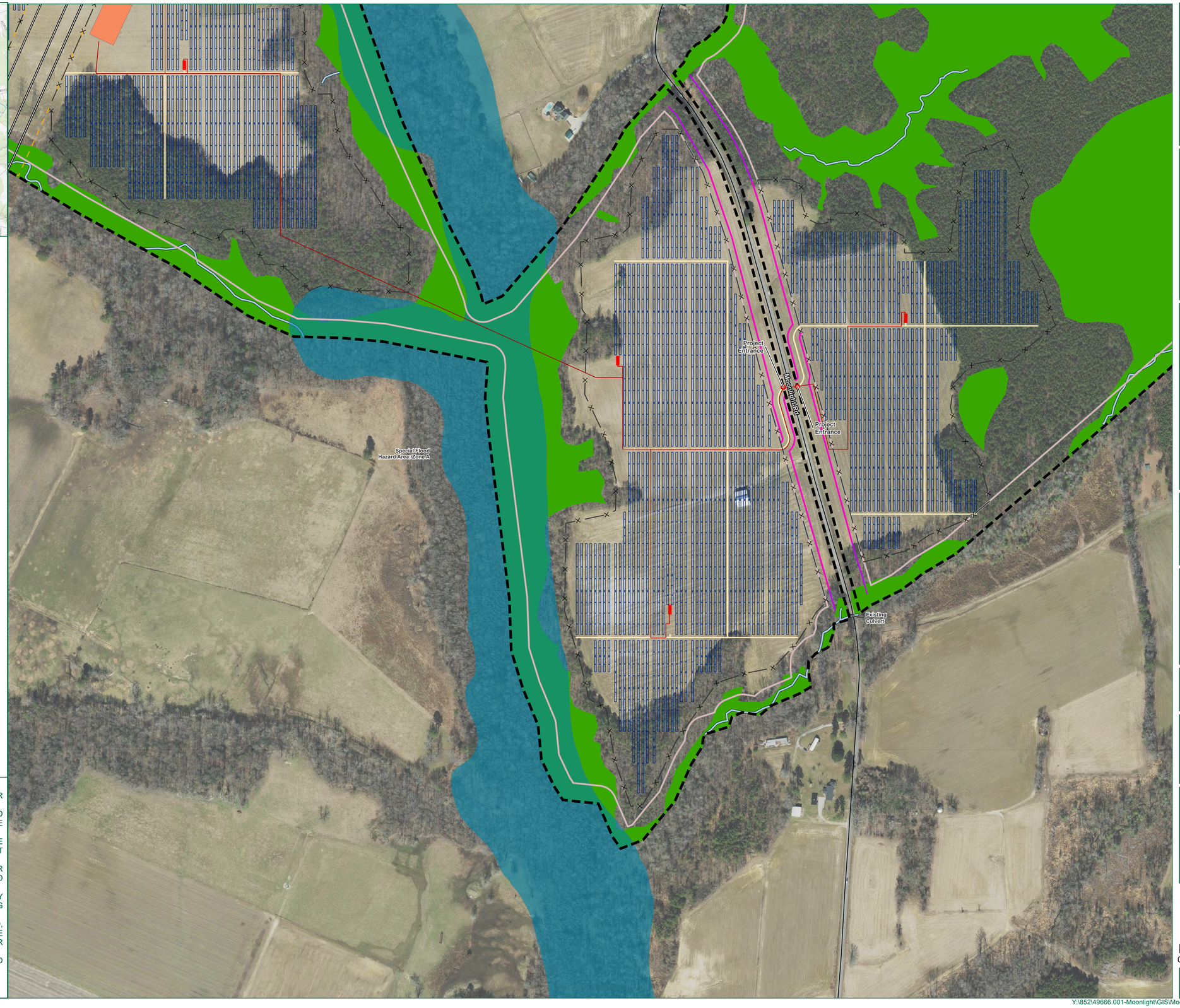

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SHEET NUMBER C3.3

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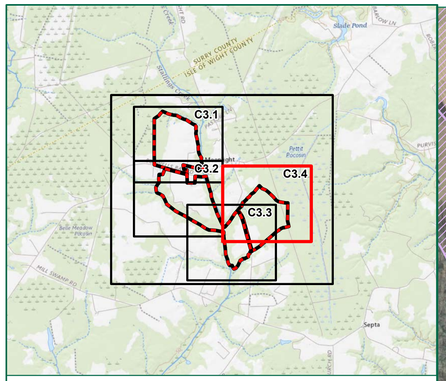

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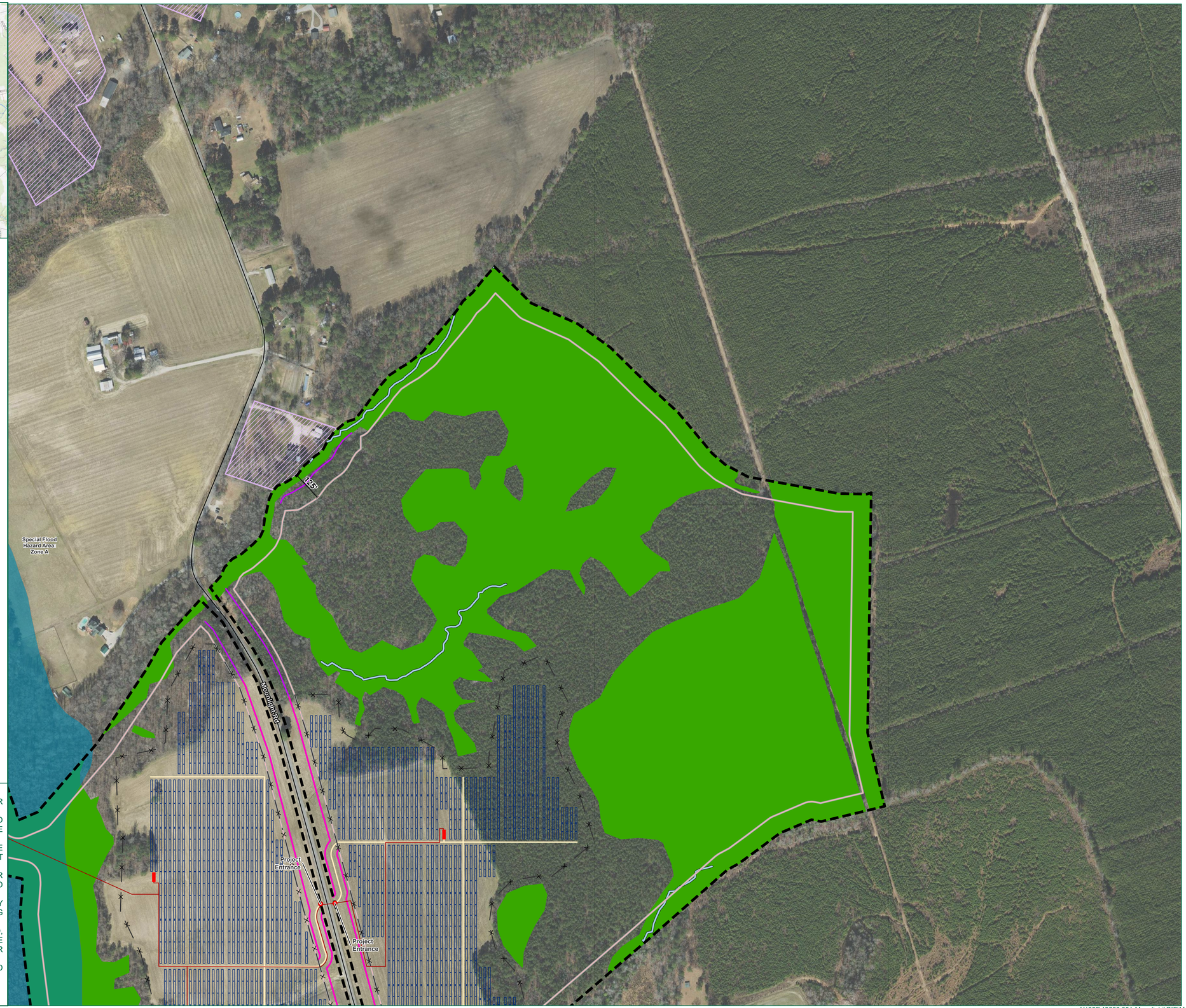

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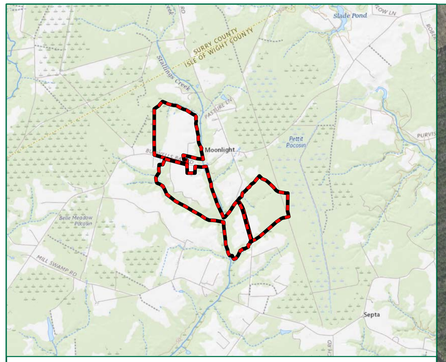

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CONCEPT PLANT LIST: FRONTAGE ZONE			
BOTANICAL NAME	COMMON NAME	MINIMUM HEIGHT AT PLANTING	TYPICAL HEIGHT AT MATURITY
EVERGREEN TREES AND SHRUBS			
ILEX X 'CONAF' OAKLEAF	RED HOLLY/OAKLEAF HOLLY	4 FT.	12-15 FT.
ILEX X MARY NELL	MARY NELL HOLLY	4 FT.	12-15 FT.
JUNIPERUS VIRGINIANA 'BRODIE'	EASTERN RED CEDAR	4 FT.	10-15 FT.
MYRICA CERIFERA	SOUTHERN WAX MYRTLE	4 FT.	10-15 FT.
THUJA OCCIDENTALIS 'TECHNY'	EASTERN ARBORVITAE	4 FT.	10-15 FT.

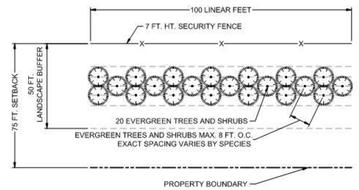
CONCEPT PLANT LIST: RESIDENTIAL BUFFER ZONE			
BOTANICAL NAME	COMMON NAME	MINIMUM HEIGHT AT PLANTING	LARGE
MEDIUM EVERGREEN SHRUBS			
ILEX X 'CONAF' OAKLEAF	RED HOLLY/OAKLEAF HOLLY	4 FT.	12-15 FT.
ILEX X MARY NELL	MARY NELL HOLLY	4 FT.	12-15 FT.
JUNIPERUS VIRGINIANA 'BRODIE'	EASTERN RED CEDAR	4FT.	10-15 FT.
MYRICA CERIFERA	SOUTHERN WAX MYRTLE	4 FT.	10-15 FT.
THUJA OCCIDENTALIS 'TECHNY'	EASTERN ARBORVITAE	4 FT.	10-15 FT.
LARGE AND SMALL CANOPY TREES			
AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	4 FT.	15-20 FT.
CHIONANTHUS VIRGINICA	FRINGETREE	4 FT.	12-20 FT.
MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	4 FT.	15-20 FT.

CONCEPT PLANT LIST: CULTURAL RESOURCE ZONE			
BOTANICAL NAME	COMMON NAME	MINIMUM HEIGHT AT PLANTING	LARGE
MEDIUM EVERGREEN SHRUBS			
ILEX X 'CONAF' OAKLEAF	RED HOLLY/OAKLEAF HOLLY	5-6 FT.	12-15 FT.
ILEX X MARY NELL	MARY NELL HOLLY	5-6 FT.	12-15 FT.
JUNIPERUS VIRGINIANA 'BRODIE'	EASTERN RED CEDAR	5-6 FT.	10-15 FT.
MYRICA CERIFERA	SOUTHERN WAX MYRTLE	5-6 FT.	10-15 FT.
THUJA OCCIDENTALIS 'TECHNY'	EASTERN ARBORVITAE	5-6 FT.	10-15 FT.
LARGE AND SMALL CANOPY TREES			
AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	5-6 FT.	15-20 FT.
CHIONANTHUS VIRGINICA	FRINGETREE	5-6 FT.	12-20 FT.
MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	5-6 FT.	15-20 FT.

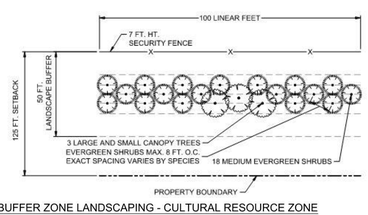
NOTES:
1. CULTURAL RESOURCE DATA FROM VDHR.
2. AERIAL IMAGERY FROM VGIN.

MOONLIGHT SOLAR FACILITY LANDSCAPING

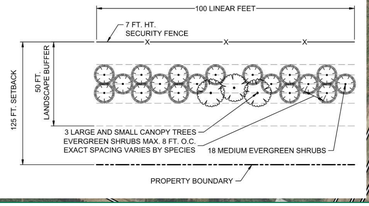
FRONTAGE ZONE LANDSCAPING
APPLY TO PUBLIC ROADWAYS WITH ROW GREATER OR LESSER THAN 50 FEET



BUFFER ZONE LANDSCAPING - ABUTTING RESIDENTIAL PARCELS



BUFFER ZONE LANDSCAPING - CULTURAL RESOURCE ZONE



VEGETATIVE BUFFER NOTES

- PROVIDE A 50-FOOT WIDE LANDSCAPE BUFFER CONSISTING OF A STAGGERED TRIPLE ROW OF EVERGREEN AND DECIDUOUS TREES AND SHRUBS PER ISLE OF WIGHT COUNTY ZONING ORDINANCE, ARTICLE V, SUPPLEMENTARY USE REGULATIONS.
- PRESERVE EXISTING WETLANDS AND WOODLANDS TO SERVE AS A MINIMUM 50' VEGETATIVE BUFFER. EXISTING VEGETATION THAT MEETS THE MINIMUM LANDSCAPING SPECIFICATIONS MAY BE USED TO MEET REQUIRED LANDSCAPING. IF EXISTING TREES AND VEGETATION ARE DISTURBED, PROVIDE NEW BUFFER PLANTINGS. WHERE INTERMITTENT EXISTING TREES OR SHRUBS EXIST WITHIN A PROPOSED BUFFER LOCATION, PROPOSED SCREENING MUST BE FIELD-LOCATED AND PLANTED AS NEEDED TO SUPPLEMENT THE EXISTING VEGETATIVE SCREENING.
- ENSURE THAT ALL PLANT MATERIAL MEETS REQUIREMENTS IN THE ISLE OF WIGHT COUNTY ORDINANCE.
- TREES AND SHRUBS PLANTED IN THE BUFFER MUST BE AT LEAST FOUR (4) FEET TALL AT TIME OF PLANTING. ALL TREES TO BE PLANTED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANT A MINIMUM OF 3 SPECIES EVERY 100 LINEAR FEET. VARY THE SPECIES USED EVERY 100 LINEAR FEET.
- PLANT TREES AND SHRUBS A MAXIMUM OF 8 FEET ON CENTER.
- FENCING MUST BE INSTALLED ON THE SOLAR PANEL SIDE OF THE BUFFER (SEE PLANTING TEMPLATES).

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PROJECT NAME & LOCATION
MOONLIGHT SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA

DATE 04/26/2023
PROJECT NUMBER 49666.001
PROJECT NAME MOONLIGHT SOLAR
DESIGNED BY / DRAWN BY J. STICKLEY

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REVISIONS

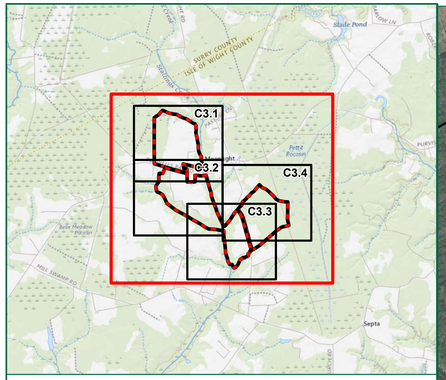
#	MM/DD/YY	DESCRIPTION
1	07/07/23	*Revised per County feedback*
2	02/15/24	*Revised per County feedback*

DRAWING DESCRIPTION
PROPOSED LANDSCAPING MAP

SCALE (FEET)
0 500 1,000
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE H: 1" = 500'
SHEET NUMBER C4.0

Y:\852\49666.001-Moonlight\GIS\Moonlight CUP\Moonlight CUP.aprx



Legend

- Property Boundary - 522.96 Acres
- Development Envelope - 272.8 Acres
- Culverts
- Delineated Stream
- Wildlife Corridor
- Delineated Wetlands
- Transmission Line Easement
- FEMA Flood Zone
- NRHP Eligible Architecture Resource
- NRHP Eligible Cultural Resource Buffer - 250'
- County Boundary

NOTES:
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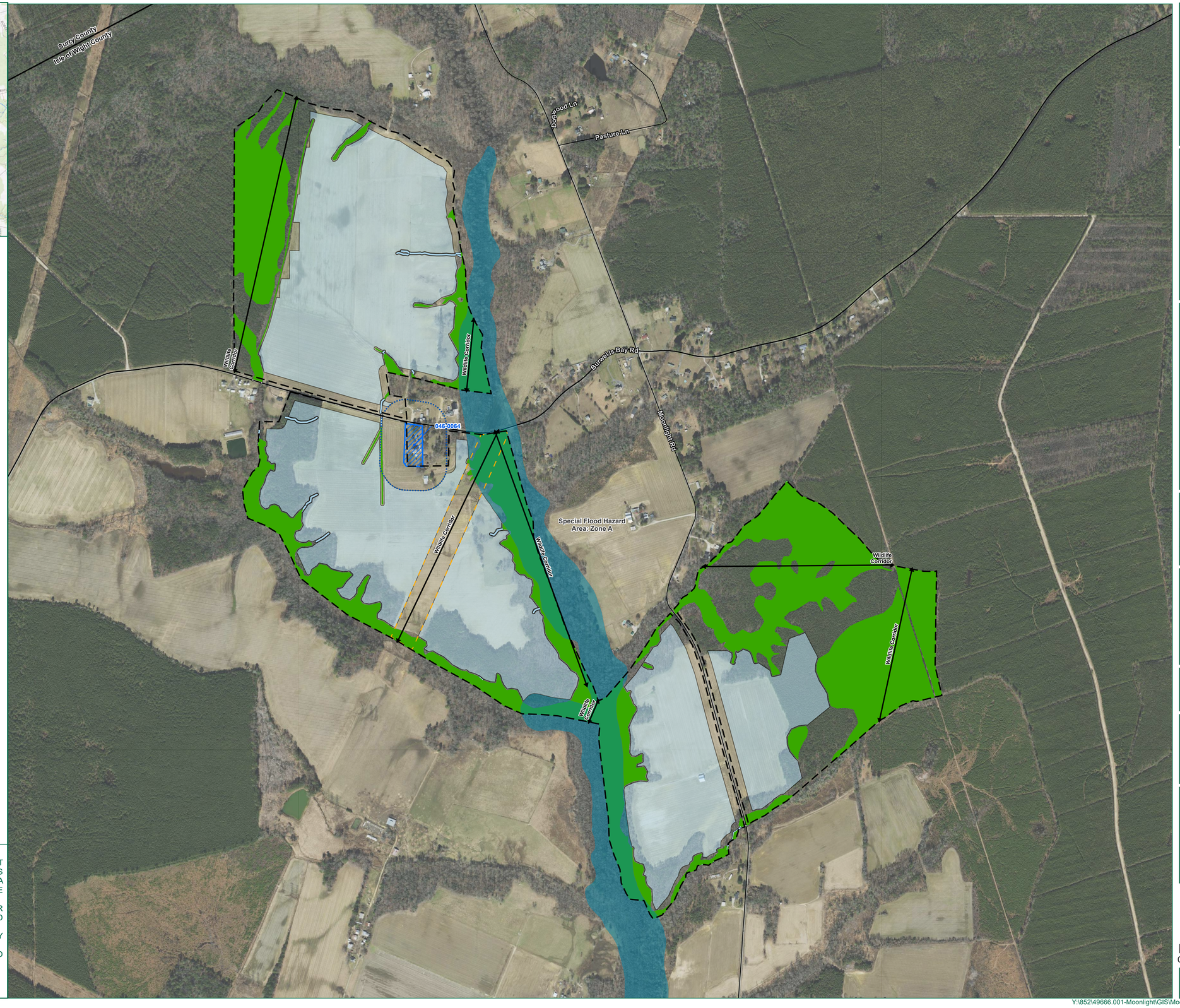
4. FLOOD ZONE DATA FROM FEMA'S NATIONAL FLOOD HAZARD LAYER.
5. CULTURAL RESOURCE DATA FROM VDHR.
6. AERIAL IMAGERY FROM VGIN.



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PROJECT NAME & LOCATION
MOONLIGHT SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA

DATE: 04/26/2023
PROJECT NUMBER: 49666.001
PROJECT NAME: MOONLIGHT SOLAR
DESIGNED BY / DRAWN BY: J. STICKLEY

NOTES

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DRAWING DESCRIPTION
NOT TO EXCEED SITE PLAN

SCALE (FEET)
0 500 1,000
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE: H: 1" = 500'
SHEET NUMBER: C5.0

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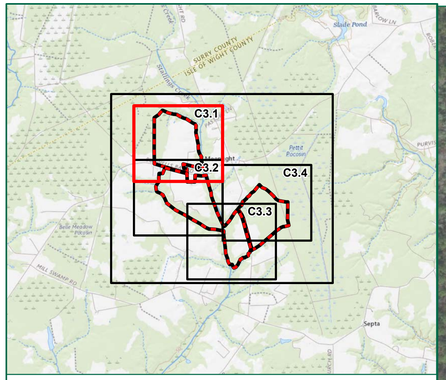

Legend

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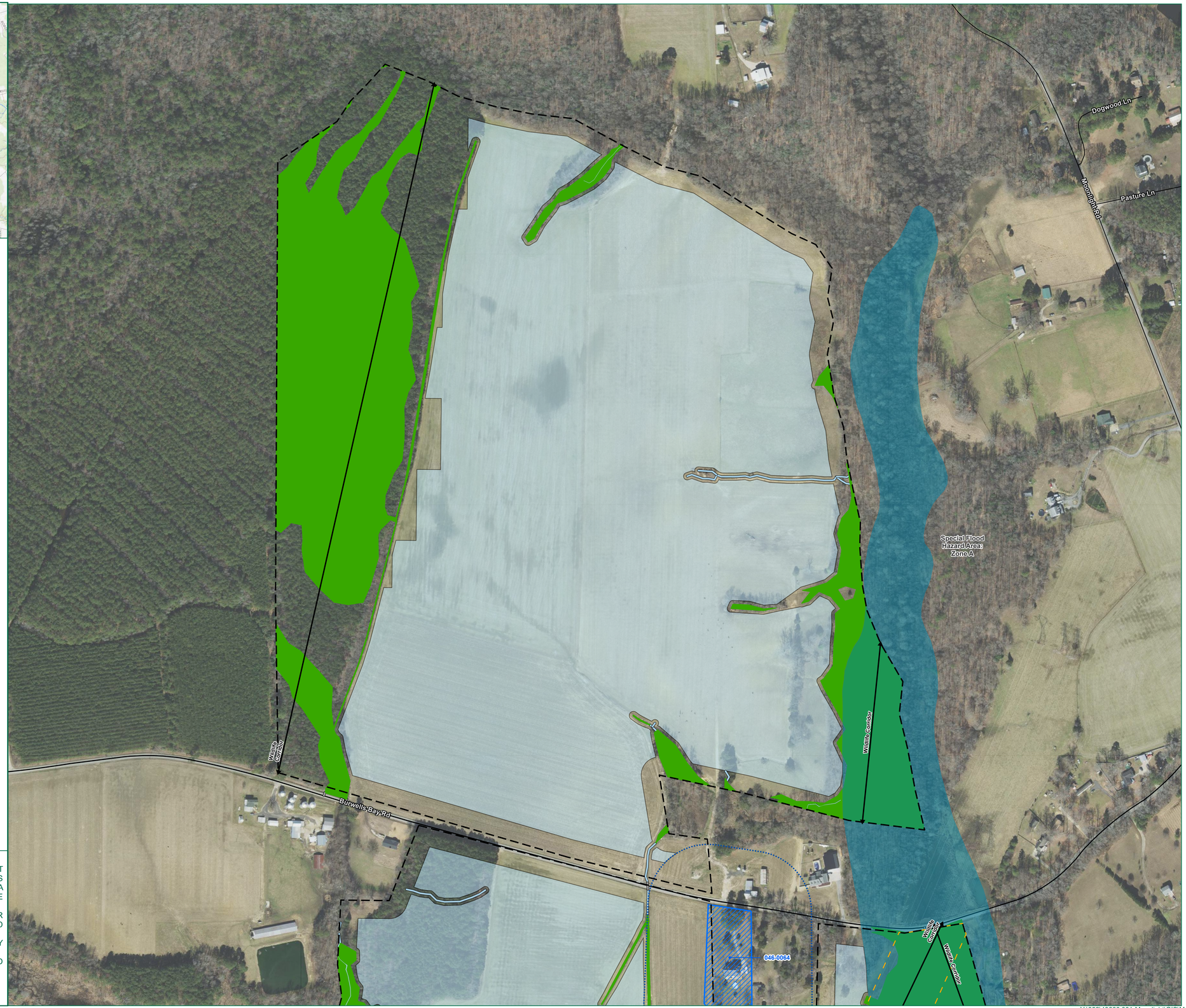

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PROJECT NAME & LOCATION

MOONLIGHT SOLAR

ISLE OF WIGHT COUNTY, VIRGINIA

DATE: 04/26/2023

PROJECT NUMBER: 49666.001

PROJECT NAME: MOONLIGHT SOLAR

DESIGNED BY / DRAWN BY: J. STICKLEY

NOTES

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1	07/07/23	*Revised per County feedback*
2	02/15/24	*Revised per County feedback*

DRAWING DESCRIPTION: NOT TO EXCEED SITE PLAN

SCALE (FEET)
0 200 400
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE: H: 1" = 200'

SHEET NUMBER: C5.1

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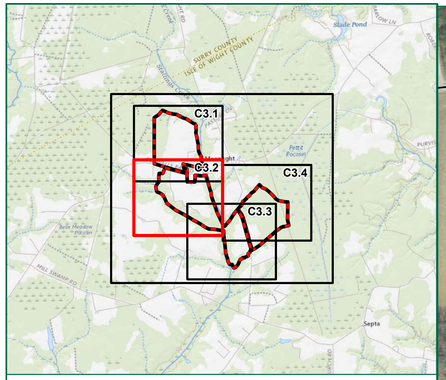

Legend

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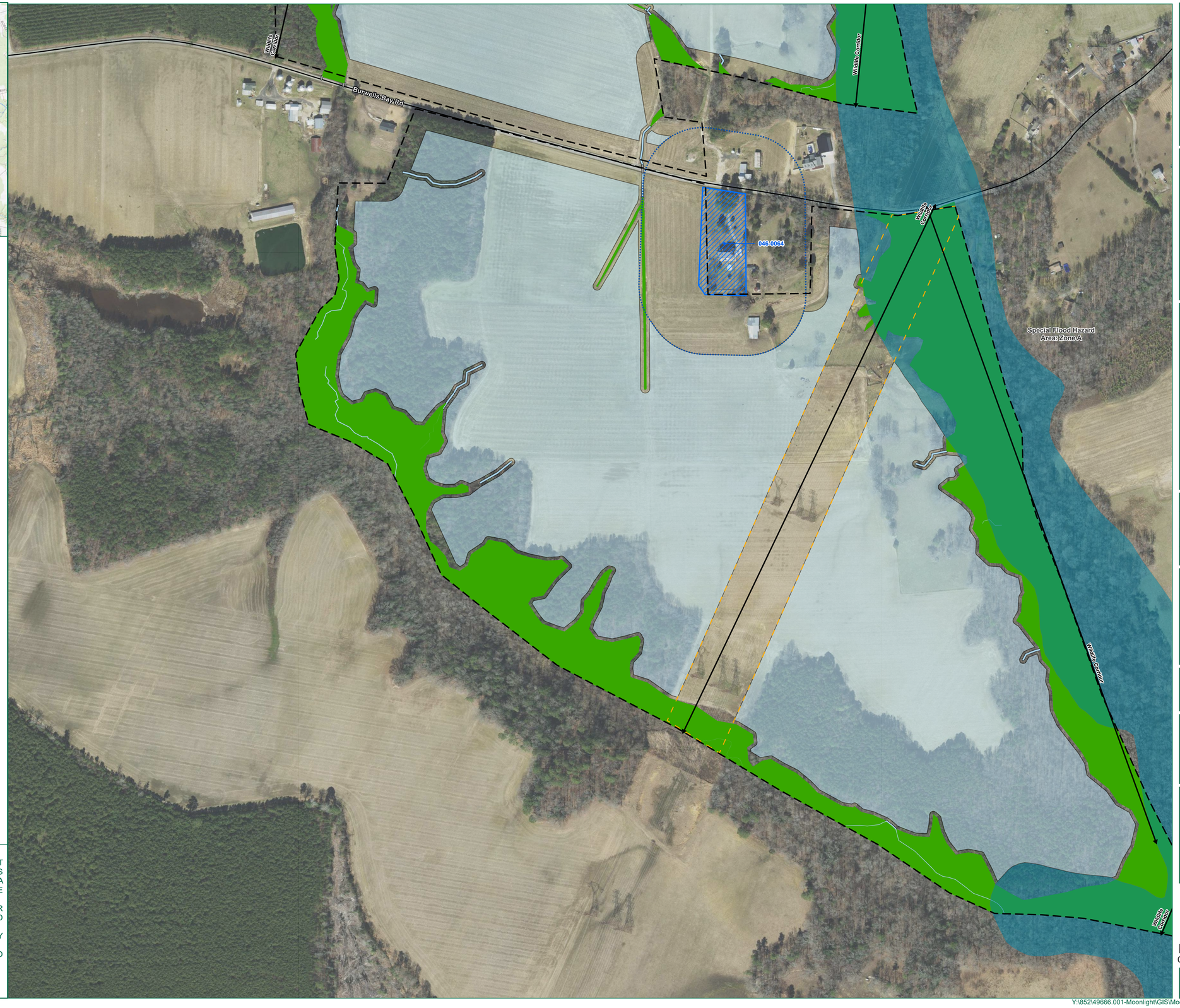

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PROJECT NAME & LOCATION
MOONLIGHT SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA

DATE: 04/26/2023
PROJECT NUMBER: 49666.001
PROJECT NAME: MOONLIGHT SOLAR
DESIGNED BY / DRAWN BY: J. STICKLEY

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SCALE (FEET)
0 200 400
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SCALE	SHEET NUMBER
H: 1" = 200'	C5.2

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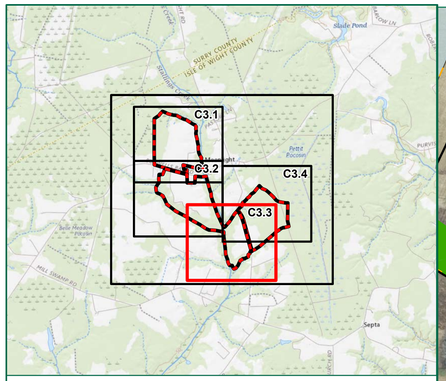

Legend

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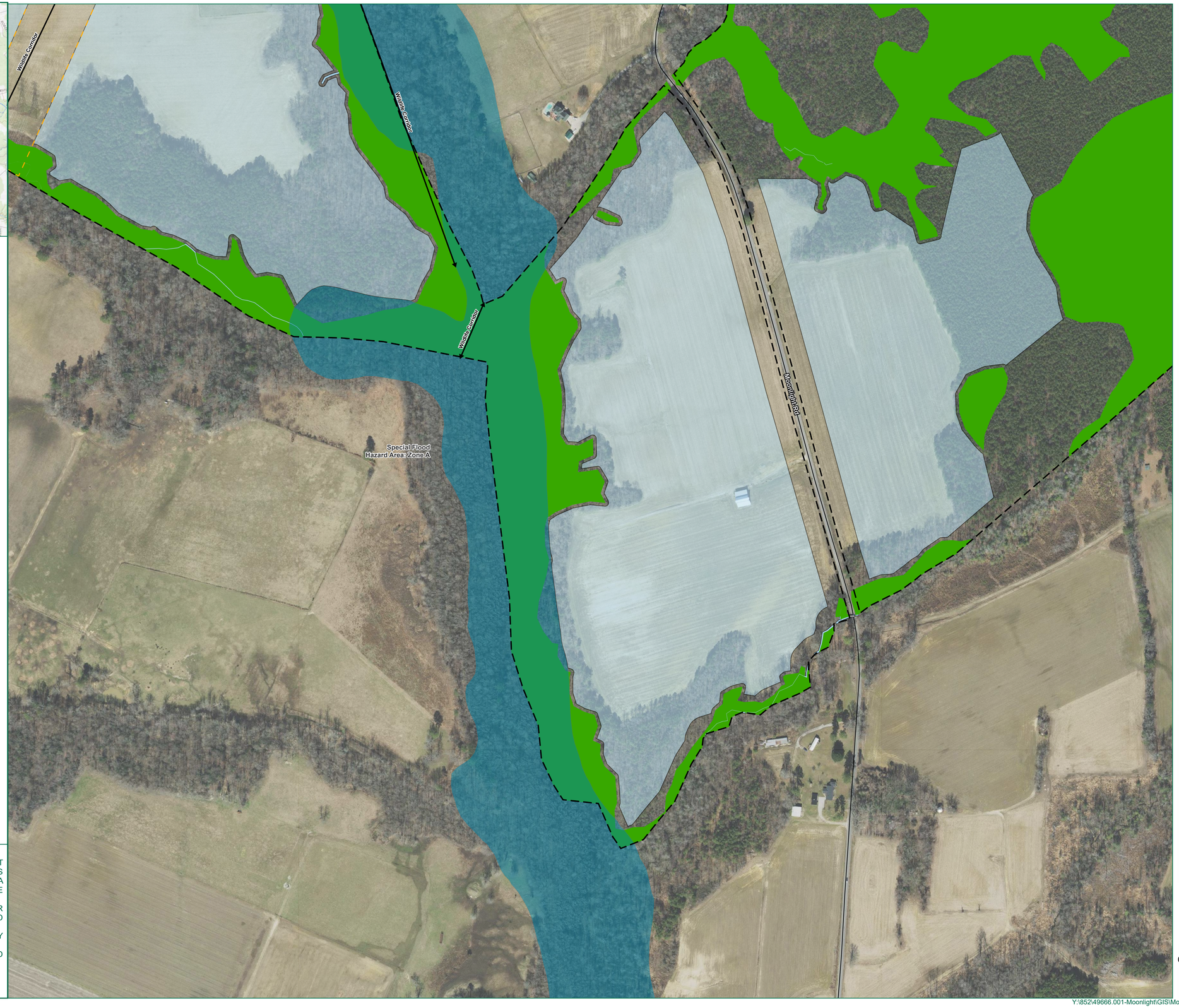

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PROJECT NAME & LOCATION

MOONLIGHT SOLAR

ISLE OF WIGHT COUNTY, VIRGINIA

DATE: 04/26/2023

PROJECT NUMBER: 49666.001

PROJECT NAME: MOONLIGHT SOLAR

DESIGNED BY / DRAWN BY: J. STICKLEY

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DRAWING DESCRIPTION

NOT TO EXCEED SITE PLAN

SCALE (FEET)

0 200 400

PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H: 1" = 200'	C5.3

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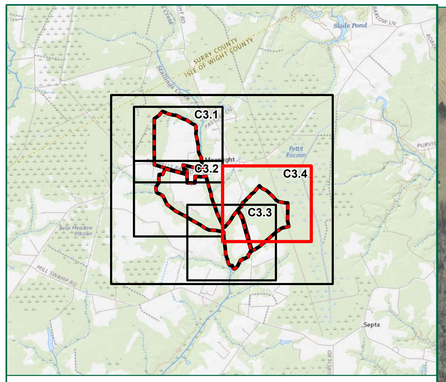

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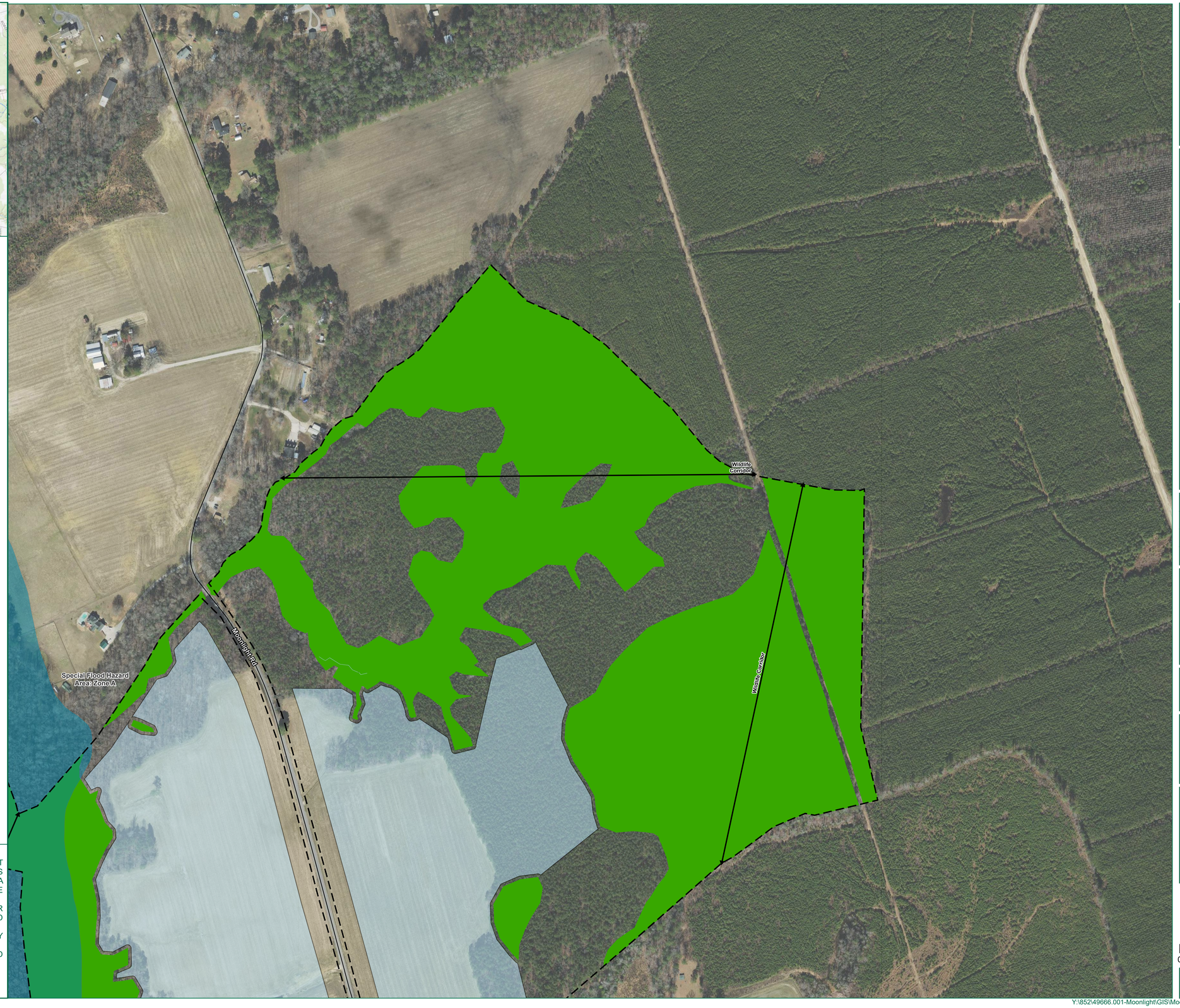

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PROJECT NAME & LOCATION
MOONLIGHT SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA

DATE 04/26/2023
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0 200 400
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SCALE	SHEET NUMBER
H: 1" = 200'	C5.4

Y:\852\49666.001-Moonlight\GIS\Moonlight CUP\Moonlight CUP.aprx

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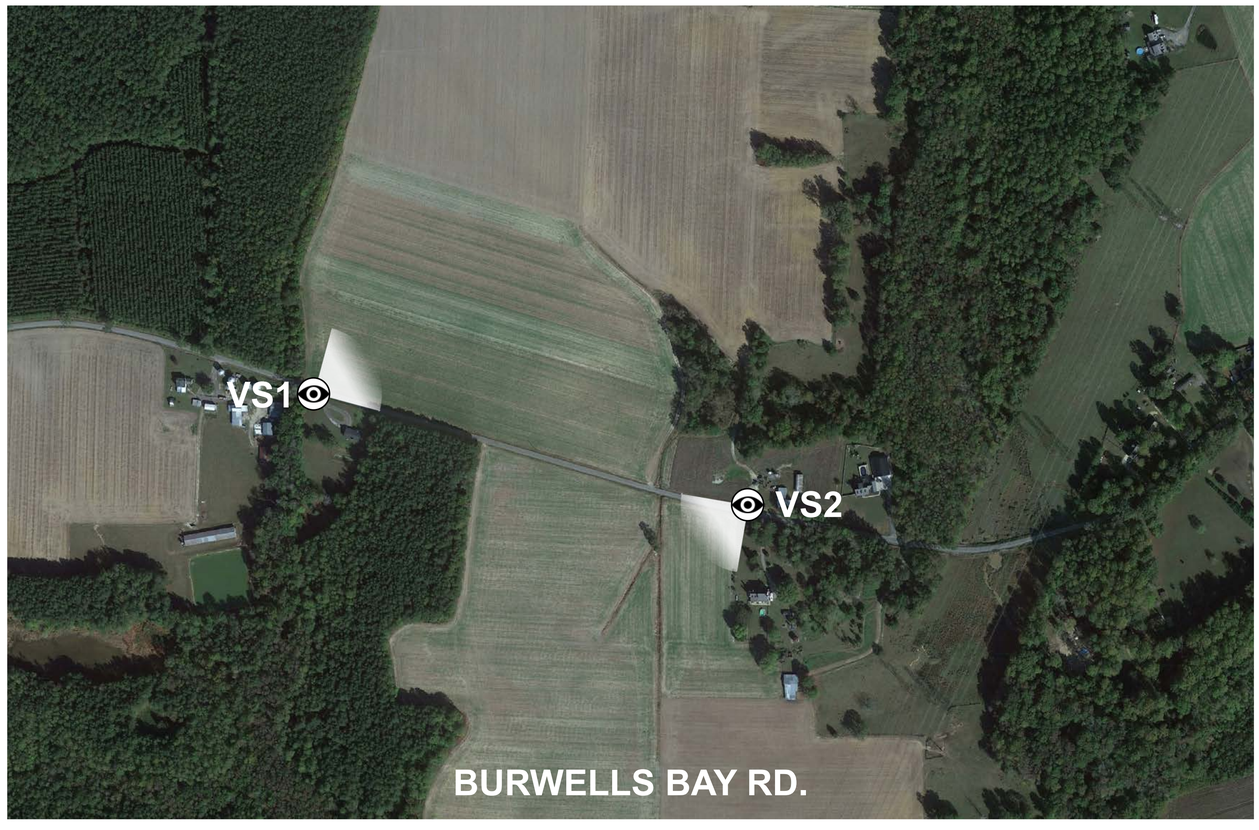
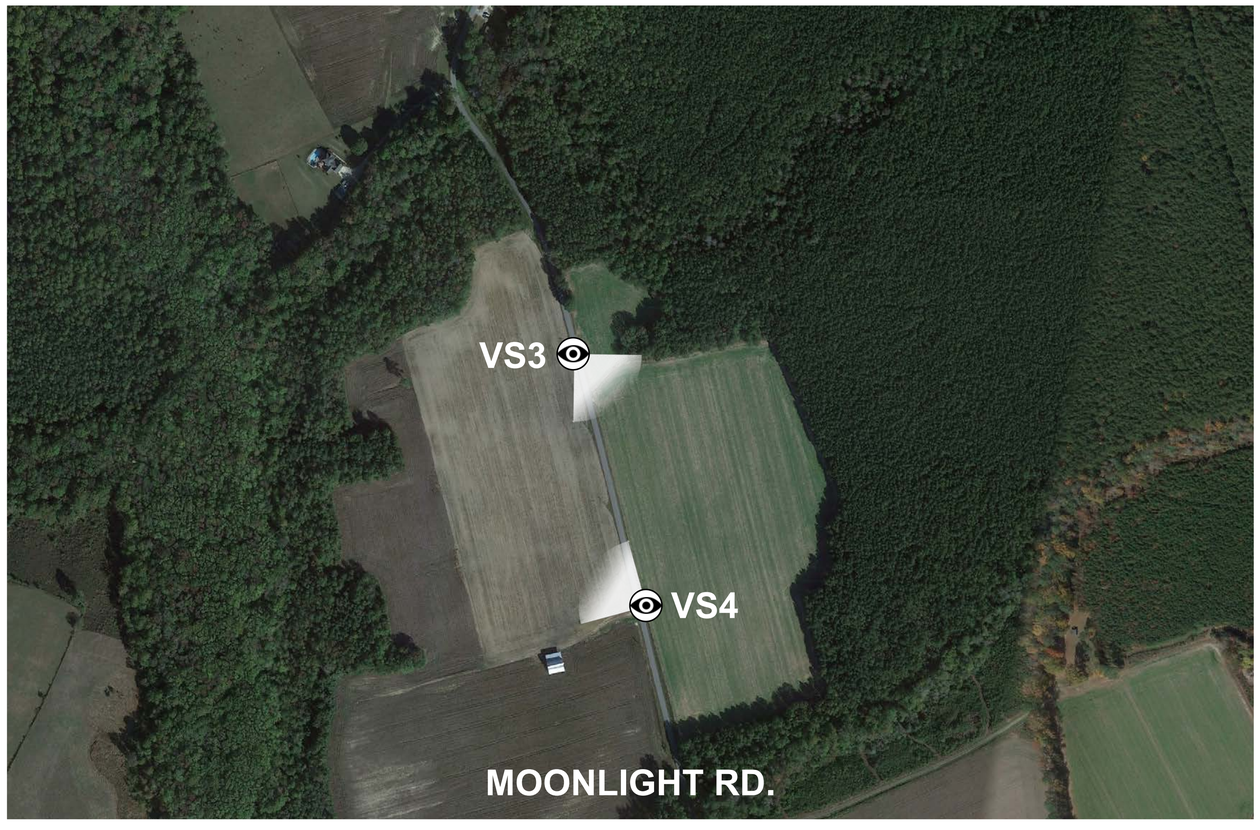
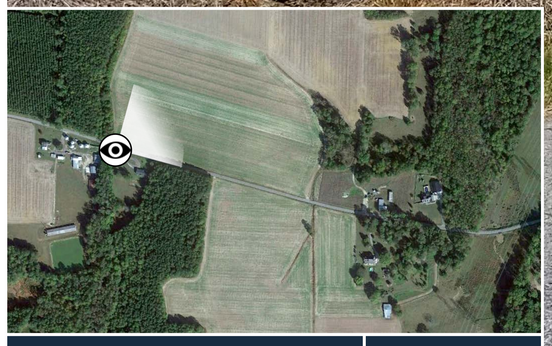
VISUAL IMPACT ANALYSIS
MOONLIGHT SOLAR





PALLADIUM ENERGY



Moonlight Solar

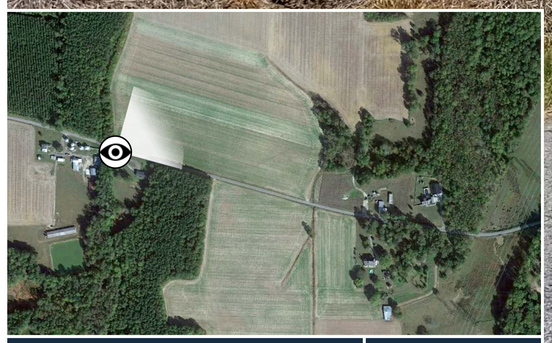
VS1

BURWELLS BAY RD. (NE)	AT PLANTING
Date Taken: 04/19/2023	Time Taken: 12:29 PM

ISLE OF WIGHT COUNTY, VA

Visualization by Timmons Group

PALLADIUM ENERGY



Moonlight Solar

VS1

BURWELLS BAY RD. (NE)	AT 3 YEARS
Date Taken: 04/19/2023	Time Taken: 12:29 PM
ISLE OF WIGHT COUNTY, VA	

Visualization by Timmons Group

PALLADIUM ENERGY

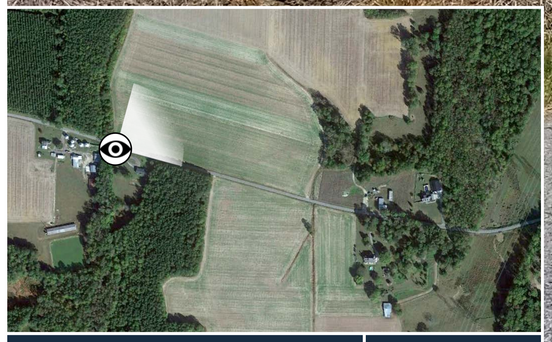
Moonlight Solar

VS1

BURWELLS BAY RD. (NE)	AT 5 YEARS
Date Taken: 04/19/2023	Time Taken: 12:29 PM
ISLE OF WIGHT COUNTY, VA	

Visualization by Timmons Group

PALLADIUM ENERGY



Moonlight Solar

VS1

BURWELLS BAY RD. (NE)	AT MATURITY (10 YEARS)
Date Taken: 04/19/2023	Time Taken: 12:29 PM

ISLE OF WIGHT COUNTY, VA

Visualization by Timmons Group

PALLADIUM ENERGY

Moonlight Solar

VS2

BURWELLS BAY RD. (SW) CARROLL PLANTATION VIEW	AT PLANTING
Date Taken: 04/19/2023	Time Taken: 12:20 PM
ISLE OF WIGHT COUNTY, VA	

Visualization by Timmons Group

PALLADIUM ENERGY

Moonlight Solar

VS2

BURWELLS BAY RD. (SW) CARROLL PLANTATION VIEW	AT 3 YEARS
Date Taken: 04/19/2023	Time Taken: 12:20 PM
ISLE OF WIGHT COUNTY, VA	

Visualization by Timmons Group

PALLADIUM ENERGY

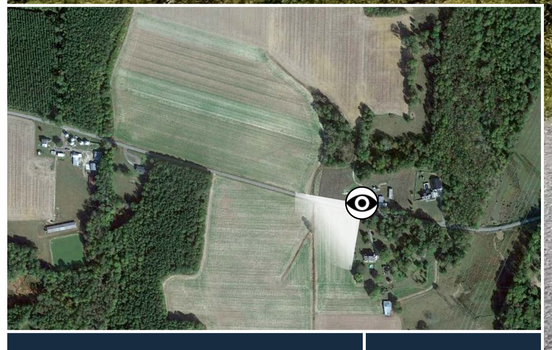
Moonlight Solar

VS2

BURWELLS BAY RD. (SW) CARROLL PLANTATION VIEW	AT 5 YEARS
Date Taken: 04/19/2023	Time Taken: 12:20 PM
ISLE OF WIGHT COUNTY, VA	

Visualization by Timmons Group

PALLADIUM ENERGY



Moonlight Solar

VS2

BURWELLS BAY RD. (SW) CARROLL PLANTATION VIEW	AT MATURITY (10 YEARS)
Date Taken: 04/19/2023	Time Taken: 12:20 PM

ISLE OF WIGHT COUNTY, VA

Visualization by Timmons Group

PALLADIUM ENERGY

Moonlight Solar

VS3

MOONLIGHT RD. (SE)	AT PLANTING
Date Taken: 04/19/2023	Time Taken: 12:00 PM

ISLE OF WIGHT COUNTY, VA

Visualization by Timmons Group

PALLADIUM ENERGY

Moonlight Solar

VS3

MOONLIGHT RD. (SE)	AT 3 YEARS
Date Taken: 04/19/2023	Time Taken: 12:00 PM

ISLE OF WIGHT COUNTY, VA

Visualization by Timmons Group

PALLADIUM ENERGY

Moonlight Solar

VS3

MOONLIGHT RD. (SE)	AT 5 YEARS
Date Taken: 04/19/2023	Time Taken: 12:00 PM

ISLE OF WIGHT COUNTY, VA

Visualization by Timmons Group

PALLADIUM ENERGY

Moonlight Solar

VS3

MOONLIGHT RD. (SE)	AT MATURITY (10 YEARS)
Date Taken: 04/19/2023	Time Taken: 12:00 PM

ISLE OF WIGHT COUNTY, VA

Visualization by Timmons Group

PALLADIUM ENERGY

Moonlight Solar

VS4

MOONLIGHT RD. (NW)	AT PLANTING
Date Taken: 04/19/2023	Time Taken: 12:05 PM

ISLE OF WIGHT COUNTY, VA

Visualization by Timmons Group

PALLADIUM ENERGY

Moonlight Solar	VS4
MOONLIGHT RD. (NW)	AT 3 YEARS
Date Taken: 04/19/2023	Time Taken: 12:05 PM
ISLE OF WIGHT COUNTY, VA	

Visualization by Timmons Group

PALLADIUM ENERGY

Moonlight Solar

VS4

MOONLIGHT RD. (NW)	AT 5 YEARS
Date Taken: 04/19/2023	Time Taken: 12:05 PM
ISLE OF WIGHT COUNTY, VA	

Visualization by Timmons Group

PALLADIUM ENERGY

Moonlight Solar

VS4

MOONLIGHT RD. (NW)	AT MATURITY (10 YEARS)
Date Taken: 04/19/2023	Time Taken: 12:05 PM
ISLE OF WIGHT COUNTY, VA	

Visualization by Timmons Group

Traffic & Route Evaluation Study

Moonlight Solar Project

Isle of Wight County, Virginia

July 2023

Prepared For:

Palladium Energy, LLC

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Contact: Scott Dunn, AICP, PTP

1001 Boulders Parkway, Suite 300 • Richmond, VA 23225
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Traffic & Route Evaluation Study

Moonlight Solar Project

Isle of Wight County, Virginia

Prepared For:

Palladium Energy, LLC
4446 Hendricks Avenue, #356
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Prepared By:

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April 2023

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1 PROJECT OVERVIEW

Timmons Group, at the request of Palladium Energy, LLC completed a transportation assessment for the proposed Moonlight Solar Project, located in Isle of Wight County, VA. This work has been prepared in conjunction with the site's evaluation to identify any potential transportation issues and recommend solutions. The tasks associated with this assessment included:

- Review of data and documents provided by the Client relative to the project;
- Coordination with the Client on access, schedule, and other parameters that are reflected in the traffic assessment;
- Obtaining available geometric (roadway widths, intersection control, etc.) and speed limit data that is readily available via a review of available aerial imagery through Google Earth, Bing, or County GIS systems and a field visit conducted on Wednesday, April 12, 2023;
- Obtaining available VDOT traffic data for those roads adjacent to the site;
- Obtaining available VDOT crash data for those roads adjacent to the site; and
- Preparing a narrative summarizing (1) existing conditions, (2) traffic along the adjacent roadway network, (3) anticipated impacts, if any, associated with the site-related traffic, and (3) potential mitigation measures.

2 EXISTING CONDITIONS

Timmons Group compiled existing roadway conditions and crash data for facilities adjacent to the proposed Moonlight Solar project located approximately 5.5 miles northwest of Smithfield in Isle of Wight County, VA.

The site is comprised of four (4) parcels of land generally located along both sides of Routes 621 and 627. For the purposes of this work, the assumed delivery routes include direct access to the proposed site entrances from state-maintained roads - Route 10, Route 621, and Route 627

The project location is shown on Figure 1 (all figures are located at the end of the report) and a site plan can be found in Figure 2. It should be noted that there are two (2) proposed electrical connections associated with this site that will cross existing rights of way on Routes 621 and 627; these crossings align with proposed entrance locations and are shown on Figure 3.

EXISTING ROADWAYS

A visual assessment of the adjacent roadways was performed on April 12, 2023.

Route 10 (Old Stage Highway) is a two-lane, undivided minor arterial road with a posted speed limit of 55 mph. According to 2021 VDOT AADT data, Route 10 services 7,000 vehicles per day in the vicinity of the site between the Surry County Line and Business Route 10 in Smithfield. The pavement on Route 10 is approximately 25' wide with center and edge line markings.

Route 621 (Burwells Bay Road) is a two-lane, undivided minor collector with a posted speed limit of 45 mph. According to 2021 VDOT AADT data, Route 621 services 130 vehicles per day between Mill Swamp Drive and Moonlight Road and 310 vehicles per day between Moonlight Road and Route 10. The pavement on Route 621 is approximately 20' wide and neither center nor edge line pavement markings are present.

Route 627 (Moonlight Road) is a two-lane, undivided local road with no available posted speed limit signs and therefore assumed to be 55 mph. According to 2021 VDOT AADT data, Route 627 services 340 vehicles per day between the Surry County line and Route 626. The pavement on Route 627 is approximately 18' to 20' wide, and neither center nor edge line pavement markings are present.

Based on field observations, it was noted that the existing roadways had minor pavement deficiencies including typical alligator cracking, longitudinal cracking, and a few areas of rutting. Additionally, as noted above, pavement widths varied, with certain areas being narrower than others.

Overall, the existing roadways are acceptable for use by local traffic. However, due to narrow pavement widths along Routes 621 and 627, it is recommended that signage be posted alerting drivers to the presence of construction and heavy vehicles.

EXISTING STRUCTURES

There are three (3) identified culverts along the proposed haul route and one (1) bridge adjacent to the site that is not located along the proposed haul route.

The three (3) culverts are located on Route 621 and Route 627, adjacent to the site; each location was verified during our field visit and measured.

- The pavement over culvert #1 is approximately 17' wide.
- The pavement over culvert #2 is approximately 15' wide.
- The pavement over culvert #3 is approximately 16' wide.

The location of the crossings is shown in Figure 3 and photos of each crossing can be found in Figures 4 through 6.

One (1) bridge, which is located on Route 626, south of the site and not along the proposed haul route, crosses over Stallings Creek. Per the VDOT-maintained Bridge and Culvert Database, the bridge is rated in poor condition with a 15-ton weight restriction. The pavement over the bridge is approximately 17' wide.

The location of the bridge structure is shown in Figure 3 and photos of the bridge can be found in Figure 8.

Based on the field visit, two (2) of the existing culverts, #1 and #3, are constructed with corrugated plastic pipe and have limited cover. It is recommended that these structures be further evaluated for structural integrity and may need to be replaced prior to or during construction of the solar facility.

EXISTING INTERSECTIONS

Two (2) key intersections were identified within the study area and are included in this evaluation:

1. Route 10 and Route 621 (Unsignalized);
2. Route 621 and Route 627 (Unsignalized);

Route 10 (Old Stage Highway) and Route 621 (Burwells Bay Road)

At the unsignalized four-legged intersection of Route 10 and Route 621, Route 621 is the stop-controlled approach. Each approach consists of one (1) lane that serves all left/through/right movements. The pavement on Route 10 is approximately 25' wide and the pavement on Route 621 is approximately 20' wide. Photos of the intersection can be found on Figure 9.

Route 621 (Burwells Bay Road) and Route 627 (Moonlight Road)

At the unsignalized four-legged intersection of Route 621 and Route 627, all approached are stop-controlled. Each approach consists of one (1) lane in each direction that serves all left/through/right movements. The pavement on Route 621 is approximately 18' to 20' wide and the pavement on Route 627 is approximately 20' wide. Photos of the intersection can be found on Figures 10 and 11.

Crash Data

Based on VDOT crash data from the past five years there have been a total of 12 crashes in the vicinity of the Moonlight Solar project:

- five (5) were fixed object (off road) crashes;
- two (2) angle crashes;
- two (2) rear end crashed;
- one (1) deer;
- one (1) sideswipe crash; and
- one (1) other type crash.

With respect to crash severity:

- two (2) resulted in severe injury;
- three (3) resulted in visible injury;
- one (1) resulted in nonvisible injury; and
- six (6) resulted in property damage only.

An aerial showing the location/type of the 12 crashes can be found on Figure 11 and the location/severity of the crashes can be found on Figure 13.

Seven (7) occurred during daylight hours and five (5) occurred at night or dawn. During three (3) of the crashes the pavement was wet.

As expected, there is a cluster of crashes at the Route 10/Route 621 intersection; while the crash locations along Routes 621 and 627 appear to correspond with existing driveways.

3 SITE ACCESS

SITE ENTRANCES

Access to the site will be provided via four (4) entrances – two (2) on Route 621 and two (2) on Route 627. The locations of these entrances are shown on Figure 1.

The proposed site entrance locations are approximate and will require that new entrances/driveways be installed to accommodate site-generated construction traffic. It is anticipated that these entrances will remain in place following construction of the solar facility and be used for future operations/maintenance activities.

Note that temporary staging and assembly areas will be used during the construction period for the storage of construction vehicles and equipment, as well as staging of components of the solar facility. All temporary staging, parking, and assembly areas will be located within the project area boundaries and provide on-site accommodations so that construction-related traffic is not parked with state-maintained right-of-way.

Site Entrance #1 on Route 621

Site Entrance #1 on Route 621 is approximately 0.72 miles west of the Route 621 and Route 627 intersection; this entrance is currently not constructed. Sight distance along Route 621 to the east and west of the proposed entrance measured in excess of 500'. The portion of Route 621 in front of this proposed entrance is approximately 17' wide.

Photos of the proposed Site Entrance #1 location can be found in Figure 14.

Site Entrance #2 on Route 621

Site Entrance #2 on Route 621 is approximately 0.59 miles west of the Route 621 and Route 627 intersection; this entrance is currently not constructed. Sight distance along Route 621 to the east and west of the proposed entrance measured in excess of 500'. The portion of Route 621 in front of this proposed entrance is approximately 18' wide.

Photos of the potential location of Site Entrance #2 can be found in Figure 15.

Site Entrance #3 on Route 627

Site Entrance #3 on Route 627 is approximately 0.81 miles south of the Route 621 and Route 627 intersection; this entrance is currently not constructed. Sight distance along Route 627 to the north and south of the proposed entrance measured in excess of 500'. The portion of Route 627 in front of this proposed entrance is approximately 17.5' wide.

Photos of the potential location of Site Entrance #2 can be found in Figure 16.

Site Entrance #4 on Route 627

Site Entrance #4 on Route 627 is approximately 0.81 miles south of the Route 621 and Route 627 intersection; this entrance is currently not constructed. Sight distance along Route 627 to the north and south of the proposed entrance measured in excess of 500'. The portion of Route 627 in front of this proposed entrance is approximately 18' wide.

Photos of the potential location of Site Entrance #2 can be found in Figure 17.

TRAFFIC MITIGATION

Throughout construction of the site, Moonlight Solar will coordinate with the representatives from Isle of Wight County and VDOT to determine appropriate transportation management procedures which may include, but are not limited to, traffic control, lane closures, road access restrictions, truck restrictions, and temporary/short-term road closures.

Based on the existing roadway conditions, the locations for proposed access points, and the available average daily traffic numbers for the agreed upon access roads, the anticipated construction traffic volumes will not exceed available roadway capacities; the roadways should not be significantly impacted by standard construction traffic. During operation and maintenance, the facility will not generate a significant volume of traffic with the anticipation of only a few pickup trucks per month.

Construction-related traffic will access the Moonlight Solar site via state-maintained roadways. Given the existing posted speeds and anticipated slower entering/exiting traffic, temporary traffic control (TTC) measures may be necessary. Pertinent signage should be installed prior to the site preparation work and removed when mechanical/electrical work/inspections begin. It is not anticipated that daily vehicular traffic following construction will disrupt local traffic flows.

Outside of the previously noted mitigation efforts, should a traffic issue arise during construction, Moonlight Solar will work the County and VDOT appropriately address the specific concern.

4 CONCLUSIONS

Based on our review of available data relating to the site, existing conditions, and estimated traffic, the following is offered:

- The proposed Moonlight Solar Site is located northwest of the Town of Smithfield in Isle of Wight County, Virginia (see Figures 1 and 2).
- Access to the sites will be provided via Route 10, and Routes 621 and 627.
- Each of the three (3) previously mentioned roadway facilities has the available capacity to accommodate site-generated traffic, both during construction and operations/maintenance activities based on existing ADTs.
- While there is capacity available along both Routes 621 and 627, there are culverts located on both routes in the vicinity of the proposed site driveways that are constructed of black corrugated pipe with minimal cover. It is recommended that these culverts be evaluated prior to use by construction/heavy vehicle traffic.
- Assuming site-traffic is focused on Route 621 and Route 627, the potential exists for temporary traffic control measures to be implemented for the duration of the site preparation/construction phase to safely and effectively manage site-related traffic.

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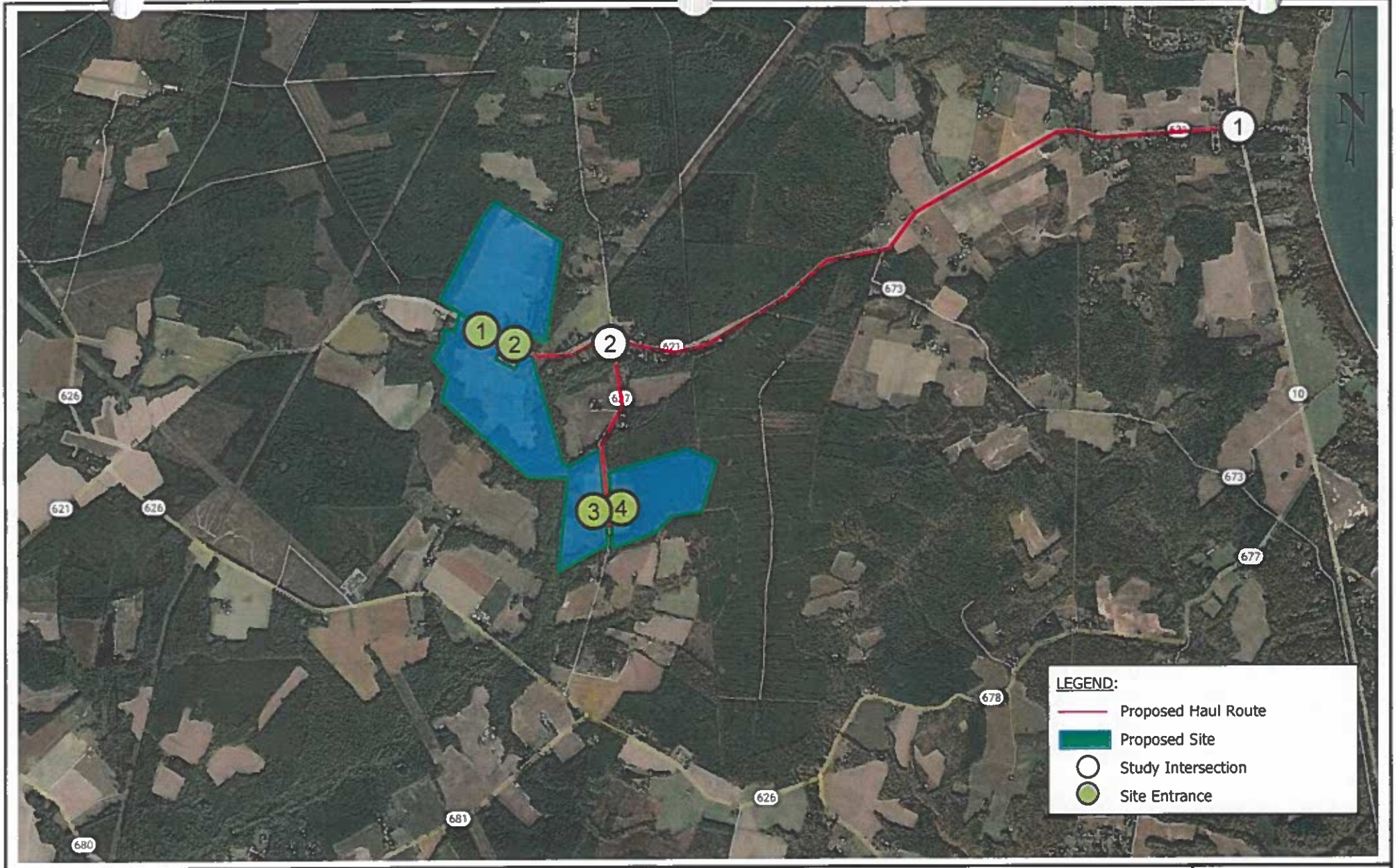

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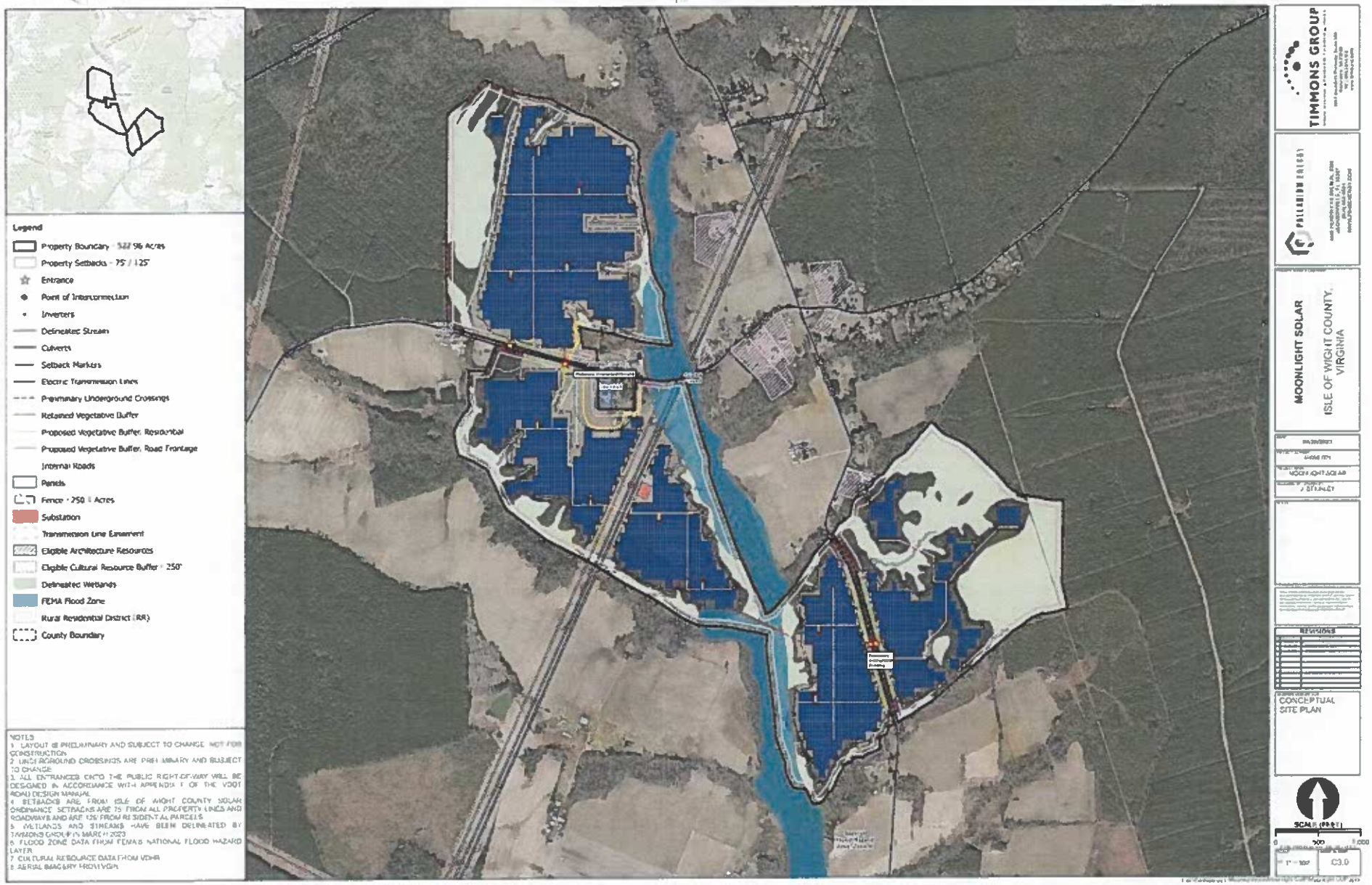
Surrounding Roadway Network and Site Location
Moonlight Solar
Isle of Wight County, Virginia

Figure
1



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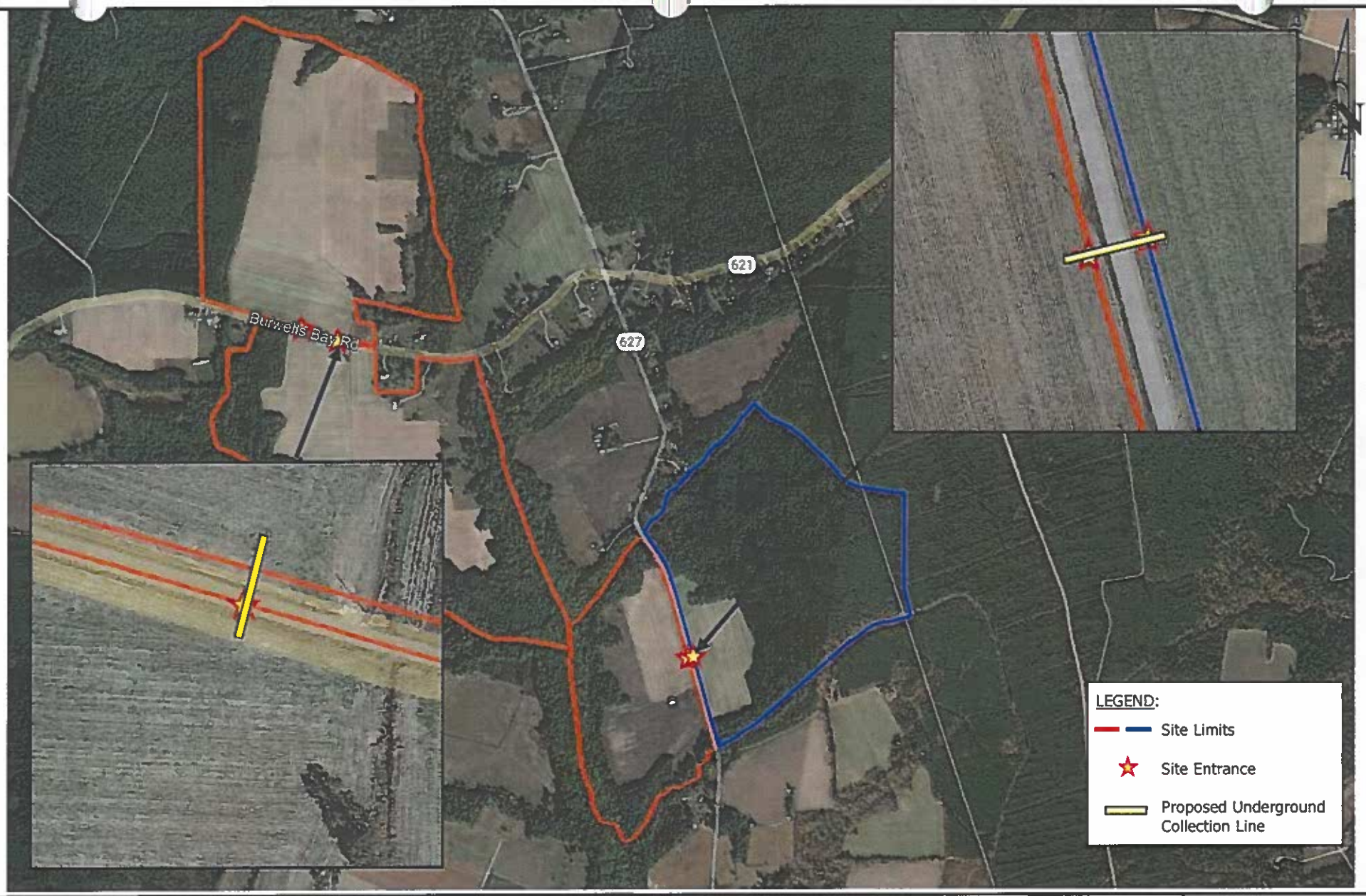
Concept Plan
Moonlight Solar
Isle of Wight County, Virginia

Figure
2



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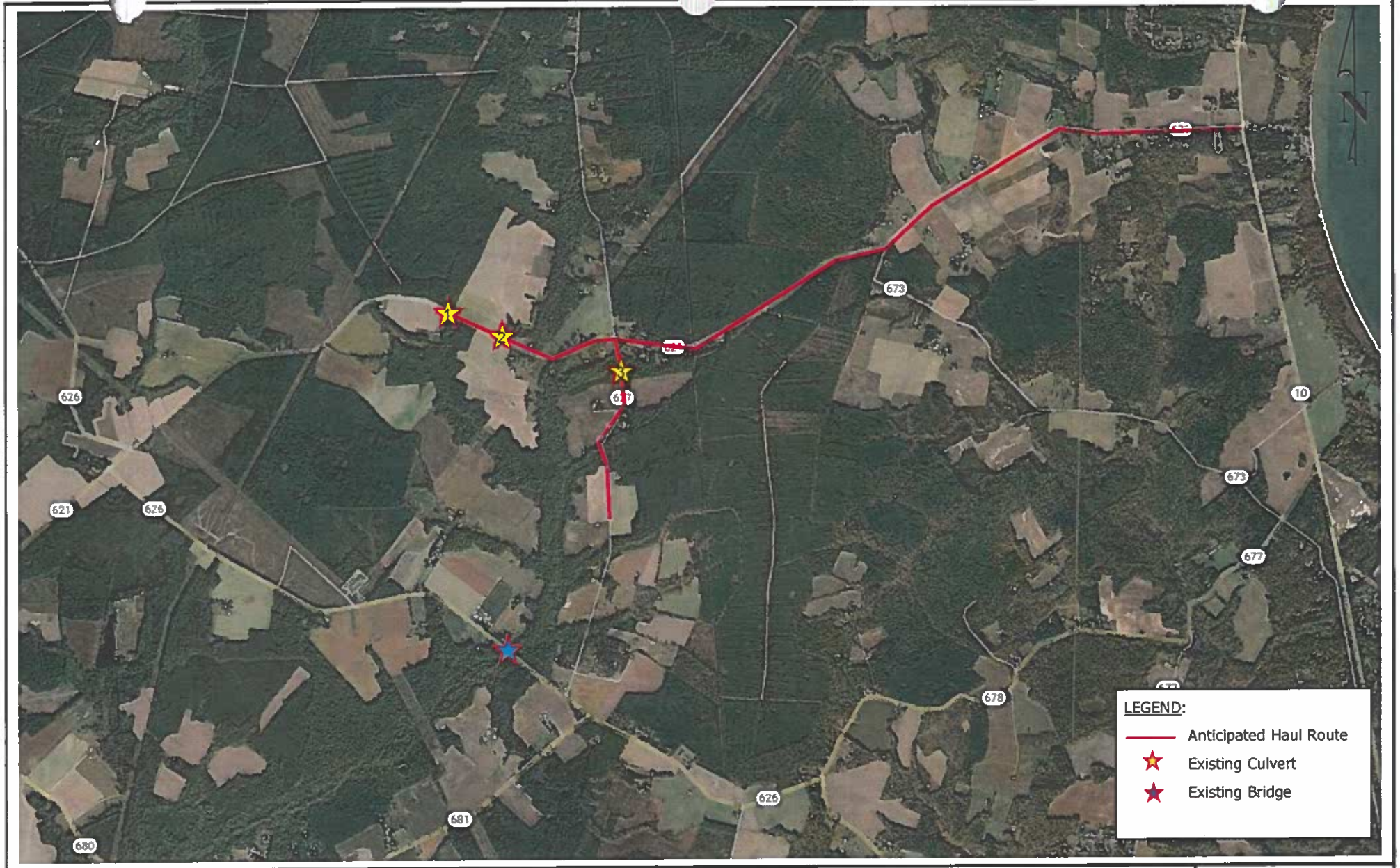
Location of Proposed Right of Way Crossings
Moonlight Solar
Isle of Wight County, Virginia

Figure
3



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Location of Existing Structures
Moonlight Solar
Isle of Wight County, Virginia

Figure
4

Culvert West of Site Entrance #1 on Route 621

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Existing Structure on Haul Route – Culvert on Route 621
Moonlight Solar
Isle of Wight County, Virginia

Figure
5

Culvert East of Site
Entrance #2 on Route 621

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Existing Structure on Haul Route – Culvert on Route 621
Moonlight Solar
Isle of Wight County, Virginia

Figure
6

Culvert North of Site Entrances
3 and 4 on Route 627

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Existing Structure on Haul Route – Culvert on Route 627
Moonlight Solar
Isle of Wight County, Virginia

Figure
7

Bridge over Stallings
Creek on Route 626

West along Bridge on
Route 626

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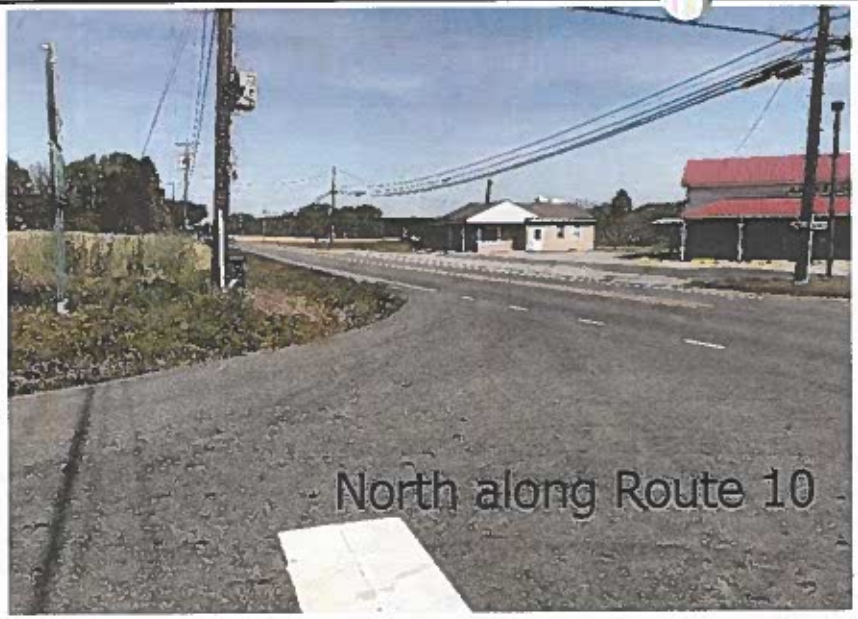
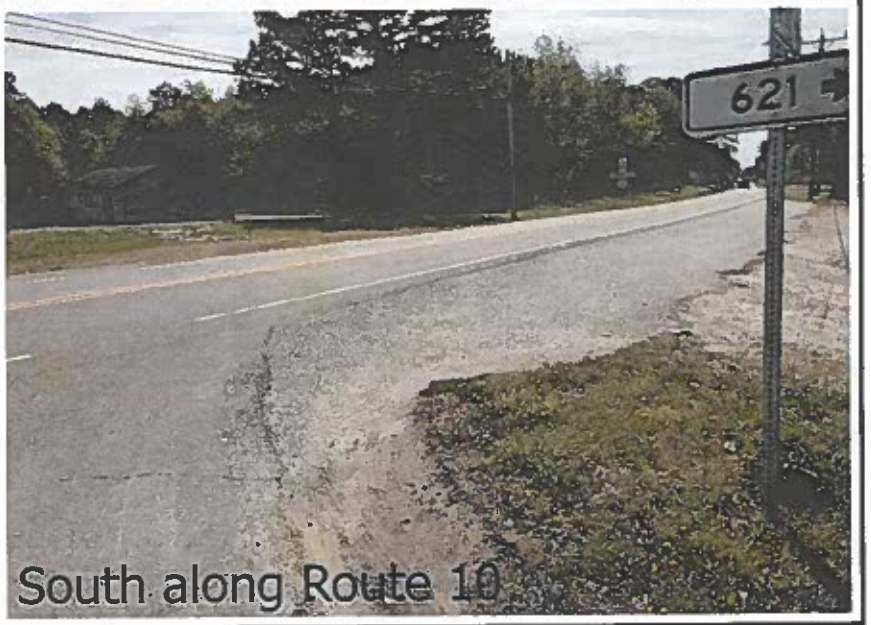
Existing Structure Adjacent to Haul Route
Moonlight Solar
Isle of Wight County, Virginia

Figure
8





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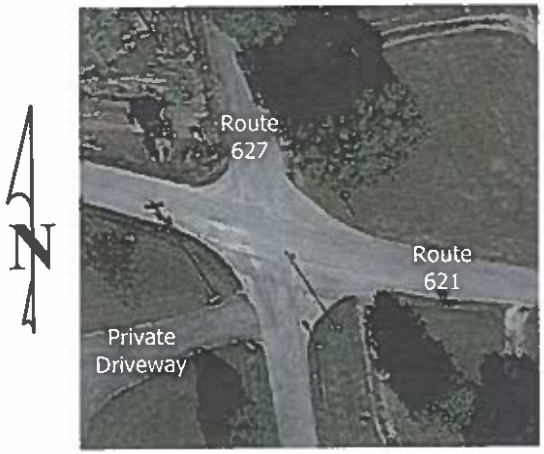
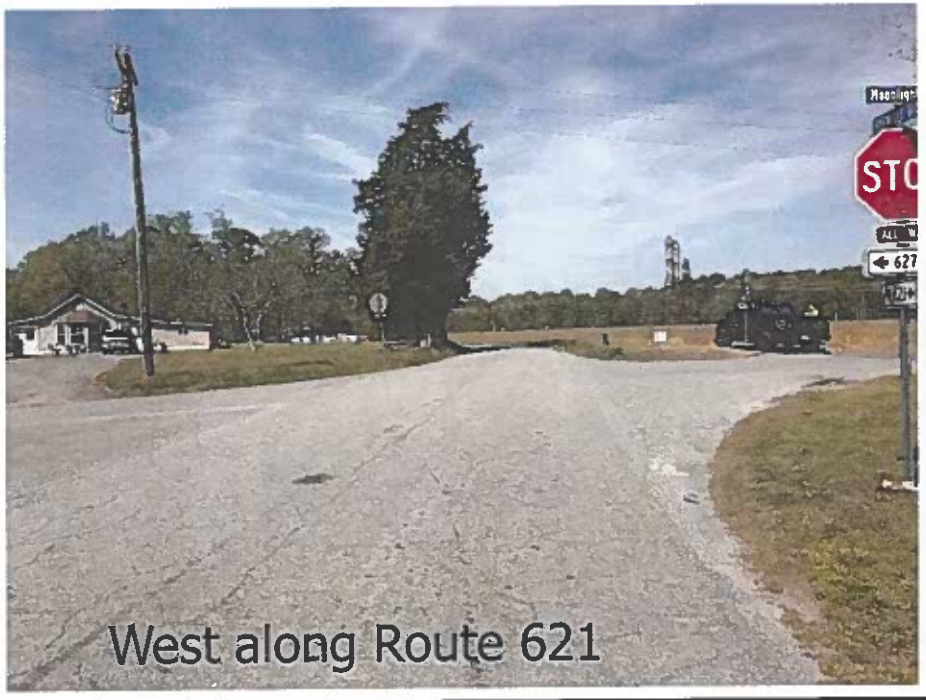
Intersection #1
Route 10 (Old Stage Highway) and Route 621 (Burwells Bay Road)
Moonlight Solar
Isle of Wight County, Virginia

Figure
9





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Intersection #2
Route 621 (Burwells Bay Rd) and Route 627 (Moonlight Road)
Moonlight Solar
Isle of Wight County, Virginia

Figure
10

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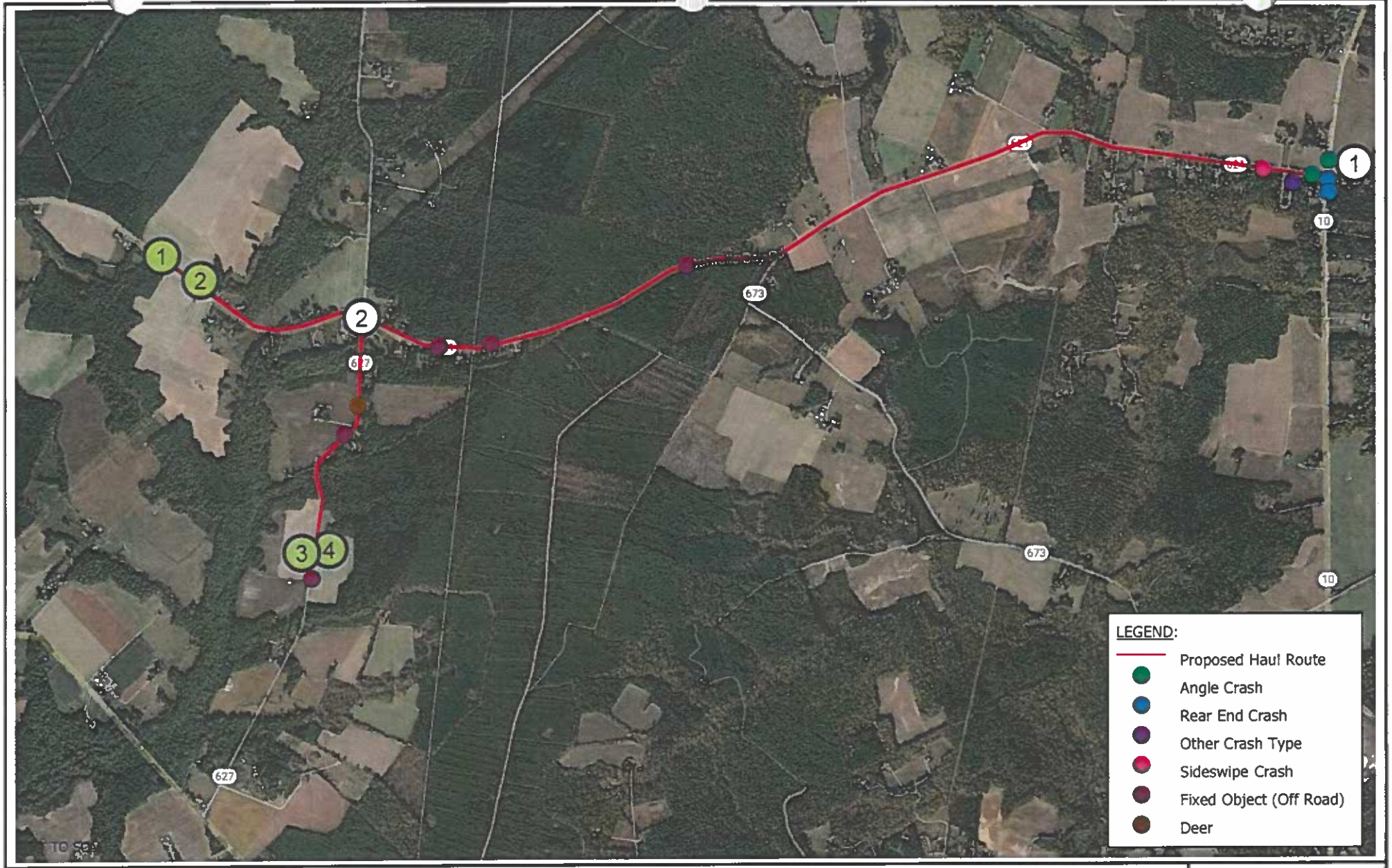
Intersection #2
Route 621 (Burwells Bay Rd) and Route 627 (Moonlight Road)
Moonlight Solar
Isle of Wight County, Virginia

Figure
11



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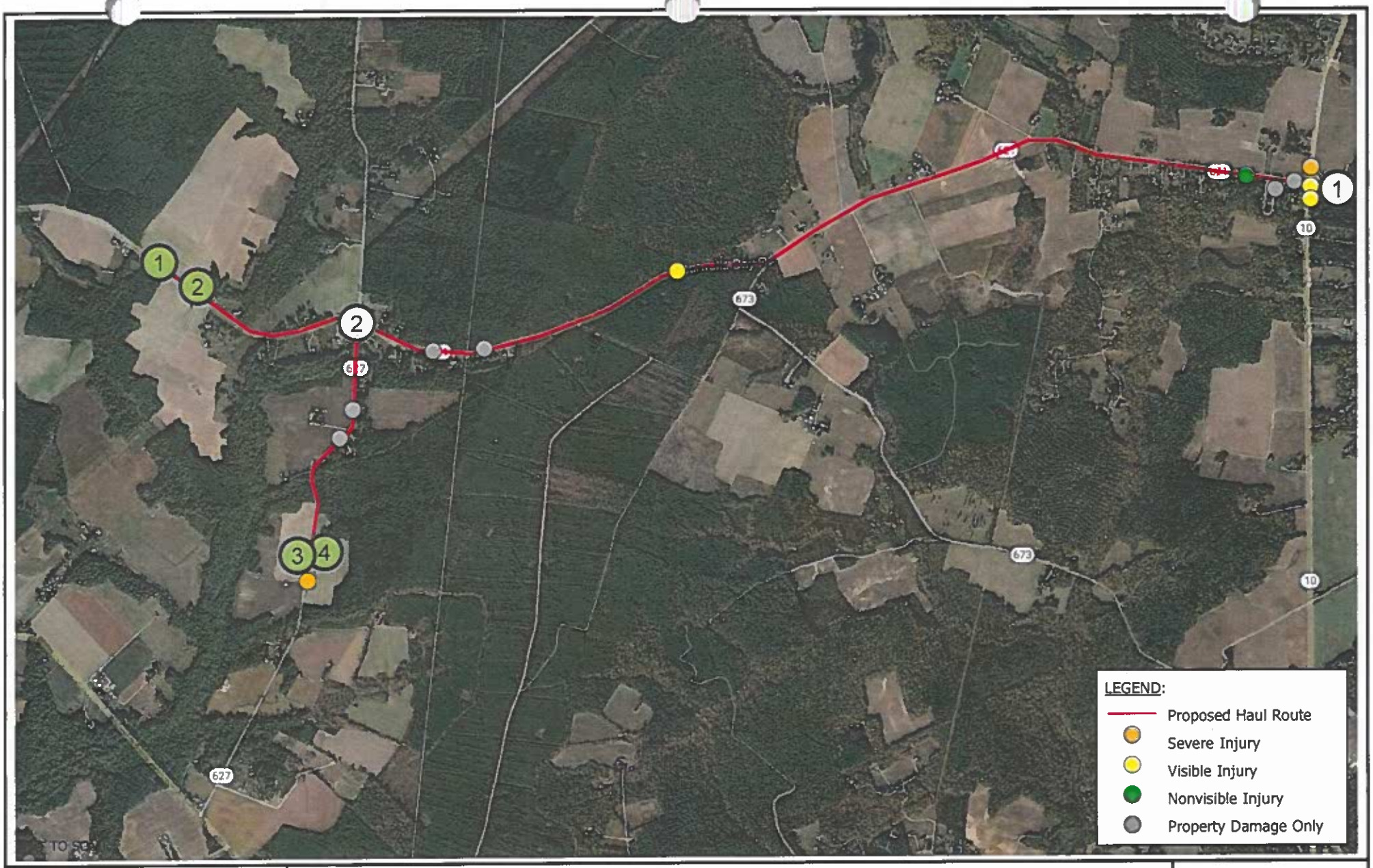
Crash Map – Crash Type
Moonlight Solar
Isle of Wight County, Virginia

Figure
12



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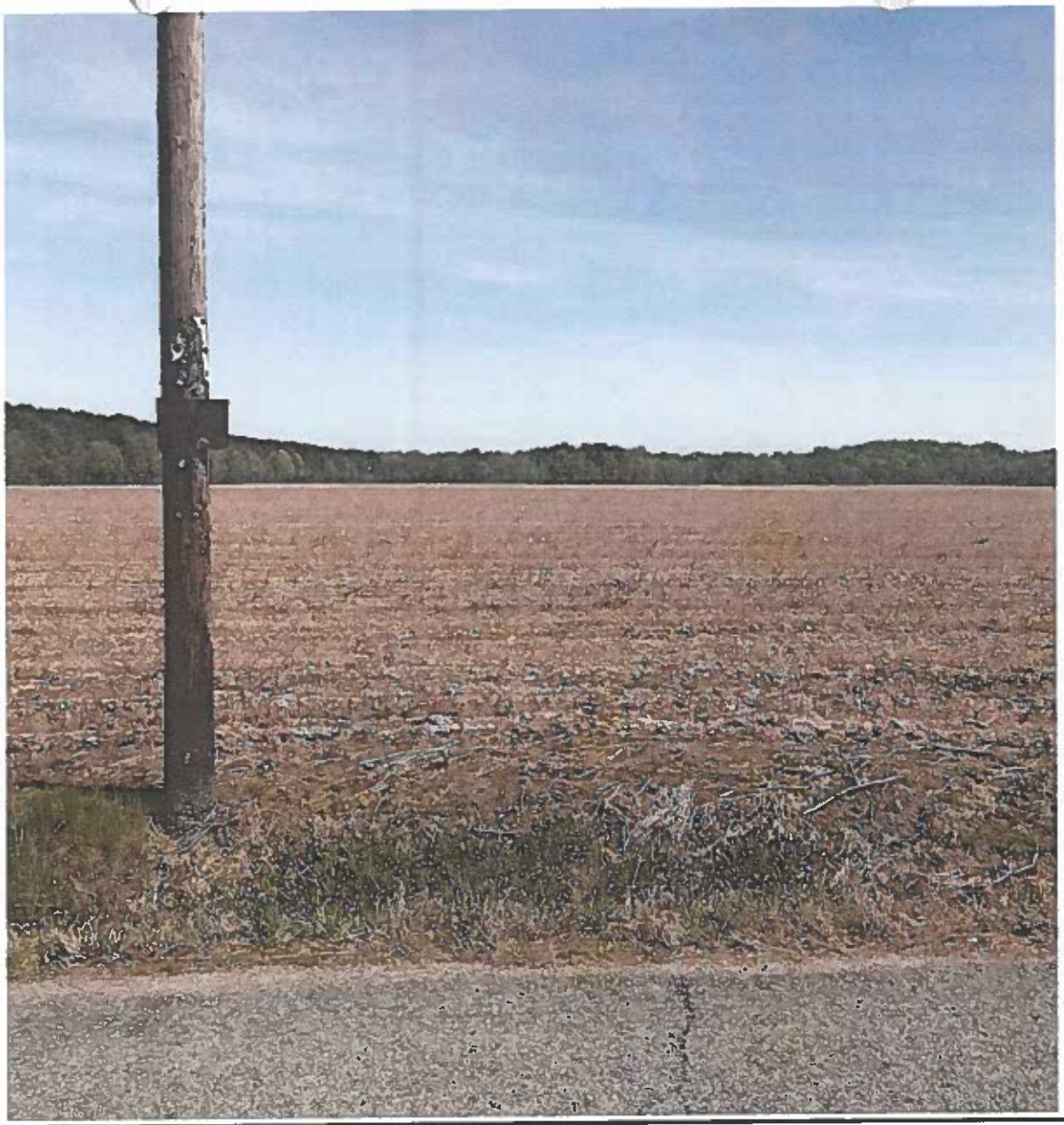
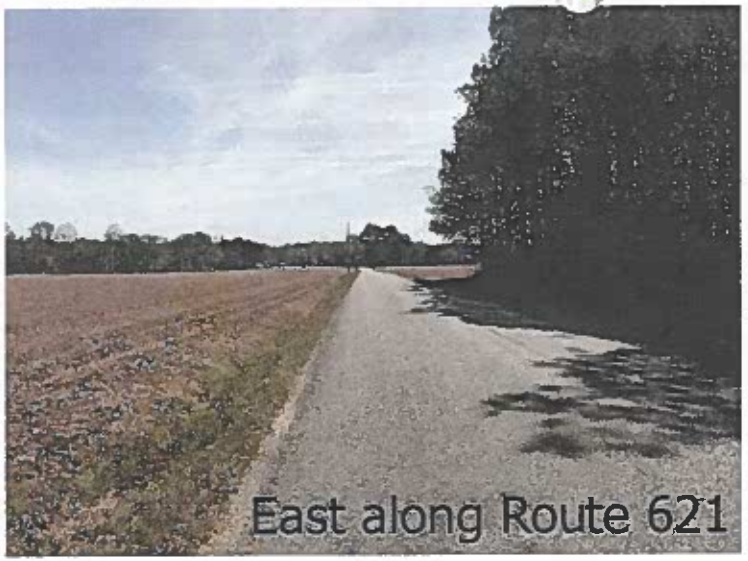
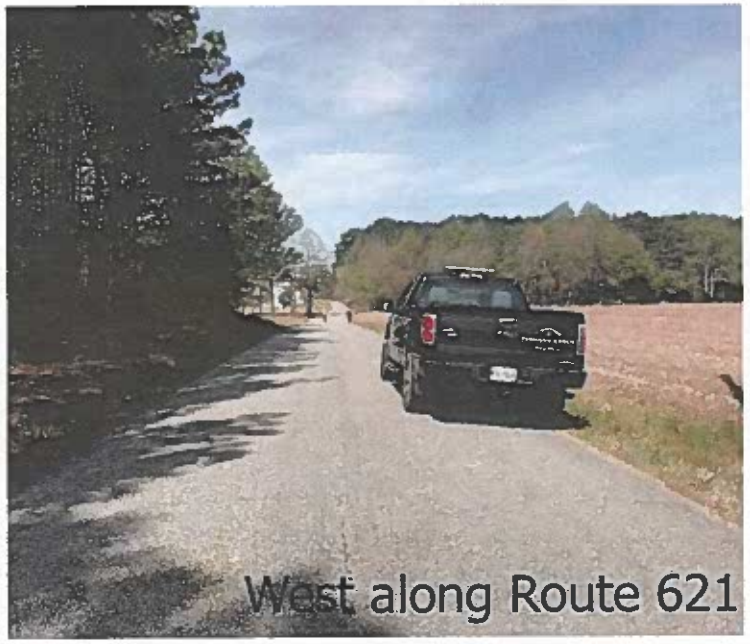
Crash Map – Crash Severity
Moonlight Solar
Isle of Wight County, Virginia

Figure
13







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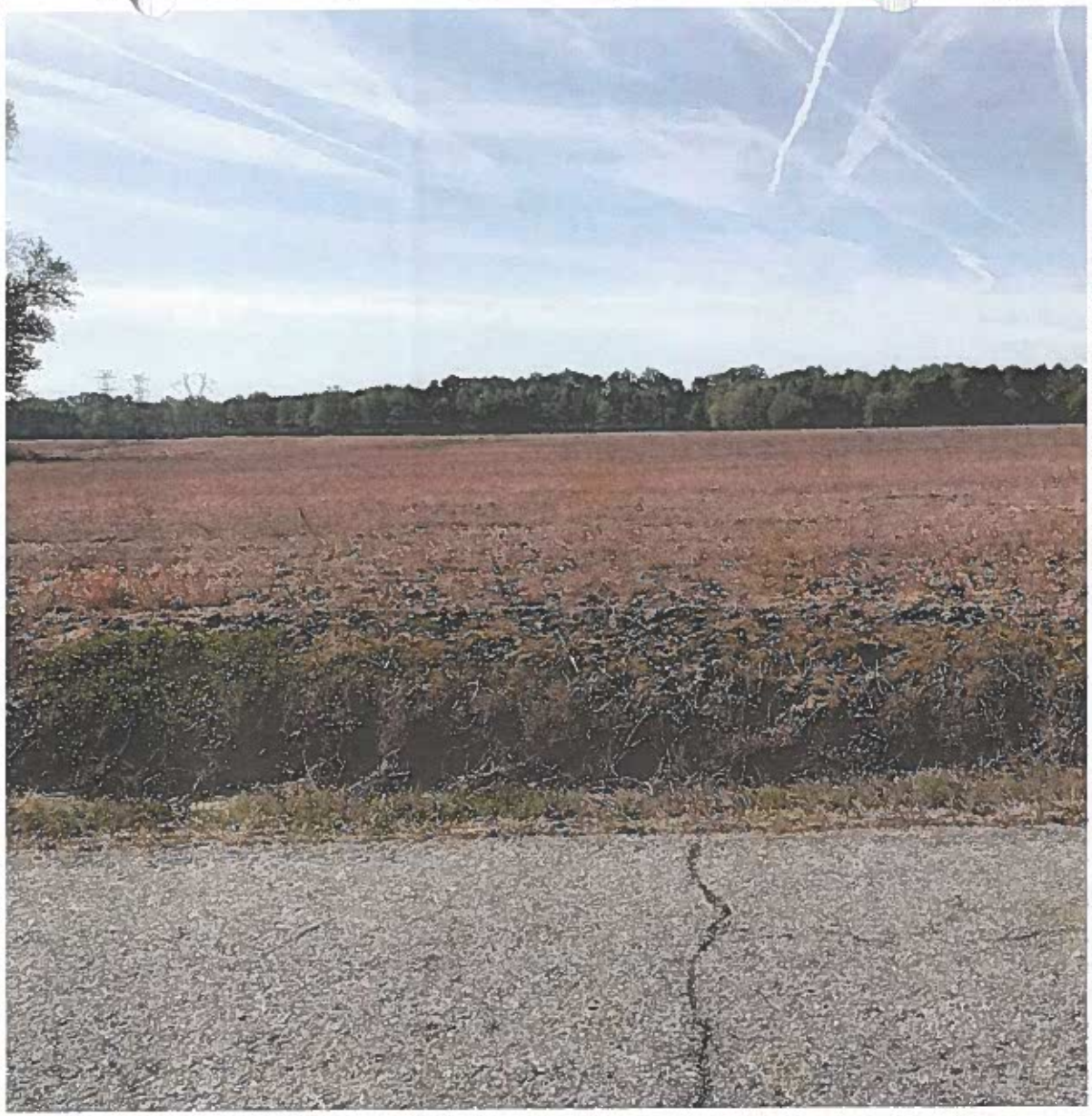
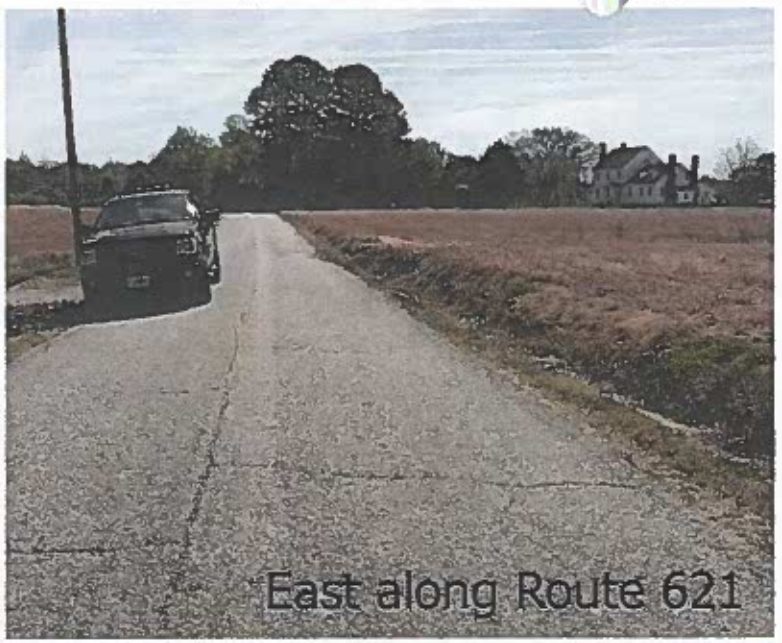
Site Entrance #1 - Route 621 (Burwells Bay Road)
Moonlight Solar
Isle of Wight County, Virginia

Figure
14





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Site Entrance #2 - Route 621 (Burwells Bay Road)
Moonlight Solar
Isle of Wight County, Virginia

Figure
15

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Site Entrance #3 Route 627 (Moonlight Road)
Moonlight Solar
Isle of Wight County, Virginia

Figure
16

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Site Entrance #4 Route 627 (Moonlight Road)
Moonlight Solar
Isle of Wight County, Virginia

Figure
17

MOONLIGHT SOLAR

ECONOMIC AND FISCAL CONTRIBUTION TO ISLE OF WIGHT COUNTY, VIRGINIA

Prepared for

PALLADIUM ENERGY

JUNE 2023

MANGUM economics

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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 19 GW of proposed solar, wind, battery storage, and hydro projects spanning nineteen 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.

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Executive Summary

This report assesses the economic and fiscal contribution that the proposed Moonlight Solar project would make to Isle of Wight County, Virginia. The primary findings from that assessment are as follows:

1) **Moonlight Solar is a proposed 44-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located along Moonlight Road and Burwells Bay Road in Isle of Wight County, Virginia. The total acreage to be leased for the project encompasses approximately 523 acres of agricultural land. The actively used, fenced-in portion of the solar site would be approximately 250 acres.**

2) **The proposed Moonlight Solar project would make a significant economic contribution to Isle of Wight County:**

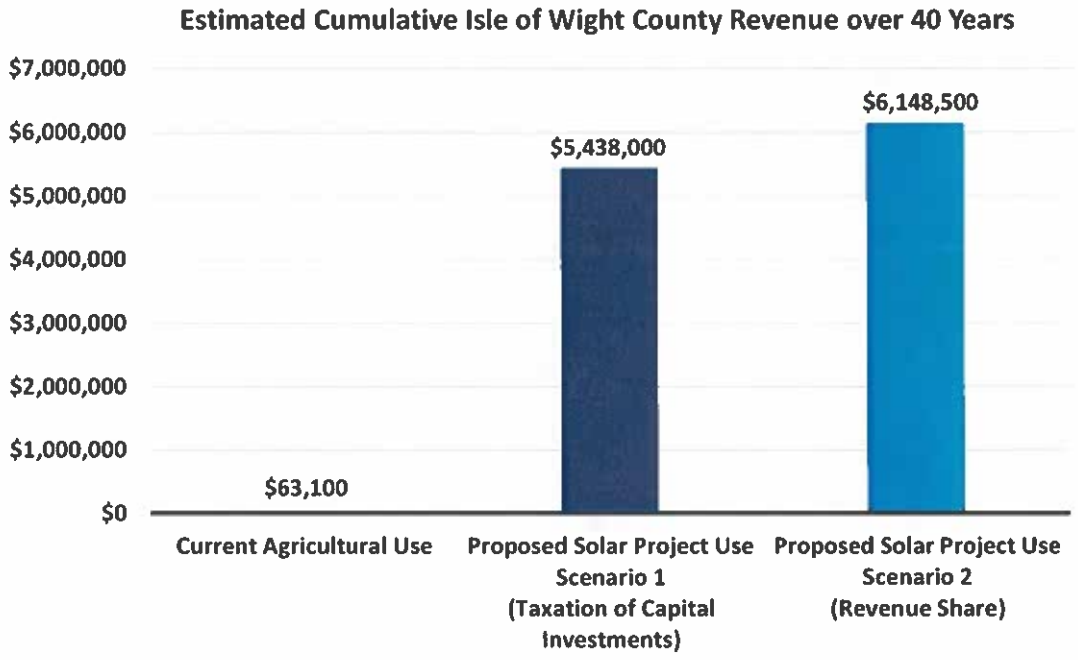
   - The proposed Moonlight Solar project would provide an estimated one-time pulse of economic activity to Isle of Wight County during its construction phase supporting approximately:
     - 25 direct, indirect, and induced jobs.
     - $1.2 million in associated wages and benefits.
     - $8.0 million in economic output.
   - The proposed Moonlight Solar project would provide an estimated annual economic impact to Isle of Wight County during its ongoing operational phase supporting approximately:
     - 2 direct, indirect, and induced jobs.
     - $84,600 in associated wages and benefits.
     - $297,800 in economic output.

3) **The proposed Moonlight Solar project would also make a significant fiscal contribution to Isle of Wight County. The proposed project would generate approximately:**

   - $140,900 in state and local tax revenue from the one-time pulse of economic activity associated with the project's construction.
   - $5.4 million in cumulative county revenue over the facility's anticipated 40-year operational life assuming revenues are generated from the reassessment of the real property, a siting agreement between Isle of Wight County and Moonlight Solar, and the taxation of the associated capital investments (Scenario 1); or
   - $6.1 million in cumulative county revenue over the facility's anticipated 40-year operational life assuming revenues are generated from the reassessment of the real property, a siting agreement between Isle of Wight County and Moonlight Solar, and payments associated with a locally adopted revenue share ordinance. The payments would be based on the project's generation capacity and would include a 10 percent escalator every five years (Scenario 2).

4) **The proposed Moonlight Solar project would have a significantly greater fiscal impact on Isle of Wight County than the property generates in its current agricultural use:**

- The proposed Moonlight Solar project would generate approximately $5.4 million in cumulative county revenue over the facility's anticipated 40-year operational life under Scenario 1 and approximately $6.1 million in cumulative county revenue over the facility's anticipated 40-year operational life under Scenario 2, as compared to approximately $63,100 in cumulative county revenue in the property's current agricultural use – a difference of approximately $5.4 million and $6.1 million respectively.



5) **The proposed Moonlight Solar project would provide a boost to Isle of Wight County's construction sector:**

- At 507 jobs, construction is Isle of Wight County's sixth largest major industry sector.[1]
- The construction sector also posted the third largest job gain of any industry sector in the county between the third quarter of 2021 and the third quarter of 2022 (a gain of 41 jobs).[2]
- The proposed Moonlight Solar project would directly support approximately 16 jobs and $1.2 million in wages and benefits in Isle of Wight County's construction sector.

[1] Data Source: U.S. Bureau of Labor Statistics.
[2] Data Source: U.S. Bureau of Labor Statistics.

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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 and fiscal contribution that the proposed Moonlight Solar project would make to Isle of Wight County, Virginia. This report was commissioned by Palladium Energy and produced by Mangum Economics.

The Project

Moonlight Solar is a proposed 44-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located along Moonlight Road and Burwells Bay Road in Isle of Wight County, Virginia. The total acreage to be leased for the project encompasses approximately 523 acres of agricultural land. The actively used, fenced-in portion of the solar site would be approximately 250 acres.

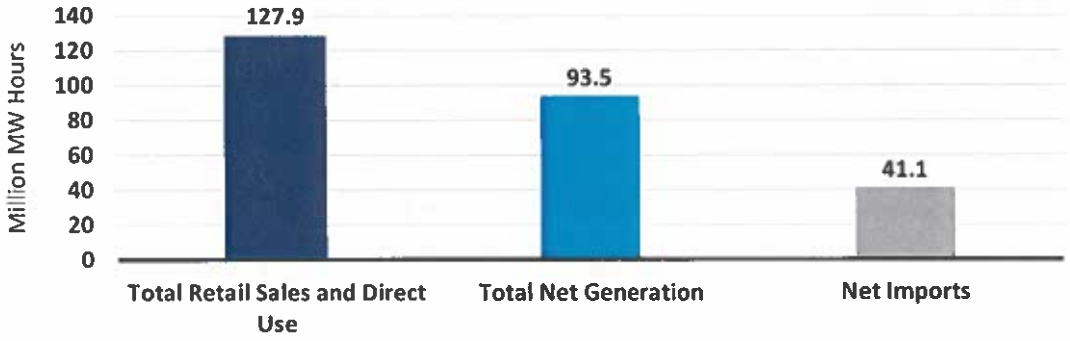
Electricity Production in Virginia

This section provides a backdrop for the proposed Moonlight Solar project by profiling Virginia's electricity production sector and the role that solar energy could play in that sector.

Overall Market

As shown in Figure 1, in 2021 electricity sales and direct use in Virginia totaled 127.9 million megawatt hours, ranking the state 10th among the fifty states in terms of electricity consumption. However, only 73 percent of that demand was met by in-state utilities, independent producers, and other sources. As a result, Virginia had to import the remaining electricity it consumed from producers in other states. As with all imports, this means that the jobs, wages, and economic output created by that production went to localities in those states, not to localities in Virginia.

Figure 1: Demand and Supply of Electricity in Virginia in 2021 (in millions of megawatt-hours)[3]



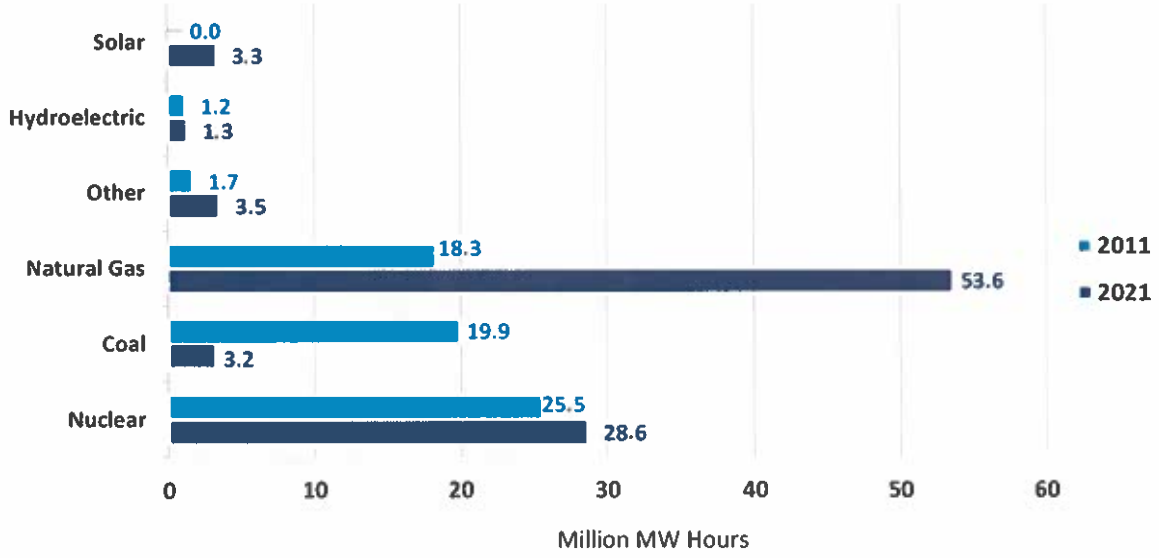
[3] Data Source: U.S. Energy Information Administration. In this chart, "Net Imports" also takes into account losses during transmission. As a result, it does not directly equal the residual of "Total Net Generation" minus "Total Retail Sales and Direct Use."

Sources of Production

Between 2011 and 2021, the total amount of electricity produced in Virginia increased from 66.7 to 93.5 million megawatt hours, while retail and direct consumption of electricity increased from 112.1 to 127.9 million megawatt hours. Consequently, imports of electricity decreased by 11.8 million megawatt hours (or 22 percent) during this time.[4] Figure 2 provides a comparison of the energy sources that were used to produce electricity in Virginia in each of those years. As these data show, the most significant change between 2011 and 2021 was a decrease in the use of coal and an increase in the use of natural gas. Where coal was the state's second largest source of electricity in 2011, accounting for 19.9 million megawatt hours (or 29.9 percent) of production, by 2021 production had fallen by 16.7 million megawatt hours, making coal a distant fifth place source of electricity with only 3.4 percent of production.

In contrast, the share of electricity produced using cleaner-burning low-emissions energy sources increased over the period. Where natural gas accounted for only 18.3 million megawatt hours (or 27.5 percent) of Virginia's electricity production in 2011, by 2021 that proportion had almost tripled to 53.6 million megawatt hours (or 57.3 percent of production), making natural gas the state's largest source of electricity. In addition, solar, which entered the Virginia electricity production market in 2016, increased its share to 3.3 million megawatt hours in 2021.

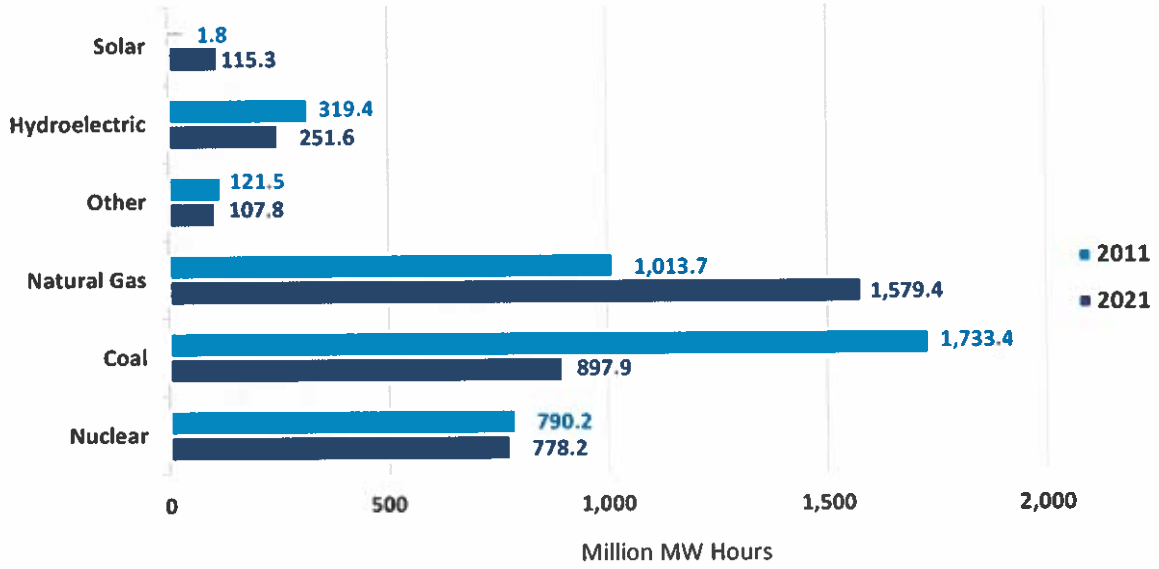
Figure 2: Electricity Generation in Virginia by Energy Source in 2011 and 2021 (in millions of megawatt-hours)[5]



[4] Imports also takes into account losses during transmission. As a result, totals do not equal sum of components.
[5] Data Source: U.S. Energy Information Administration. The "Other" category includes battery, wood, petroleum, other biomass, "other", and pumped storage.

Figure 3 provides similar data for the U.S. as a whole. A quick comparison of Figures 2 and 3 shows that although the degree of reliance on specific energy sources for electricity production is quite different between the U.S. and Virginia, the trend toward lower-emissions energy sources is the same. Nationally, between 2011 and 2021 the amount of electricity produced using coal declined by 835.5 million megawatt hours from 42 to 22 percent of production, while in contrast the amount of electricity produced using natural gas increased by 565.7 million megawatt hours from 25 to 38 percent of production. Nationwide, as in Virginia, the reliance on renewable energy sources such as solar increased during this time but at a slower pace than in Virginia. Between 2011 and 2021, the amount of electricity produced using solar increased by 113.5 million megawatt hours to 2.8 percent of total electricity production in the nation compared to 3.5 percent of total electricity production in Virginia.

Figure 3: Electricity Generation in the United States by Energy Source in 2011 and 2021 (in millions of megawatt-hours)[6]

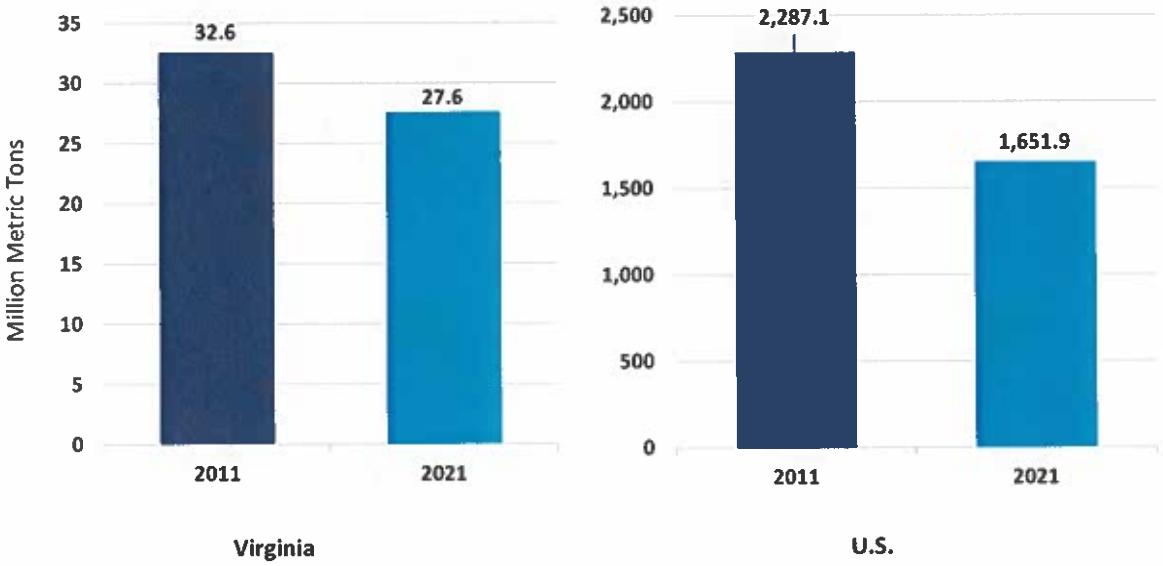


Impact on the Environment

In discussing the impact of these trends on the environment, it is important to realize that electricity production is one of the U.S.'s largest sources of greenhouse gas emissions. Figure 4 depicts carbon dioxide emissions from electricity production in 2011 and 2021 for both Virginia and the U.S. As these data indicate, between 2011 and 2021, as the share of electricity produced in Virginia by coal fell from 29.9 to 3.4 percent, carbon dioxide emissions from electricity production fell from 32.6 to 27.6 million metric tons. Where at the national level, as the share of electricity produced by coal fell from 42 to 22 percent, carbon dioxide emissions from electricity production fell from 2,287.1 to 1,651.9 million metric tons.

[6] Data Source: U.S. Energy Information Administration. "Other" includes battery, geothermal, hydroelectric, other, other biomass, other gas, petroleum, pumped storage, wind, and wood.

Figure 4: Carbon Dioxide Emissions from Electricity Production (millions of metric tons)[7]



[7] Data Source: U.S. Energy Information Administration.

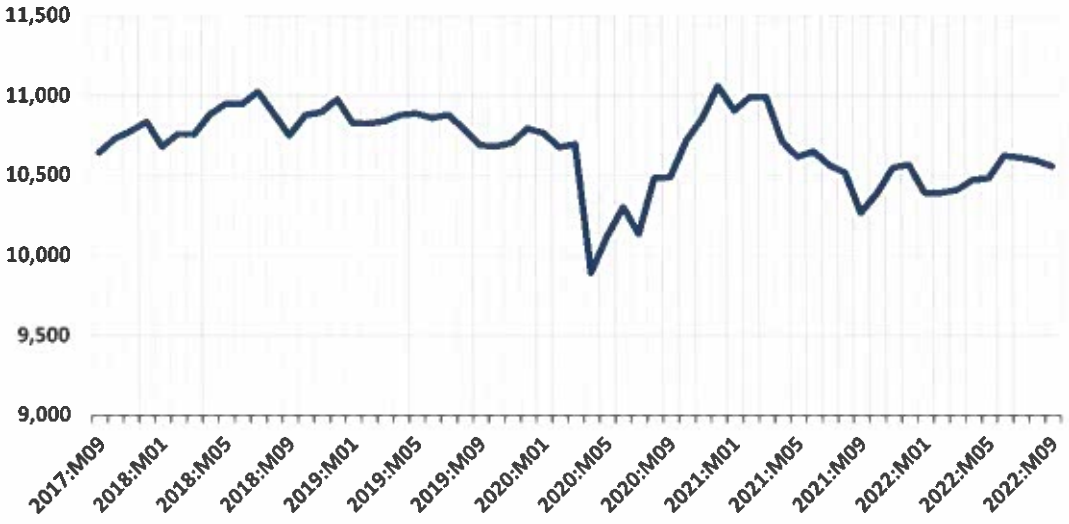
Local Economic Profile

This section provides context for the economic and fiscal impact assessments to follow by profiling the local economy of Isle of Wight County.

Total Employment

Figure 5 depicts the trend in total employment in Isle of Wight County during the five-year period from September 2017 through September 2023. With the exception of seasonal variations, employment in the county was fairly stable through 2019. Then, in April 2020 total employment declined significantly due to the lockdowns imposed as a result of the COVID-19 pandemic. Employment has since rebounded and recovered to pre-pandemic levels. As of September 2022, total employment in the county stood at 10,557 jobs, which represents an overall decrease in employment of 0.8 percent (or 87 jobs) over the five-year period. To put this number in perspective, over this same period, total statewide employment in Virginia increased by 3.4 percent.[8]

Figure 5: Total Employment in Isle of Wight County – September 2017 to September 2022[9]



To control for seasonality and provide a point of reference, Figure 6 compares the year-over-year change in total employment in Isle of Wight County to that of the state of Virginia over the same five-year period. Any point above the zero line in this graph indicates an increase in employment, while any point below the zero line indicates a decline in employment. As these data show, Isle of Wight County fluctuated around the statewide average for most of the period. As of September 2022, the year-over-year change in total employment in Isle of Wight County was 2.8 percent as compared to 3.4 percent statewide in Virginia.

[8] Data Source: U.S. Bureau of Labor Statistics.
[9] Data Source: U.S. Bureau of Labor Statistics.

Figure 6: Year-Over-Year Change in Total Employment – September 2017 to September 2022[10]

Employment and Wages by Industry Supersector

To provide a better understanding of the underlying factors motivating the total employment trends depicted in Figures 5 and 6, Figures 7 through 9 provide data on private employment and wages in Isle of Wight County by industry supersector.[11]

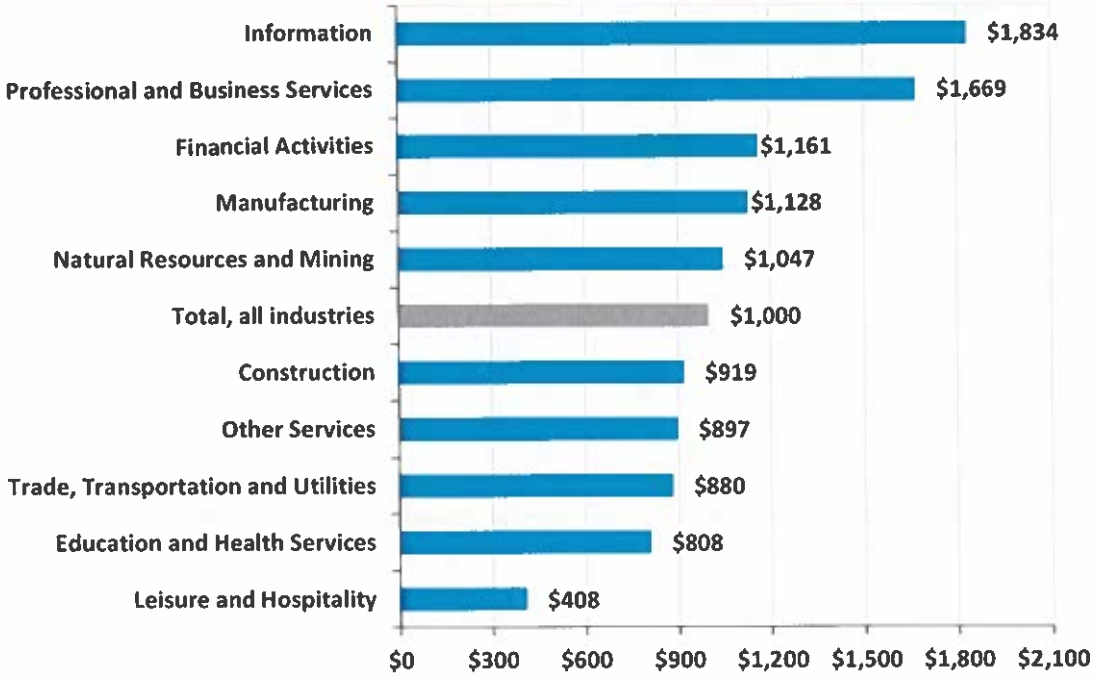
Figure 7 provides an indication of the distribution of private sector employment across industry supersectors in Isle of Wight County in the third quarter of 2022. As these data indicate, the county's largest industry sectors that quarter were Manufacturing (2,805 jobs), followed by Trade, Transportation and Utilities (1,663 jobs), and Leisure and Hospitality (1,259 jobs).

Figure 8 provides a similar ranking for average private sector weekly wages by industry supersector in Isle of Wight County in the third quarter of 2022. As these data show, the highest paying industry sectors that quarter were Information ($1,834 per week), Professional and Business Services ($1,669 per week), and Financial Activities ($1,161 per week). To provide a point of reference, the average private sector weekly wage across all industry sectors in Isle of Wight County that quarter was $1,000 per week.

[10] Data Source: U.S. Bureau of Labor Statistics.
[11] A "supersector" is the highest level of aggregation in the coding system that the Bureau of Labor Statistics uses to classify industries.

Figure 7: Private Employment by Industry Supersector in Isle of Wight County – 3rd Qu. 2022[12]

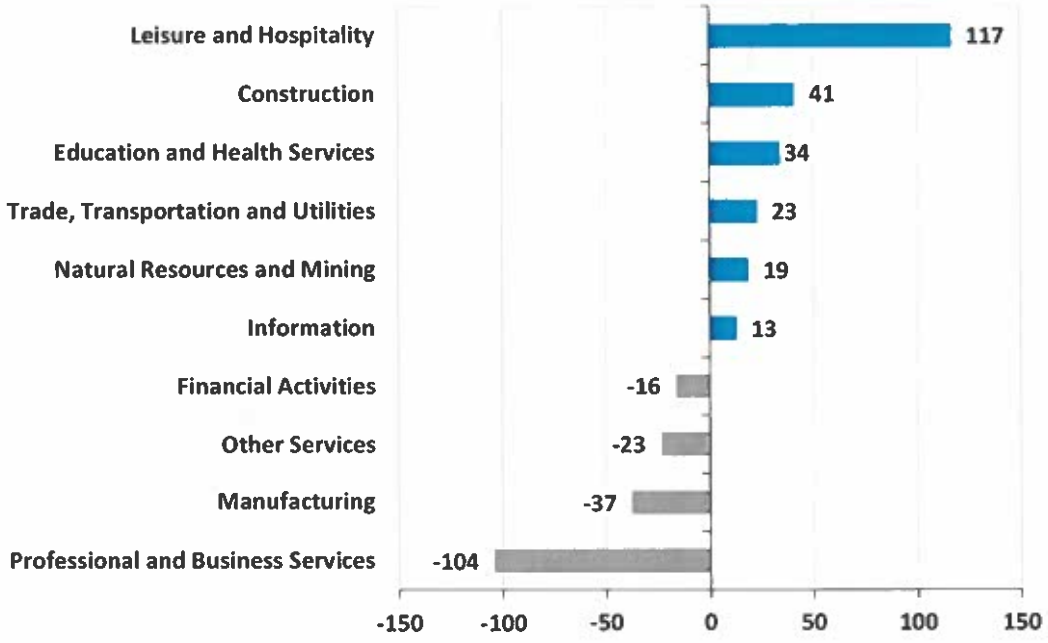
Figure 8: Average Private Weekly Wages by Industry Supersector in Isle of Wight County – 3rd Qu. 2022[13]



[12] Data Source: U.S. Bureau of Labor Statistics.
[13] Data Source: U.S. Bureau of Labor Statistics.

Figure 9 details the year-over-year change in private sector employment from the third quarter of 2021 to the third quarter of 2022 in Isle of Wight County by industry supersector. Over this period, the largest employment gains occurred in the Leisure and Hospitality (up 117 jobs), Construction (up 41 jobs), and Education and Health Services (up 34 jobs) sectors. The largest employment losses occurred in the Professional and Business Services (down 104 jobs), Manufacturing (down 37 jobs), Other Services (down 23 jobs) sectors.

Figure 9: Change in Private Employment by Industry Supersector in Isle of Wight County from 3rd Qu. 2017 to 3rd Qu. 2022[14]

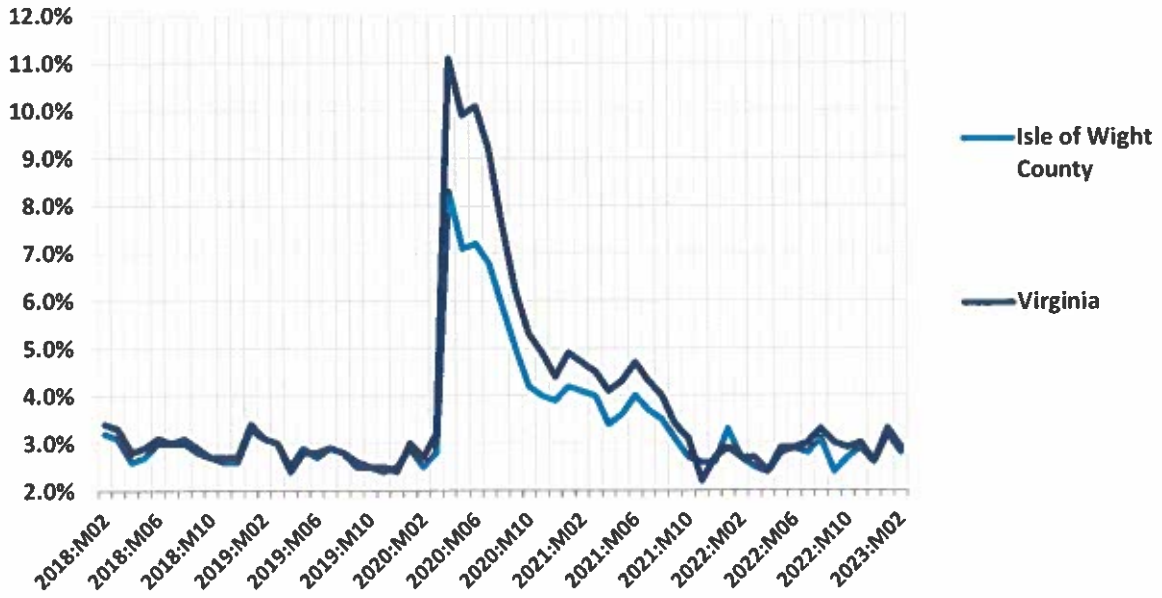


Unemployment

Figure 10 illustrates the trend in Isle of Wight County's unemployment rate over the five-year period from February 2018 through February 2023 and benchmarks those data against the statewide trend for Virginia. As these data show, unemployment rates in Isle of Wight County generally tracked closely with the statewide trend throughout the period. In April 2020 unemployment in the county and state significantly rose as a result of the labor dislocations caused by the COVID-19 pandemic. Isle of Wight County's unemployment rate peaked lower than the statewide rate and has mostly remained below the statewide average during the recovery from the pandemic. As of February 2023, unemployment stood at 2.8 percent in Isle of Wight County compared to 2.9 percent in Virginia as a whole.

[14] Data Source: U.S. Bureau of Labor Statistics.

Figure 10: Unemployment Rate – February 2018 to February 2023[15]



[15] Data Source: U.S. Bureau of Labor Statistics.

Economic and Fiscal Impact

This section quantifies the economic and fiscal contribution that the proposed Moonlight Solar project would make to Isle of Wight County. The analysis separately evaluates the one-time pulse of economic activity that would occur during the construction phase of the project, as well as the annual economic activity that the project would generate during its ongoing operational phase.

Method

To empirically evaluate the likely local economic impact attributable to the proposed Moonlight Solar project, the analysis employs a regional economic impact model called IMPLAN.[16] 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 Moonlight 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 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 Moonlight 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).

[16] IMPLAN is produced by IMPLAN Group, LLC.

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 Moonlight Solar project would have on Isle of Wight County.

Assumptions

The analysis is based on the following assumptions:

- Total capital investment in the Moonlight Solar project is estimated to be approximately $66.8 million.[17]
- Of that total:
    - Architecture, engineering, site preparation, and other construction and development costs are estimated to be approximately $34.0 million.[18]
    - Capital equipment costs are estimated to be approximately $32.8 million.[19] It is anticipated that no capital equipment would be purchased from vendors in Isle of Wight County.[20]
- All construction expenditures are assumed to take place during a 9-month period.

Economic Impact

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 Moonlight Solar project would directly provide a one-time pulse supporting approximately: 1) 16 jobs, 2) $0.8 million in wages and benefits, and 3) $6.6 million in economic output to Isle of Wight County.[21]

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) 25 jobs, 2) $1.2 million in wages and benefits, 3) $8.0 million in economic output, and 4) $140,900 in state and local tax revenue.

[17] Data Source: Palladium Energy. Investment estimate is subject to change based on final design and vendor contracts.
[18] Data Source: Palladium Energy.
[19] Data Source: Palladium Energy.
[20] Data Source: IMPLAN Group LLC.
[21] 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.

Table 1: Estimated One-Time Economic and Fiscal Impact on Isle of Wight County from Construction of the Moonlight Solar Project

Economic Impact	Employment	Wages and Benefits	Output
1st Round Direct Economic Activity	16	$817,300	$6,613,200
2nd Round Indirect and Induced Economic Activity	9	$399,300	$1,366,300
Total Economic Activity	**25**	**$1,216,600**	**$7,979,500**
Fiscal Impact			
State and Local Tax Revenue			**$140,900**

**Totals may not sum due to rounding.*

Ongoing Operations Phase

This portion of the section assesses the annual economic and fiscal impact that the proposed Moonlight Solar project would have on Isle of Wight County during its anticipated 40-year operational phase.

Economic Impact Assumptions

The analysis is based on the following assumptions:

- The Moonlight Solar project would spend approximately $0.2 million each year for maintenance and repair, vegetative control, and other operational expenditures.[22]
- The Moonlight Solar project would make confidential lease payments to landowners.[23]

Economic Impact

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact. As shown in Table 2, annual operation of the proposed Moonlight Solar project would on average directly support approximately: 1) 1 job, 2) $50,600 in wages and benefits, and 3) $156,500 in economic output to Isle of Wight County.

Taking into account the economic ripple effects that direct impact would generate, the total estimated annually supported impact on Isle of Wight County would be approximately: 1) 2 jobs, 2) $84,600 in wages and benefits, and 3) $297,800 in economic output.

[22] Data Source: Palladium Energy. Expenditure estimate is subject to change based on final design and vendor contracts.
[23] Data Source: Palladium Energy.

Table 2: Estimated Annual Economic Impact on Isle of Wight County from the Ongoing Operation of the Moonlight Solar Project

Economic Impact	Employment	Wages and Benefits	Output
1st Round Direct Economic Activity	1	$50,600	$156,500
2nd Round Indirect and Induced Economic Activity	1	$34,000	$141,300
Total Economic Activity	**2**	**$84,600**	**$297,800**

**Totals may not sum due to rounding.*

Fiscal Impact Assumptions

The analysis is based on the following assumptions:

- The Moonlight Solar project would involve an investment of approximately $66.8 million in capital equipment and improvements to the existing property.[24]
- The proposed Moonlight Solar project would be situated on approximately 250 fenced-in acres within an approximate 523-acre tract of leased land.[25]
- The actively used, fenced-in acreage would be removed from the land use program and reassessed at $15,000 per acre.[26]
- Tax rates and locality ratios remain constant throughout the analysis.
- The initial interconnection request for Moonlight Solar was filed in January 2021.[27]
- The Moonlight Solar project's total generation capacity would be 44 MW AC.
- The Moonlight Solar project would become operational in the fourth quarter of 2027.[28]

Fiscal Impact

This portion of the section quantifies the direct fiscal contribution that the proposed Moonlight Solar project would make to Isle of Wight County. The analysis considers two scenarios. Both scenarios include the additional revenue that the Moonlight Solar project would generate for Isle of Wight County over a 40-year period from the increased property assessments associated with reassessing the site as solar use property and a siting agreement negotiated between Isle of Wight County and Moonlight Solar. Scenario 1 then describes the additional revenue Moonlight Solar would generate for Isle of Wight County from taxes levied on the capital investment, while Scenario 2 assumes tax revenue generated from the capital investment will be replaced with revenue associated with a locally adopted revenue share ordinance and based on the project's total generation capacity.

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[24] Data Source: Palladium Energy. Investment estimate is subject to change based on final design and vendor contracts.
[25] Data Source: Palladium Energy.
[26] Data Source: Isle of Wight County Commissioner of Revenue's Office. Current assessment value of existing solar farm in the county.
[27] Data Source: Palladium Energy.
[28] Data Source: Palladium Energy.

Reassessment of Property

Table 3 details the increased tax revenue associated with removing the affected acreage from the land use program and reassessing the 250-acre fenced-in site as solar use property. The county real estate tax revenue from the project after reassessment is estimated to be approximately $26,600 per year, for a cumulative total of approximately $1.1 million over the project's anticipated 40-year operational life expectancy.[29] Adding one-time rollback taxes of approximately $31,600 increases that cumulative total to approximately $1.1 million. In contrast, the property currently generates approximately $1,580 per year in real estate tax revenue for the county, for a cumulative total of approximately $63,100 over 40 years.[30]

Table 3: Estimated County Revenue Generated by the Proposed Moonlight Solar Project over 40 Years from Real Estate Taxes

Estimated Increased Appraised Value of Property under Solar Use[31]	$3,750,000
Isle of Wight County Real Estate Tax Rate[32]	0.0071
Annual County Real Estate Tax – Solar Use	$26,600
Revenue over 40 years	**$1,065,000**
One-time Rollback Taxes[33]	**$31,600**
Total Cumulative Revenue over 40 years	**$1,096,600**

**Totals may not sum due to rounding.*

Siting Agreement

According to §15.2-2316.7 of the Code of Virginia, a host locality may negotiate a siting agreement with the applicant of a solar facility. Based on information provided by Moonlight Solar, LLC, Moonlight Solar is proposing to make an upfront payment of $25,000 per megawatt to Isle of Wight County at the beginning of commercial operation of the project. As shown in Table 4, this would total approximately $1.1 million in the first year of Moonlight Solar's operation.

[29] Assumes property will be reassessed at $15,000 per acre once it is under solar use.
[30] Derived from Isle of Wight County's Property Card database. Excludes value of existing structures as they will not be affected.
[31] Calculated as 250 acres times $15,000 per acre.
[32] Data Source: Isle of Wight County's Commissioner of Revenue's office.
[33] Rollback taxes are computed as the difference between the current land use value assessment tax and the tax on the fair market value for the affected acreage for five complete tax years plus the current year. Does not account for changes in assessment values over time. Includes simple interest.

Table 4: Proposed Value of Siting Agreement Between Moonlight Solar and Isle of Wight County

Moonlight Solar Total Generation Capacity in MW	44
Proposed Payment Per MW[34]	$25,000
Total Revenue from Upfront Payment	**$1,100,000**

Scenario 1: Taxation of Capital Investment

Table 5 separately details the additional annual revenue that the proposed Moonlight Solar project would generate for Isle of Wight County over a 40-year period from taxes levied on capital investment. This estimate is calculated as: 1) the taxable portion of capital investments based on the stepdown local tax exemption pursuant to Virginia Code §58.1-3660[35], times 2) the State Corporation Commission's utility assessment ratio for taxation of public utilities in Isle of Wight County, times 4) the State Corporation Commission's current depreciation guidelines for solar facilities, times 5) Isle of Wight County's real property tax rate of $0.71 per $100 of assessed value pursuant to Virginia Code §58.1-2606.

As the data in Table 5 indicate, based on these calculations the estimated additional county revenue from taxation of capital investments associated with the proposed Moonlight Solar project would be approximately $75,200 in the project's first year of operation, with that figure projected to increase to approximately $144,600 in year 11 of the project as the value of the exemption is reduced, and thereafter declining to approximately $16,700 in the project's 34th year of operation and thereafter as the value of the proposed capital investments is further depreciated, for a cumulative total of approximately $3.2 million

Table 5: Estimated County Revenue by Proposed Solar Investment Over 40 Years

Year	Total Capital Investment Subject to Exemption[36]	Depreciated Value of Taxable Capital Investment[37]	Additional Annual County Tax Revenue Solar Investment[38]
1	$66,818,707	$10,586,489	$75,164
2	$66,818,707	$10,586,489	$75,164

[34] Data Source: Palladium Energy.
[35] Virginia Code §58.1-3660 stipulates that solar facilities over 5MW and under 150MW are subject to a stepdown exemption from local property taxes if the interconnection request has been filed on or after January 1, 2019. The amount of the exemption is 80 percent in the first five years, 70 percent in years six through ten, and 60 percent thereafter.
[36] Data Source: Palladium Energy.
[37] Accounts for the State Corporation Commission's depreciation guidelines for solar facilities and the utility assessment ratio for taxation of public utilities in Isle of Wight County. Also accounts for the stepdown exemption from local property taxes pursuant to Virginia Code §58.1-3660 for projects over 5 MW and under 150 MW with an interconnection request on or after January 1, 2019. The amount of the exemption is 80 percent in the first five years, 70 percent in years six through ten, and 60 percent thereafter.
[38] Calculated pursuant to Virginia Code §58.1-2606 which stipulates that capital equipment owned by utilities is taxed as real property and the local tax rate on that capital equipment would be capped at Isle of Wight County's real property tax rate of $0.71 per $100 of assessed value.

Year	Total Capital Investment Subject to Exemption[36]	Depreciated Value of Taxable Capital Investment[37]	Additional Annual County Tax Revenue Solar Investment[38]
3	$66,818,707	$10,586,489	$75,164
4	$66,818,707	$10,586,489	$75,164
5	$66,818,707	$10,586,489	$75,164
6	$66,818,707	$15,879,733	$112,746
7	$66,818,707	$15,879,733	$112,746
8	$66,818,707	$15,879,733	$112,746
9	$66,818,707	$15,825,036	$112,358
10	$66,818,707	$15,556,845	$110,454
11	$66,818,707	$20,363,699	$144,582
12	$66,818,707	$19,963,765	$141,743
13	$66,818,707	$19,540,306	$138,736
14	$66,818,707	$19,088,615	$135,529
15	$66,818,707	$18,611,047	$132,138
16	$66,818,707	$18,105,248	$128,547
17	$66,818,707	$17,568,866	$124,739
18	$66,818,707	$17,001,901	$120,713
19	$66,818,707	$16,397,295	$116,421
20	$66,818,707	$15,759,753	$111,894
21	$66,818,707	$15,082,218	$107,084
22	$66,818,707	$14,364,689	$101,989
23	$66,818,707	$13,604,814	$96,594
24	$66,818,707	$12,797,889	$90,865
25	$66,818,707	$11,943,912	$84,802
26	$66,818,707	$11,035,826	$78,354
27	$66,818,707	$10,075,985	$71,539
28	$66,818,707	$9,057,329	$64,307
29	$66,818,707	$7,979,860	$56,657
30	$66,818,707	$6,834,167	$48,523
31	$66,818,707	$5,622,602	$39,920
32	$66,818,707	$4,338,108	$30,801
33	$66,818,707	$2,975,980	$21,129
34	$66,818,707	$2,352,553	$16,703
35	$66,818,707	$2,352,553	$16,703
36	$66,818,707	$2,352,553	$16,703
37	$66,818,707	$2,352,553	$16,703
38	$66,818,707	$2,352,553	$16,703
39	$66,818,707	$2,352,553	$16,703
40	$66,818,707	$2,352,553	$16,703
CUMULATIVE TOTAL			**$3,241,400**

**Totals may not sum due to rounding.*

Scenario 1: Total Fiscal Impact

Table 6 combines the results from the calculations depicted in Tables 3 through 5 to provide an estimate of the cumulative fiscal contribution that the proposed Moonlight Solar project would make to Isle of Wight County over its 40-year anticipated operational life under Scenario 1. As these data indicate, that cumulative total is approximately $5.4 million.

Table 6: Estimated Cumulative County Tax Revenue from the Proposed Moonlight Solar Project over 40 Years under Scenario 1

County Real Estate Tax	$1,096,600
County Revenue from Siting Agreement	$1,100,000
County Revenue from Taxation of Capital Investments	$3,241,400
TOTAL Cumulative Revenue over 40 Years	**$5,438,000**

**Totals may not sum due to rounding.*

Scenario 2: Revenue Share Ordinance

The following section describes the additional annual revenue that the proposed Moonlight Solar project would generate for Isle of Wight County assuming the county adopts an energy revenue share ordinance under Virginia Code §58.1-2636. The Virginia Code currently stipulates that a locality may assess an annual revenue share of up to $1,400 per megawatt (MW) alternating current (AC) generation capacity of a solar facility. However, legislation that was passed in the 2021 General Assembly (SB 1201/HB 2006) and went into effect on July 1, 2021, allows a 10 percent escalator to be applied to the $1,400 per MW revenue share every five years, beginning in 2026. Section 58.1-3660 further stipulates that capital investment associated with the solar project will be exempt from taxation if the county adopts an energy revenue share ordinance.

Table 7 details the revenue generated from a revenue share ordinance including the 10 percent escalator. Based on a total generation capacity of 44 MW AC and an assumed commissioning date of the fourth quarter of 2027, a revenue share ordinance would generate approximately $4.0 million over the anticipated 40-year operational life of the project.

Table 7: Estimated County Revenue Generated from a Revenue Share Ordinance over 40 Years

Year	MW	Revenue Share per MW with Escalator	Annual County Revenue
1	44	$1,540	$67,760
2	44	$1,540	$67,760
3	44	$1,540	$67,760
4	44	$1,540	$67,760
5	44	$1,694	$74,536

Year	MW	Revenue Share per MW with Escalator	Annual County Revenue
6	44	$1,694	$74,536
7	44	$1,694	$74,536
8	44	$1,694	$74,536
9	44	$1,694	$74,536
10	44	$1,863	$81,990
11	44	$1,863	$81,990
12	44	$1,863	$81,990
13	44	$1,863	$81,990
14	44	$1,863	$81,990
15	44	$2,050	$90,189
16	44	$2,050	$90,189
17	44	$2,050	$90,189
18	44	$2,050	$90,189
19	44	$2,050	$90,189
20	44	$2,255	$99,207
21	44	$2,255	$99,207
22	44	$2,255	$99,207
23	44	$2,255	$99,207
24	44	$2,255	$99,207
25	44	$2,480	$109,128
26	44	$2,480	$109,128
27	44	$2,480	$109,128
28	44	$2,480	$109,128
29	44	$2,480	$109,128
30	44	$2,728	$120,041
31	44	$2,728	$120,041
32	44	$2,728	$120,041
33	44	$2,728	$120,041
34	44	$2,728	$120,041
35	44	$3,001	$132,045
36	44	$3,001	$132,045
37	44	$3,001	$132,045
38	44	$3,001	$132,045
39	44	$3,001	$132,045
40	44	$3,301	$145,250
Cumulative Total			**$3,952,000**

Scenario 2: Total Fiscal Impact

Table 8 combines the results from the calculations depicted in Tables 3, 4 and 7 to provide an estimate of the cumulative fiscal contribution that the proposed Moonlight Solar project would make to Isle of Wight County over its 40-year anticipated operational life under Scenario 2. As these data indicate, that cumulative total is approximately $6.1 million.

Table 8: Estimated Cumulative County Revenue from the Proposed Moonlight Solar Project over 40 Years under Scenario 2

County Real Estate Tax	$1,096,600
County Revenue from Siting Agreement	$1,100,000
County Revenue from Revenue Share Ordinance	$3,952,000
TOTAL Cumulative Revenue over 40 Years	**$6,148,500**

**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 Moonlight Solar project would make to Isle of Wight County by estimating the economic and fiscal 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 Moonlight Solar project would be situated on an approximate 250-acre tract of agricultural land used to produce cotton, corn, and soybeans.[39]

Economic Impact

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact. As shown in Table 9, in its current use the proposed Moonlight Solar project site directly supports approximately: 1) 1 job, 2) $42,600 in wages and benefits, and 3) $148,600 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) 2 jobs, 2) $75,000 in wages and benefits, and 3) $232,900 in economic output.

Table 9: Total Estimated Annual Economic Impact of the Moonlight Solar Project Site on Isle of Wight County – Current Agricultural Use[40]

Economic Impact	Employment	Wages and Benefits	Output
1st Round Direct Economic Activity	1	$42,600	$148,600
2nd Round Indirect and Induced Economic Activity	1	$32,400	$84,300
Total Economic Activity	**2**	**$75,000**	**$232,900**

**Totals may not sum due to rounding.*

Fiscal Impact Assumptions

The analysis is based on the following assumptions:

- The current use assessment value of the affected acreage is approximately $222,100.[41]

[39] Data Source: Palladium Energy.
[40] Calculations based data from the U.S. Department of Agriculture and IMPLAN Group, LLC for Virginia and Isle of Wight County.
[41] Data Source: Derived from Isle of Wight County's Property Card database. Excludes value of existing structures as they will not be affected.

Fiscal Impact

Table 10 details the estimated tax revenue that the proposed Moonlight Solar site generates for Isle of Wight County in its current agricultural use. As the data in Table 10 indicate, the current county real estate tax revenue from the project site is estimated to be approximately $1,580 per year, for a cumulative total of approximately $63,100 over 40 years.

Table 10: Estimated County Revenue Generated by the Proposed Moonlight Solar Project Site over 40 Years from Real Estate Taxes – Current Agricultural Use

Estimated Assessed Value of Property – Agricultural Use[42]	$222,100
Isle of Wight County Current Real Estate Tax Rate	0.0071
Estimated Annual County Real Estate Tax – Agricultural Use	$1,580
Total Cumulative Revenue over 40 years	**$63,100**

**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.

[42] Data Source: Derived from Isle of Wight County's Property Card database. Excludes value of existing structures as they will not be affected.

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

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Richmond, VA 23225

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MEMORANDUM

TO: Isle of Wight County Planning and Zoning Department

FROM: Timmons Group on behalf of Moonlight Solar

DATE: July 14, 2023

RE: Moonlight Solar Environmental Resource Impact Analysis

Timmons Group, on behalf of Moonlight Solar, has prepared a limited environmental review of resources that may be present within a one-mile radius of the proposed project location. This report includes a database review protected lands, wetlands and streams, prime farmland, and threatened and/or endangered species potentially present on site. Further review and analysis will be conducted with the appropriate resource agencies during permitting efforts at the state level.

Federal, State, and Local Conservation and Recreation Lands

Moonlight Solar does not intersect any federal, state, or local conservation easement or recreational lands, and there are no such resources within one mile of the project limits. The nearest managed lands are over one mile away: a Wetlands Reserve Program (WRP) site is found approximately 1.6 miles to the west of the site and Isle of Wight Purchase of Agricultural Conservation Easement (PACE) site that is approximately 2.5 miles southeast of the site.

Wetlands and Streams

Wetlands and streams onsite have been delineated by Timmons Group in March 2023 and are awaiting confirmation from the USACE. If wetland or stream impacts are unavoidable, the Applicant will obtain the proper USACE permit for impacts to jurisdictional wetlands and streams.

Wetlands and streams form a natural wildlife corridor, and as they will generally not be impacted by the project, will remain as interior corridors for wildlife utilization. Wetlands and streams are outside the fenced area so free passage of wildlife will be allowed for the duration of the project. The Virginia Department of Wildlife Resources advises that interior passages through solar projects helps reduce potential impacts to wildlife, to which this project will adhere.

Prime Farmland

Based on the Natural Resources Conservation Service (NRCS) soils layer shown on the Prime Farmland Map, there are areas of prime farmland within the development envelope of the site. Prime farmland[1] totals

[1] Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for those uses.

212.3 acres, farmland of statewide importance[2] totals 1.2 acres, prime farmland if drained totals 60.1 acres, and the rest of the development envelope, 31.4 acres, is neither prime farmland nor farmland of statewide importance. The Virginia Cooperative Extension recently developed a prime farmland dataset known as the Virginia Land and Energy Navigator (VaLEN). The results of our analysis of prime farmland using NRCS data is consistent with the VaLEN dataset.

Threatened and Endangered Species

Timmons Group has conducted a threatened and endangered (T&E) species review of the Moonlight Solar project. The following databases were reviewed for the potential presence of T&E species:

- Virginia Department of Conservation and Recreation (VDCR) – Natural Heritage Review Service
- Virginia Department of Wildlife Resources (VDWR) – Virginia Fish and Wildlife Information Service (VaFWIS)
- US Fish and Wildlife Service (USFWS) – Information for Planning and Consultation (IPaC)

Based on the queried databases, there is the potential for three T&E species to occur near the Project.

- Northern Long-eared Bat *Myotis septentrionalis* Federal Endangered USFWS
- Tri-Colored Bat *Perimyotis subflavus* State Endangered, Federal Proposed USFWS
- Eastern Big-eared Bat *Corynorhinus rafinesquii macrotis* State Endangered VDCR
- Barking Treefrog *Hyla gratiosa* Delisted VDCR
- Monarch Butterfly *Danaus plexippus* Candidate Species USFWS

According to USFWS IPaC results, the northern long-eared bat and the tri-colored bat have the potential to occur onsite. According to VDCR, the Project contains predicted suitable habitat for the eastern big-eared bat. There are no known hibernacula or roost trees for these species within the vicinity of the site. VDCR also notes there is predictive suitable habitat for the barking treefrog onsite; the barking treefrog has been delisted. According to VDCR, there are no protected plant or insect species within the project area. During permitting efforts at the state level, the Applicant will coordinate with resource agencies to ensure the protection and avoidance of T&E species.

According to VDCR, the Moonlight Sinkhole Ponds Conservation Site is approximately 1,500LF east of the project area. It is a complex of sinkhole ponds in a matric of loblolly pines and has a biodiversity rank of B2, which represents a site of very high significance. There are no conservation sites within the project area. The project will have minimal impacts to Ecological Cores C3 (High), C4 (Moderate), and C5 (General).

Attachments

- Protected Lands Map
- Prime Farmland Map
- Virginia Land & Energy Navigator (VaLEN) Map
- Wildlife Environmental Review Map
- Ecological Cores Map
- T&E Species Database Reviews

[2] Farmland of statewide importance generally includes areas that almost meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods.

Legend
Project Study Limits - 522.96 Acres
One Mile Buffer
County Boundary
Conservation Easements
Protected Areas of the US
Federal
Local Government
American Indian Areas - Not Present
State - Not Present
Regional Agency Special District - Not Present
Non-Governmental Organization - Not Present
Private - Not Present
Joint - Not Present
Territorial - Not Present
Unknown - Not Present
NOTES
PROTECTED AREAS OF THE US FROM ESRI
CONSERVATION EASEMENT DATA FROM VDCR
AERIAL IMAGERY FROM VGIN
TIMMONS GROUP
PALLADIUM ENERGY
MOONLIGHT SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA
PROTECTED LANDS MAP
SCALE (FEET)
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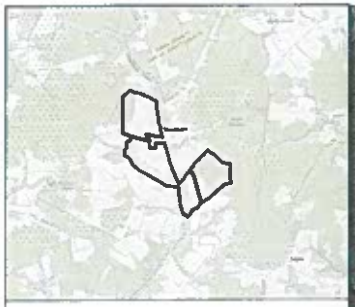
2,000
4,000



Legend

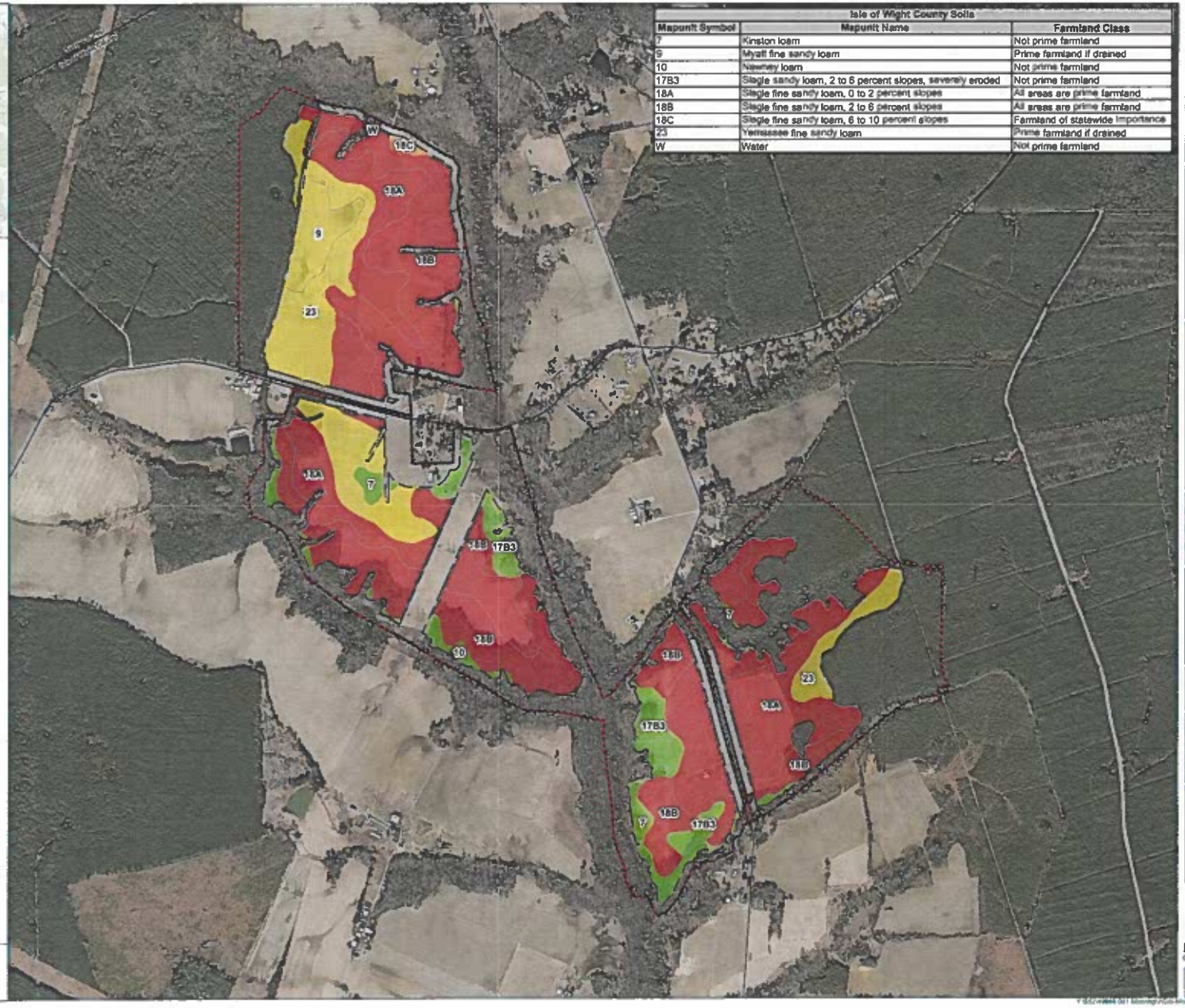
- Project Study Limits - 522.96 Acres
- Development Envelope - 305.8 Acres
- County Boundary

Farmland Class

- All Areas are Prime Farmland - 212.3 Acres
- Farmland of Statewide Importance - 1.2 Acres
- Prime Farmland if Drained - 60.1 Acres
- Not Prime Farmland - 31.4 Acres

NOTES:

SOILS DATA FROM SSURGO
COUNTY BOUNDARY DATA FROM VDEM
AERIAL IMAGERY FROM VGIN



Isle of Wight County Soils		
Mapunit Symbol	Mapunit Name	Farmland Class
7	Kinston loam	Not prime farmland
9	Myatt fine sandy loam	Prime farmland if drained
10	Newhurry loam	Not prime farmland
17B3	Slagle sandy loam, 2 to 6 percent slopes, severely eroded	Not prime farmland
18A	Slagle fine sandy loam, 0 to 2 percent slopes	All areas are prime farmland
18B	Slagle fine sandy loam, 2 to 6 percent slopes	All areas are prime farmland
18C	Slagle fine sandy loam, 6 to 10 percent slopes	Farmland of statewide importance
23	Yemassee fine sandy loam	Prime farmland if drained
W	Water	Not prime farmland

TIMMONS GROUP

PALLADIUM ENERGY

MOONLIGHT SOLAR
ISLE OF WIGHT COUNTY
VIRGINIA

03/17/2023

MOONLIGHT SOLAR

M. HILL

PRIME FARMLAND MAP

SCALE (FEET)

0 500 1,000

Legend
Project Study Limits - 522.96 Acres
Virginia Land & Energy Navigator (VaLEN) Dataset
County Boundary
NOTES
PRIME FARMLAND FROM VaLEN
AERIAL IMAGERY FROM VGIN
TIMMONS GROUP
PALLADIUM ENERGY
MOONLIGHT SOLAR
ISLE OF WIGHT COUNTY
VIRGINIA
MOONLIGHT SOLAR
VIRGINIA LAND & ENERGY NAVIGATOR (VaLEN) MAP
SCALE (FEET)
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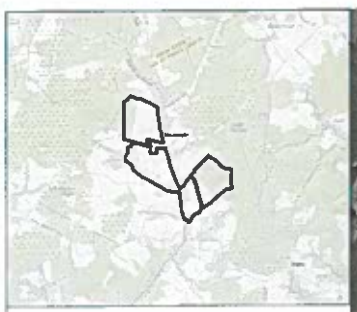
500
1,000



Legend

- Project Study Limits - 522.96 Acres
- Two Mile Buffer
- County Boundary
- NLEB Roost Trees - Not Present
- Trout Streams - Not Present
- Threatened/Endangered Waters - Not Present
- Anadromous Fish Use
- Bald Eagle Concentration Areas and Roosts
- Colonial Water Birds
- Federal or State Listed Observation Area - Not Present
- Bat Hibernacula (0.5 Mile Buffer) - Not Present
- Bat Hibernacula (5.5 Mile Buffer) - Not Present

Federal Status, State Status

- Non-Threatened, Non-Endangered

Species Observed within Two Miles		
Common Name	Federal Status	State Status
Bullhead, yellow	NT / NE	NT / NE
Chub, creek	NT / NE	NT / NE
Chubsucker, creek	NT / NE	NT / NE
Dace, blacknose	NT / NE	NT / NE
Dace, roayside	NT / NE	NT / NE
Darter, tessellated	NT / NE	NT / NE
Eagle, bald	NT / NE	NT / NE
Eel, American	NT / NE	NT / NE
Flier	NT / NE	NT / NE
Frog, southern cricket	NT / NE	NT / NE
Heron, great blue	NT / NE	NT / NE
Lamprey, least brook	NT / NE	NT / NE
Mosquitofish, eastern	NT / NE	NT / NE
Mudminnow, eastern	NT / NE	NT / NE
Pepper, spring	NT / NE	NT / NE
Perch, pirate	NT / NE	NT / NE
Pickerel, redfin	NT / NE	NT / NE
Pumpkinseed	NT / NE	NT / NE
Salamander, eastern red-backed	NT / NE	NT / NE
Shiner, golden	NT / NE	NT / NE
Sunfish, bluespotted	NT / NE	NT / NE
Sunfish, redear	NT / NE	NT / NE
Treefrog, barking	NT / NE	NT / NE
Treefrog, pine woods	NT / NE	NT / NE
Treefrog, squirrel	NT / NE	NT / NE
Warmouth	NT / NE	NT / NE

NT = Non-Threatened, NE = Non-Endangered

NOTES

WERMS DATA FROM DWR
BAT HIBERNACULA INCLUDE IDENTIFICATIONS OF NORTHER LONG-EARED BAT, TRI-COLORED BAT, LITTLE BROWN BAT, VIRGINIA BIG-EARED BAT, GRAY BAT AND INDIANA BAT
AERIAL IMAGERY FROM VGIN

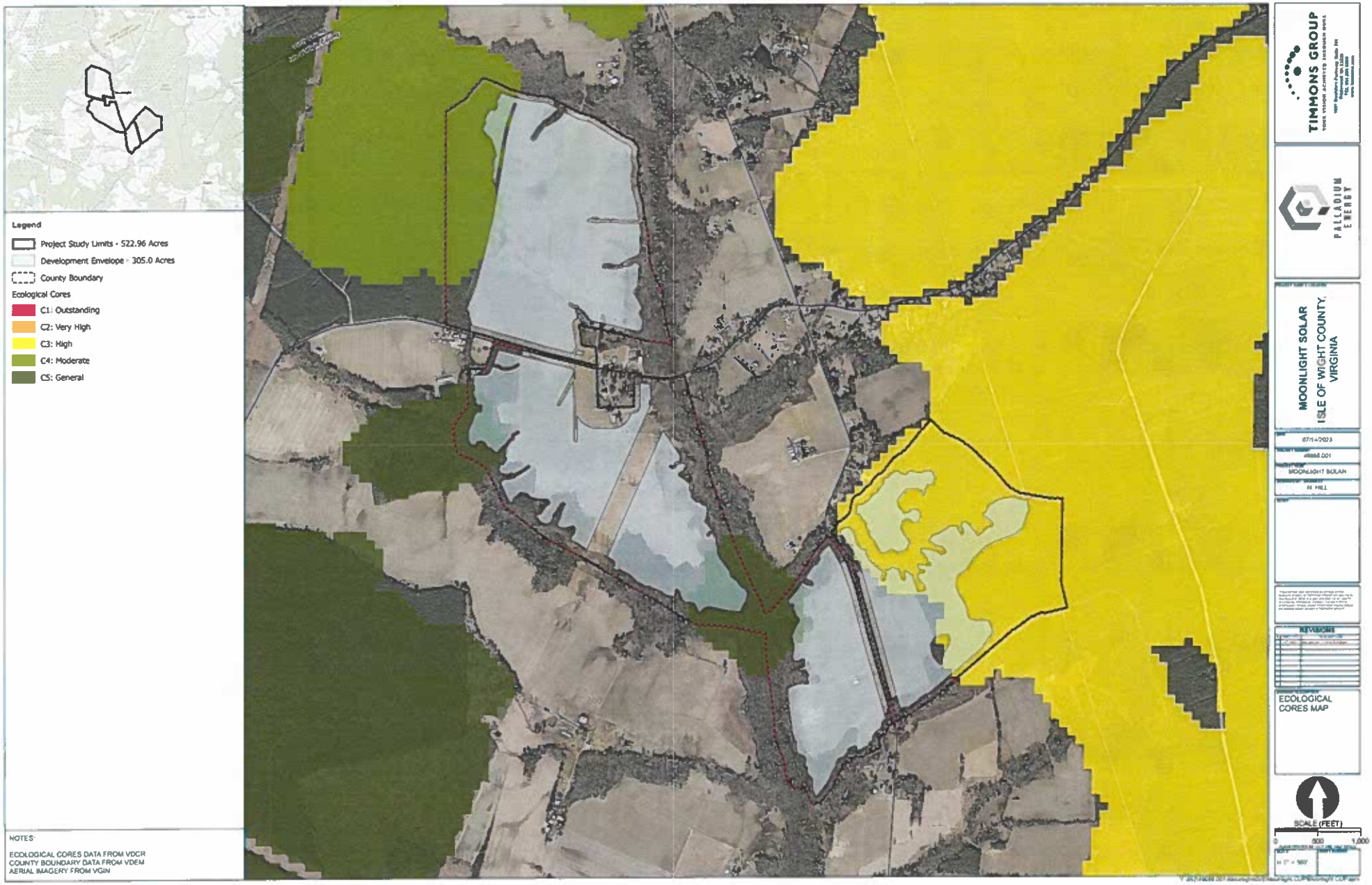
TIMMONS GROUP

PALLADIUM ENERGY

MOONLIGHT SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA

WILDLIFE ENVIRONMENTAL REVIEW MAP

SCALE (FEET)
0 1,500 3,000
1" = 1,500'


Legend
Project Study Limits - 522.96 Acres
Development Envelope - 305.0 Acres
County Boundary
Ecological Cores
C1: Outstanding
C2: Very High
C3: High
C4: Moderate
C5: General
NOTES:
ECOLOGICAL CORES DATA FROM VDCR
COUNTY BOUNDARY DATA FROM VDEM
AERIAL IMAGERY FROM VGIN
TIMMONS GROUP
PALLADIUM ENERGY
MOONLIGHT SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA
07/14/2023
48868.001
MOONLIGHT SOLAR
M HILL
REVISIONS
ECOLOGICAL CORES MAP
SCALE (FEET)
0
500
1,000

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Virginia Ecological Services Field Office
6669 Short Lane
Gloucester, VA 23061-4410
Phone: (804) 693-6694 Fax: (804) 693-9032

In Reply Refer To:
Project code: 2023-0061092
Project Name: Moonlight Solar
IPaC Record Locator: 578-124233281

March 28, 2023

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for 'Moonlight Solar'

Dear Timmons Group:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on March 28, 2023, for 'Moonlight Solar' (here forward, Project). This project has been assigned Project Code 2023-0061092 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat Rangewide Determination Key (Dkey), invalidates this letter.

Determination for the Northern Long-Eared Bat

Based upon your IPaC submission and a standing analysis, your project is not reasonably certain to cause incidental take of the northern long-eared bat. Unless the Service advises you within 15 days of the date of this letter that your IPaC-assisted determination was incorrect, this letter verifies that the Action is not likely to result in unauthorized take of the northern long-eared bat.

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination for the northern long-eared bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Candidate

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species and/or critical habitat listed above. Note that if a new species is listed that may be affected by the identified action before it is complete, additional review is recommended to ensure compliance with the Endangered Species Act.

Next Steps

Coordination with the Service is complete. This letter serves as technical assistance. All conservation measures should be implemented as proposed. Thank you for considering federally listed species during your project planning.

We are uncertain where the northern long-eared bat occurs on the landscape outside of known locations. Because of the steep declines in the species and vast amount of available and suitable forest habitat, the presence of suitable forest habitat alone is a far less reliable predictor of their presence. Based on the best available information, most suitable habitat is now expected to be unoccupied. During the interim period, while we are working on potential methods to address this uncertainty, we conclude take is not reasonably certain to occur in areas of suitable habitat where presence has not been documented.

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place before project implements any changes which are final or commits additional resources.

If you have any questions regarding this letter or need further assistance, please contact the Virginia Ecological Services Field Office and reference Project Code 2023-0061092 associated with this Project.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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

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

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel *Falco sparverius paulus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Aug 31

NAME	BREEDING SEASON
Bobolink *Dolichonyx oryzivorus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31
Brown-headed Nuthatch *Sitta pusilla* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 1 to Jul 15
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Eastern Whip-poor-will *Antrostomus vociferus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Aug 20
Kentucky Warbler *Oporornis formosus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 20
Prairie Warbler *Dendroica discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler *Protonotaria citrea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Wood Thrush *Hylocichla mustelina* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see

below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

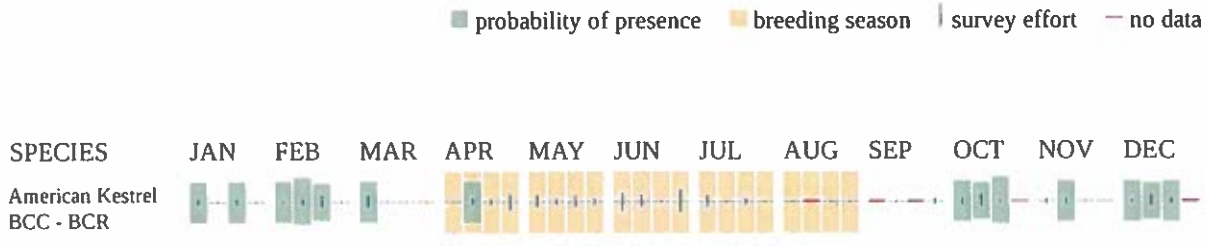
1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

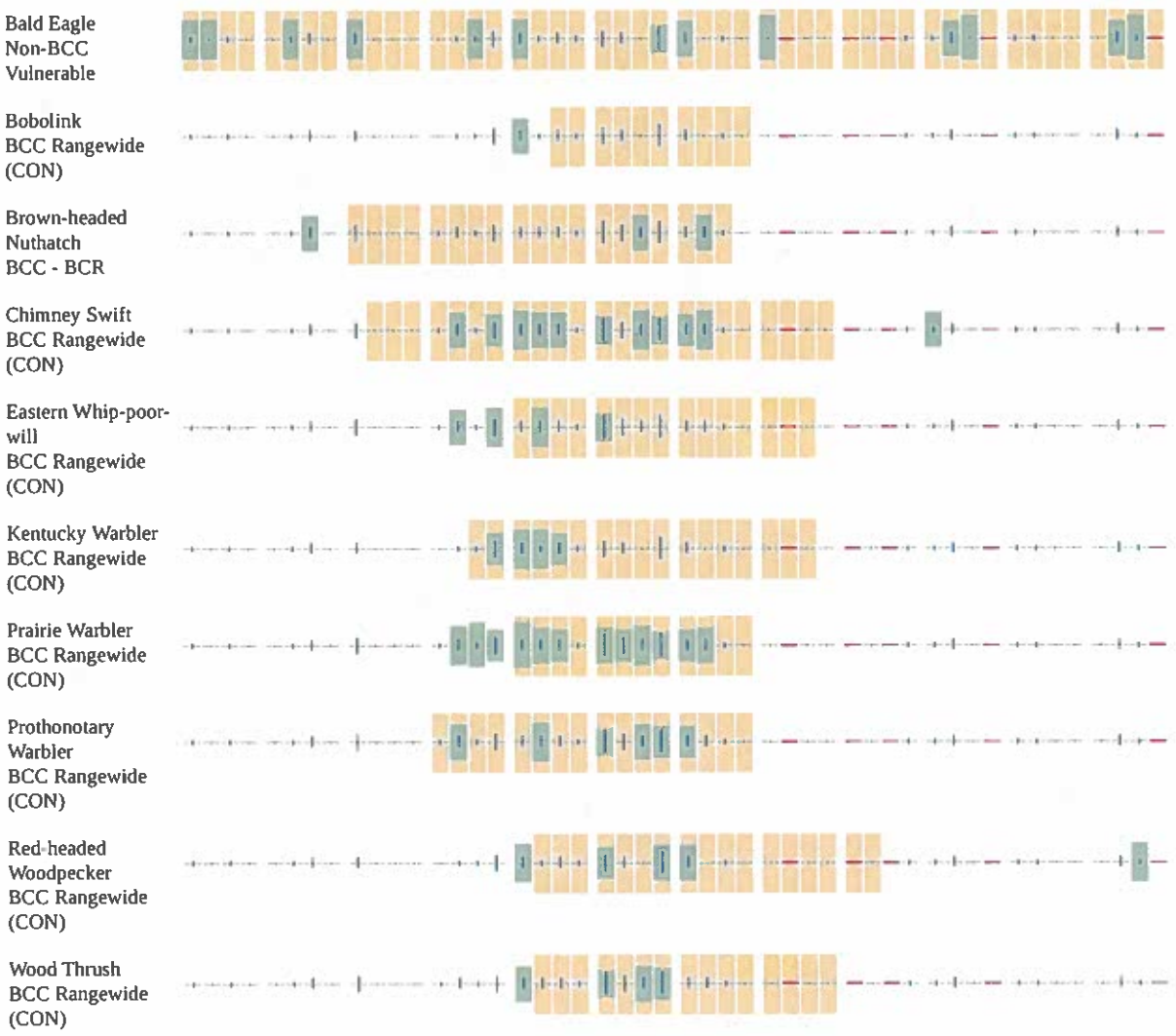
Breeding Season ( )
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ( )
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

MIGRATORY BIRDS FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in

the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?
The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of

certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

IPAC USER CONTACT INFORMATION

Agency: Timmons Group
Name: Timmons Group
Address: 1001 Boulders Pkwy
City: Richmond
State: VA
Zip: 23225
Email 804@timmons.com
Phone: 8042006500

VaFWIS - Department of Game and Inland Fisheries

37.02954 -76.72453
is the Search Point
Submit Cancel

Search Point
- Change to "clicked" map point
- Fixed at 37.02954 -76.72453

Show Position Rings
- Yes
- No

1 mile and 1/4 mile at the Search Point

Show Search Area
- Yes
- No

2 Search distance miles buffer

Search Point is at map center

Base Map Choices
BW Aerial Photography

Map Overlay Choices
Current List: Anadromous, TEWaters, BAEANests, BECAR, Trout, TierII, Habitat, Search

Map Overlay Legend

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

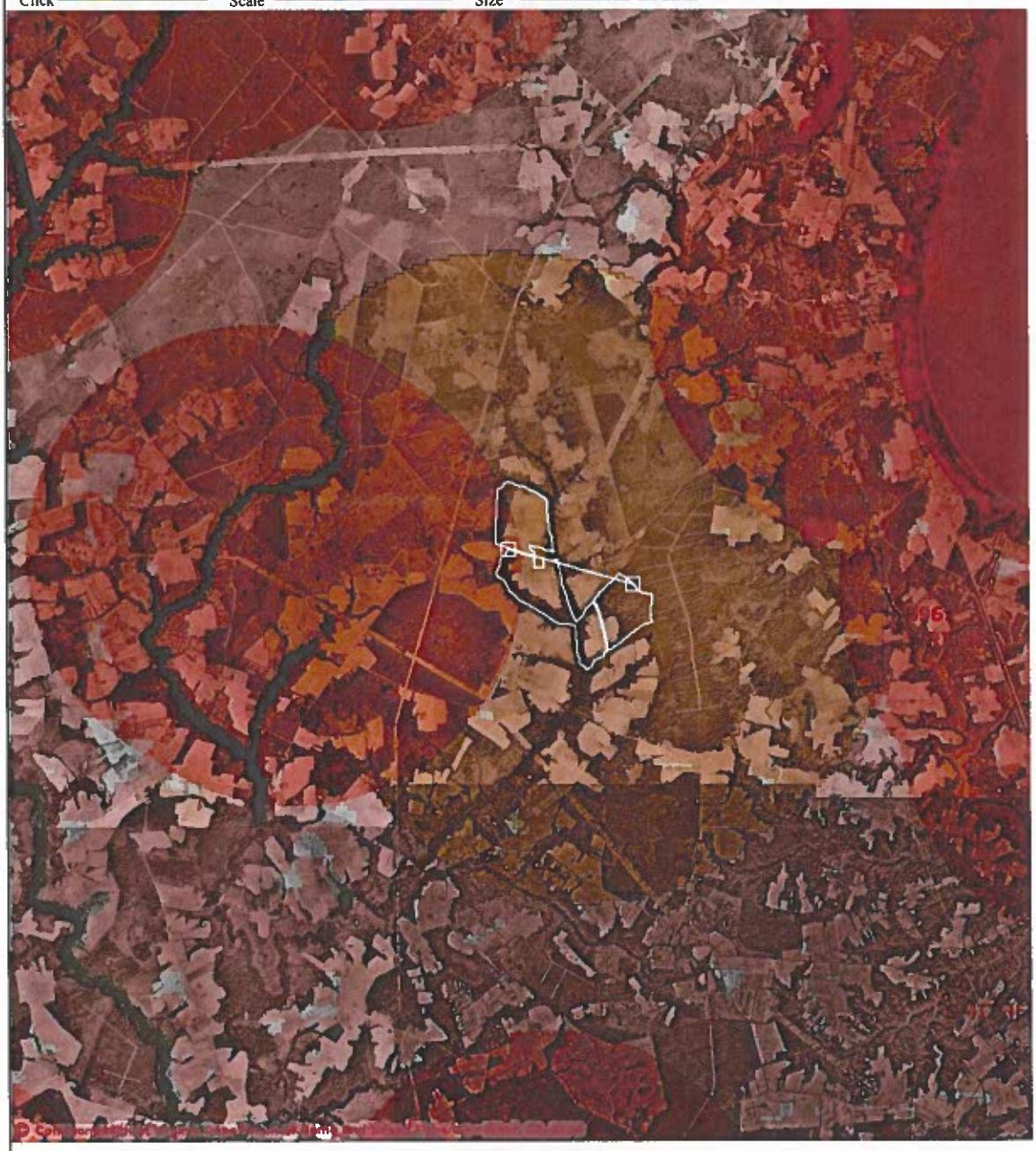
2 mile radius Search Area

Bald Eagle Concentration Areas and Roosts

Bald Eagle nests 660 and 330 foot management zones

Data Observation Site

back | Map Click: Pan | Refresh Browser Page | Map Scale: In Zoom Out | Screen Size: Small Size Big | Help



Point of Search 37.02954 -76.72453
Map Location 37.02954 -76.72453

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: Black & White USGS Aerial Photography (see Microsoft terraserver-usa.com for details)

Map projection is UTM Zone 18 NAD 1983 with left 338613 and top 4107540. Pixel size is 16 meters . Coordinates displayed are decimal Degrees North and West. Map is currently displayed as 1000 columns by 1000 rows for a total of 1000000 pixles. The map display represents 16000 meters east to west by 16000 meters north to south for a total of 256.0 square kilometers. The map display represents 52502 feet east to west by 52502 feet north to south for a total of 98.8 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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http://www.national.geographic.com/topo
All other map products are from the Commonwealth of Virginia Department of Game and Inland Fisheries.

map assembled 2023-03-20 13:19:21 (qa/qc March 21, 2016 12:20 - tn=1467810 dist=3218 I
)
$poi=37.0287900 -76.7151300

| DGIF | Credits | Disclaimer | Contact vafwis_support@dgif.virginia.gov |Please view our privacy policy |
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VaFWIS Initial Project Assessment Report Compiled on 3/20/2023, 1:20:31 PM

Help

Known or likely to occur within a **2 mile buffer around line beginning 37.0287900 -76.7151299** in **093 Isle of Wight County, 181 Surry County, VA**

View Map of Site Location

533 Known or Likely Species ordered by Status Concern for Conservation (displaying first 33) (33 species with Status* or Tier I** or Tier II**)

BOVA Code	Status*	Tier**	Common Name	Scientific Name	Confirmed	Database(s)
040228	FESE	Ia	Woodpecker, red-cockaded	Picoides borealis		BOVA
010032	FESE	Ib	Sturgeon, Atlantic	Acipenser oxyrinchus		BOVA
030071	FTST	Ia	Turtle, loggerhead sea	Caretta caretta		BOVA
040144	FTST	Ia	Knot, red	Calidris canutus rufa		BOVA
040110	FTSE	Ia	Rail, eastern black	Laterallus jamaicensis jamaicensis		BOVA
050022	FTST	Ia	Bat, northern long-eared	Myotis septentrionalis		BOVA
010347	SE	Ia	Sunfish, blackbanded	Enneacanthus chaetodon		BOVA,Habitat
030064	SE	Ia	Turtle, eastern chicken	Deirochelys reticularia reticularia		BOVA
050020	SE	Ia	Bat, little brown	Myotis lucifugus		BOVA
050034	SE	Ia	Bat, Rafinesque's eastern big-eared	Corynorhinus rafinesquii macrotis		BOVA
050027	FPSE	Ia	Bat, tri-colored	Perimyotis subflavus		BOVA
020052	SE	IIa	Salamander, eastern tiger	Ambystoma tigrinum		BOVA
030013	SE	IIa	Rattlesnake, canebrake	Crotalus horridus		Habitat
040096	ST	Ia	Falcon, peregrine	Falco peregrinus		BOVA
040293	ST	Ia	Shrike, loggerhead	Lanius ludovicianus		BOVA
020044	ST	IIa	Salamander, Mabee's	Ambystoma mabeei		BOVA,Habitat
040292	ST		Shrike, migrant loggerhead	Lanius ludovicianus migrans		BOVA
100079	FC	IIIa	Butterfly, monarch	Danaus plexippus		BOVA
030067	CC	IIa	Terrapin, northern diamond-backed	Malaclemys terrapin terrapin		BOVA,Habitat
030063	CC	IIIa	Turtle, spotted	Clemmys guttata		BOVA
010077		Ia	Shiner, bridle	Notropis bifrenatus		BOVA
070131		Ic	Isopod, Phreatic	Caecidotea phreatica		BOVA
020063		IIa	Toad, oak	Anaxyrus quercicus		BOVA,Habitat
020002		IIa	Treefrog, barking	Hyla gratiosa	Yes	BOVA,SppObs
040052		IIa	Duck, American black	Anas rubripes		BOVA

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
040320		IIa	Warbler, cerulean	Setophaga cerulea		BOVA
040140		IIa	Woodcock, American	Scolopax minor		BOVA
040105		IIb	Rail, king	Rallus elegans		BOVA
040304		IIc	Warbler, Swainson's	Limnothlypis swainsonii		BOVA

To view **All 533 species** View 533

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

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

Colonial Water Bird Survey (1 records)

View Map of All Query Results Colonial Water Bird Survey

Colony_Name	N Obs	Latest Date	N Species			View Map
			Different Species	Highest TE*	Highest Tier**	
Warren Creek	1	Jun 1 1993	1			Yes

Displayed 1 Colonial Water Bird Survey

Threatened and Endangered Waters

N/A

Managed Trout Streams

N/A

Bald Eagle Concentration Areas and Roosts

N/A

Bald Eagle Nests (1 records)

View Map of All Query Results
Bald Eagle Nests

Nest	N Obs	Latest Date	DGIF Nest Status	View Map
IW8601	35	Apr 23 2008	Unknown	Yes

Displayed 1 Bald Eagle Nests

Habitat Predicted for Aquatic WAP Tier I & II Species (2 Reaches)

View Map Combined Reaches from Below of Habitat Predicted for WAP Tier I & II Aquatic Species

Stream Name	Tier Species						View Map
	Highest TE*	BOVA Code, Status*, Tier**, Common & Scientific Name					
Passenger Swamp (03010202)	SE	010347	SE	Ia	Sunfish, blackbanded	Enneacanthus chaetodon	Yes
Pouches Swamp (03010202)	SE	010347	SE	Ia	Sunfish, blackbanded	Enneacanthus chaetodon	Yes

Habitat Predicted for Terrestrial WAP Tier I & II Species (4 Species)

View Map of Combined Terrestrial Habitat Predicted for 4 WAP Tier I & II Species Listed Below

ordered by Status Concern for Conservation

BOVA Code	Status*	Tier**	Common Name	Scientific Name	View Map
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

Public Holdings:

N/A

Compiled on 3/20/2023, 1:20:31 PM 11467810.0 report=IPA searchType=L dist=3218 poi=37.0287900 -76.7151299 siteDD=37.0287945 -76.7151318;37.0284905 -76.7147378;37.0280135 -76.7142598;37.0278875 -76.7140838;37.0277415 -76.7137618;37.0277045 -76.7135368;37.0275305 -76.7124758;37.0275185 -76.7120718;37.0275355 -76.7120128;37.0247985 -76.7121288;37.0239575 -76.7119058;37.0239135 -76.7121498;37.0237965 -76.7128138;37.0238195 -76.7129498;37.0236735 -76.7134028;37.0234855 -76.7137288;37.0233345 -76.7139968;37.0232675 -76.7141588;37.0224605 -76.7153478;37.0210125 -76.7175288;37.0208825 -76.7178128;37.0207875 -76.7180178;37.0207255 -76.7181158;37.0206085 -76.7183208;37.0205475 -76.7184798;37.0204395 -76.7187638;37.0203555 -76.7189128;37.0204615 -76.7189468;37.0207435 -76.7190368;37.0210005 -76.7191328;37.0229705 -76.7197478;37.0249835 -76.7203898;37.0252915 -76.7205088;37.0255615 -76.7206358;37.0257225 -76.7207288;37.0258755 -76.7208348;37.0259835 -76.7209228;37.0262575 -76.7211478;37.0265945 -76.7214348;37.0267155 -76.7212888;37.0268235 -76.7212258;37.0269155 -76.7211158;37.0269735 -76.7209788;37.0270835 -76.7208118;37.0271645 -76.7207118;37.0272355 -76.7206678;37.0273775 -76.7206418;37.0274785 -76.7206058;37.0275875 -76.7205758;37.0276655 -76.7205318;37.0276915 -76.7205048;37.0277395 -76.7204548;37.0277825 -76.7203228;37.0278545 -76.7201718;37.0279655 -76.7200658;37.0280725 -76.7199088;37.0281305 -76.7198048;37.0282345 -76.7197318;37.0283345 -76.7196408;37.0283765 -76.7195788;37.0284525 -76.7194648;37.0284845 -76.7193278;37.0286055 -76.7192038;37.0287545 -76.7190638;37.0288505 -76.7189728;37.0289755 -76.7188338;37.0290555

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Travis A. Voyles
Secretary of Natural and Historic Resources

Matthew S. Wells
Director

Andrew W. Smith
Chief Deputy Director

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

COMMONWEALTH of VIRGINIA

DEPARTMENT OF CONSERVATION AND RECREATION

July 11, 2023

Jillian Stickley
Timmons Group
1001 Boulders Parkway
North Chesterfield, VA 23225

Re: 49666.001, Moonlight Solar

Dear Ms. Stickley:

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 Barking treefrog (*Hyla gratiosa*, G5/S2S3/NL/NL) to occur in the project area if suitable habitat exists on site. 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 Barking treefrog, DCR recommends a habitat assessment for the resource in the study area. With the habitat assessment results we can more accurately evaluate potential impacts to natural heritage resources and offer specific protection recommendations for minimizing impacts to the documented resources. If possible, please include photos and plant and animal species composition information for the isolated pond in the wooded section of the northwest portion of the project site.

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.

In addition, according to predicted suitable habitat modeling, there is potential for Eastern big-eared bat (*Corynorhinus rafinesquii macrotis*, G3G4T3/S2/NL/LE) to occur in the project area if suitable habitat exists on site. The Eastern big-eared bat is named for its enormous ears twice the length of its head, is extremely rare in Virginia and is currently known only from the southeastern portion of the state. Although widespread throughout the southeast, they are never found in large numbers. These bats roost singly or in small groups in hollow trees or abandoned buildings. They forage only after dark primarily in mature forests of both upland and lowland areas along permanent bodies of water (NatureServe, 2009). The details of this bat's feeding behavior and much of its natural history remain a mystery. Lack of information regarding the ecology of the Eastern big-eared bat, and their sensitivity to disturbance, make them particularly vulnerable to destruction of roost sites and feeding areas where their presence goes undetected (Handley and Schwab 1991, Harvey 1992).

Threats to this species include forest destruction, particularly hollow tree removal, decreasing availability of abandoned buildings, and possibly, insecticides. Please note that this species is currently classified as endangered by the Virginia Department of Wildlife Resources (VDWR).

DCR recommends avoiding tree removal in bottomland habitats along Stallings Creek and tributaries and assessing any large potential roost trees and/or abandoned structures on the property for bat presence/absence. DCR also recommends coordination with DWR if removal of potential roost habitat for the Eastern big-eared bat becomes necessary to ensure compliance with the Virginia Endangered Species Act (VA ST §§ 29.1-563 – 570).

DCR 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 **(C3, C4, C5)** 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 (January 11, 2024) has passed before it is utilized.

A fee of $395.00 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 Virginia Department of Wildlife Resources (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

Tyler Meader
Natural Heritage Locality Liaison

Cc: Amy Martin, VDWR
Susan Tripp, DEQ
Randy Keaton, Isle of Wight County Administrator

Literature Cited

Handley, C.O., and D. Schwab. 1991. Eastern big-eared bat. In Virginia's Endangered Species: Proceedings of a Symposium. K. Terwilliger ed. The McDonald and Woodward Publishing Company, Blacksburg, Virginia. p. 571-573.

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Martof, B.S., W.M. Palmer, J.R. Bailey, and J.R. Harrison, III. 1980. Amphibians and reptiles of the Carolinas and Virginia. The University of North Carolina Press, Chapel Hill, North Carolina. p. 120.

NatureServe. 2009. NatureServe Explorer: An online encyclopedia of life [web application]. Version 7.1. NatureServe, Arlington, Virginia. Available http://www.natureserve.org/explorer. (Accessed: March 31, 2010).

Pague, C.A. and D.A. Young. 1991. Barking treefrog. In Virginia's Endangered Species: Proceedings of a Symposium. K. Terwilliger ed. The McDonald and Woodward Publishing Company, Blacksburg, Virginia. p. 424 - 426.

VDGIF. 1993. Draft *Hyla gratiosa* Recovery Plan. Nongame and Endangered Species Program, Virginia Department of Game and Inland Fisheries, Richmond, VA.

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Suite 300

P 804.200.6500
F 804.560.1016
www.timmons.com

July 27, 2023

Pete Kube
U.S. Army Corps of Engineers - Norfolk District
Norfolk District - Main Office
803 Front Street
Norfolk, VA 23510

Re: Wetlands and Waters Delineation Package
Moonlight Solar (Approx. 521.5 acres)
Isle of Wight County, Virginia

Applicant: Palladium Energy, LLC
c/o Garrett Weeks
4446 Hendricks Ave., #356
Jacksonville, FL 32207

Dear Mr. Kube,

Please find the enclosed Wetlands and Waters Delineation Package. On behalf of Palladium Energy, LLC, Timmons Group is submitting this package to you in order to obtain a preliminary jurisdictional determination for the delineation completed at the Moonlight Solar site (Site). Timmons Group environmental personnel conducted a field wetland delineation on December 9 and 14, 2021 on the study area west of Moonlight Road and on March 27 and 28, 2023 in the study area to the east of Moonlight Road to identify jurisdictional wetlands and/or waters within the project limits of the Site.

Moonlight Solar is located and intersected by Moonlight Road in Isle of Wight County, Virginia (see Figure 1: Vicinity Map). The Site is located within the headwaters of the Blackwater River watershed (HUC 03010202) in the Atlantic Coastal Plain physiographic province (see Figure 2: Hydrologic Unit Code Map). The project limits encompass approximately 521.5 acres, consisting of agricultural fields and mixed pine-deciduous forest. Surface water onsite drains to Stallings Creek, which intersects the Site from north to south, via unnamed tributaries and swamps. The Site is bound by agricultural and/or silvicultural lands on all sides (see Figure 3: Environmental Inventory Map).

Per the USACE Antecedent Precipitation Tool (Version 1.0), the site visits were conducted within the wet season, during a period of 'mild drought in December 2021 and 'moderate drought' in March 2023 (PDSI). The USACE Antecedent Precipitation Tool (Version1.0) indicates the Site was within "Drier than Normal" conditions with a precipitation normalcy index of 7 in December 2021 and 9 in March 2023 (see Appendix A: USACE Antecedent Precipitation Tool Data).

The Site was delineated based upon the methodology outlined in the 1987 U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual, the Regional Supplement to the USACE Wetland Delineation Manual: Atlantic Gulf and Coastal Plain Region (Version 2.0), and subsequently issued USACE regulatory guidance regarding the identification of jurisdictional stream channels through the recognition of field indicators of an ordinary high water mark within drainage features. The wetland boundary was flagged with consecutively numbered pink and black ribbon at approximately 50-foot intervals. Field data stations were established within close proximity to the flagged wetland boundary in order to document upland and wetland conditions along the jurisdictional boundary. Field data stations were labeled and marked with blue flagging in the field. Field data sheets are included in Appendix B. Features identified in the field were located using sub-meter GPS equipment. Photographs were taken at field data stations to depict site conditions along the delineation boundary. Site photographs collected during the field delineation are available upon request.

Using these methodologies, delineation mapping was produced showing the location and size of jurisdictional areas identified onsite and is included as Figure 4: Wetlands and Waters Delineation Map. During our delineation, approximately 137.2 acres of palustrine forested (PFO) wetlands, 0.05 acres of palustrine scrub-shrub (PSS) and 5.11 acres of palustrine emergent (PEM) wetlands were observed onsite.

In addition, approximately 4,320 linear feet of perennial stream (R2), 2,461 linear feet of intermittent stream (R4), 1,792 linear feet of ephemeral stream (R6), and 284 linear feet of jurisdictional ditch were identified onsite.

The most common primary hydrology indicators observed within jurisdictional areas included Oxidized Rhizospheres on Living Roots (C3), High Water Table (A2), Saturation (A3), Drift Deposits (B3), and Water-Stained Leaves (B9). The most frequently observed secondary indicators included Drainage Patterns (D10), Geomorphic Position (D2), and FAC-Neutral Test (D5).

Dominant vegetation within the tree stratum consisted of loblolly pine (*Pinus taeda*), black gum (*Nyssa sylvatica*), red maple (*Acer rubrum*), and American sycamore (*Platanus occidentalis*). Vegetation within the sapling stratum was dominated by red maple, loblolly pine, sweetgum (*Liquidambar styraciflua*), and American holly (*Ilex opaca*). Dominant shrubs include American holly, red maple, sweetgum, and southern highbush blueberry (*Vaccinium formosum*). Dominant vegetation within the herbaceous stratum consisted of Japanese honeysuckle (*Lonicera japonica*), American holly, slender wood-oats (*Chasmanthium laxum*), Japanese stiltgrass (*Microstegium vimineum*), and southern highbush blueberry. Dominant woody vines include Japanese honeysuckle and muscadine grape (*Vitis rotundifolia*).

The soils observed within jurisdictional areas onsite exhibited low chroma matrix colors and concentrations characteristic of reducing anaerobic conditions associated with the formation of hydric soils. The majority of soils within wetlands onsite met the Depleted Matrix (F3) hydric soils indicator.

We respectfully request written confirmation detailing the verified location of onsite wetlands and waters within the Moonlight Solar site as presented in the provided mapping. Please contact Ben Crumrine at (804) 200-6370 or ben.crumrine@timmons.com if you would like to schedule a site visit or require any further documentation regarding the confirmation. Thank you in advance for the review of this package.

Sincerely,
Timmons Group

Madison Norris
Environmental Technician

Ben Crumrine
Environmental Scientist II

MAPS

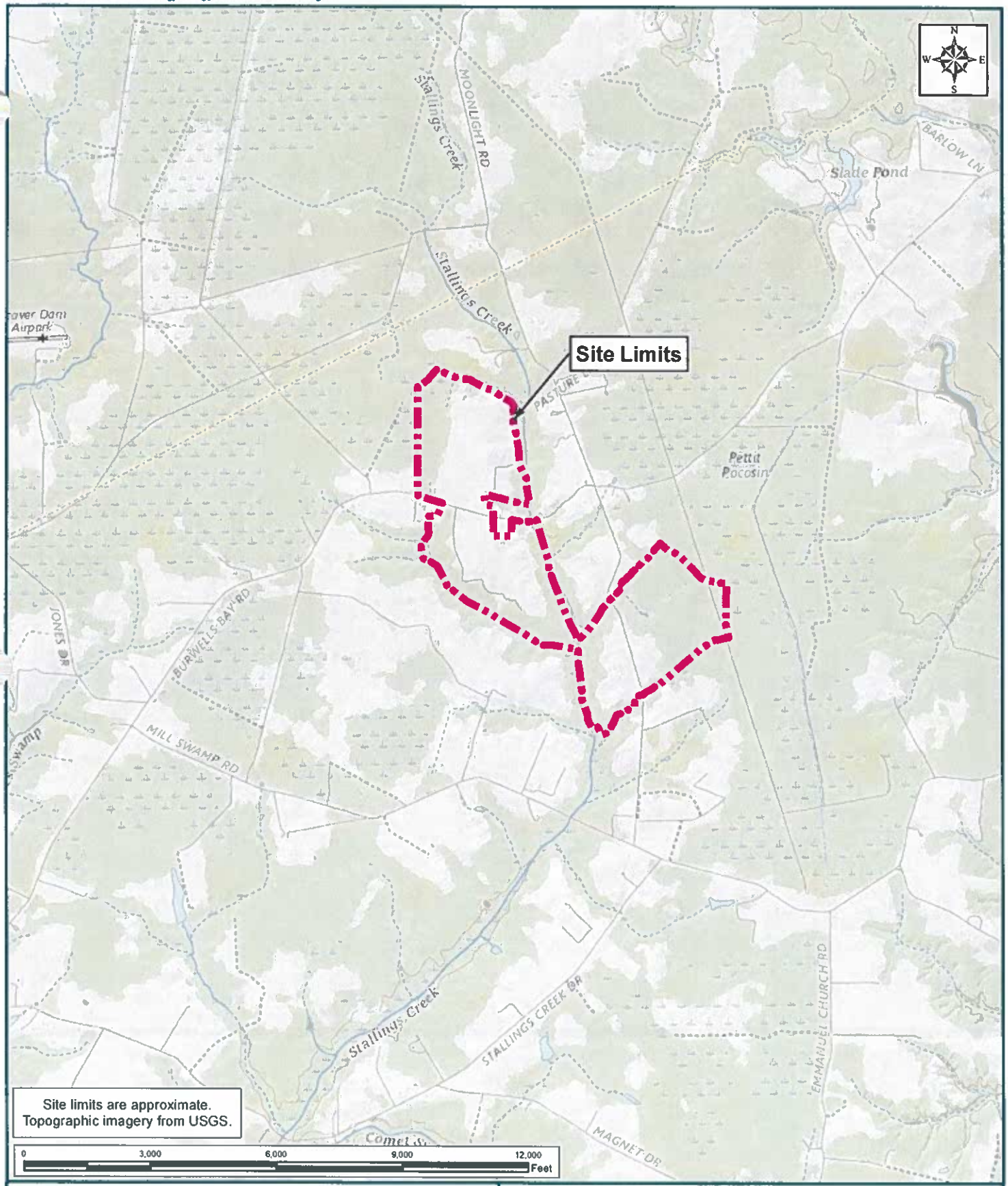
Figure 1	Vicinity Map
Figure 2	Hydrologic Unit Code Map
Figure 3	Environmental Inventory Map
Figure 4	Wetlands and Waters Delineation Map

APPENDICES

Appendix A	USACE Antecedent Precipitation Tool Data
Appendix B	Field Data Sheets
Appendix C	USACE JD Request Form

MAPS

Path: Y:\804\49666-Palladium_Energy\49666.001-Moonlight\GIS\49666.001-JD-VIC.mxd



PALLADIUM ENERGY - MOONLIGHT
ISLE OF WIGHT COUNTY, VIRGINIA
FIGURE 1: VICINITY MAP

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TIMMONS GROUP JOB NUMBER:*49666.001*
PROJECT STUDY LIMITS: *521.5 ACRES*
LATITUDE:*37.029659*
LONGITUDE:*-76.732308*

U.S.G.S. QUADRANGLE(S):*MEHERRIN*
DATE(S):*2019*
WATERSHED(S):*BLACKWATER (ALBEMARLE-CHOWAN RIVER BASIN)*
HYDROLOGIC UNIT CODE(S):*03010202*

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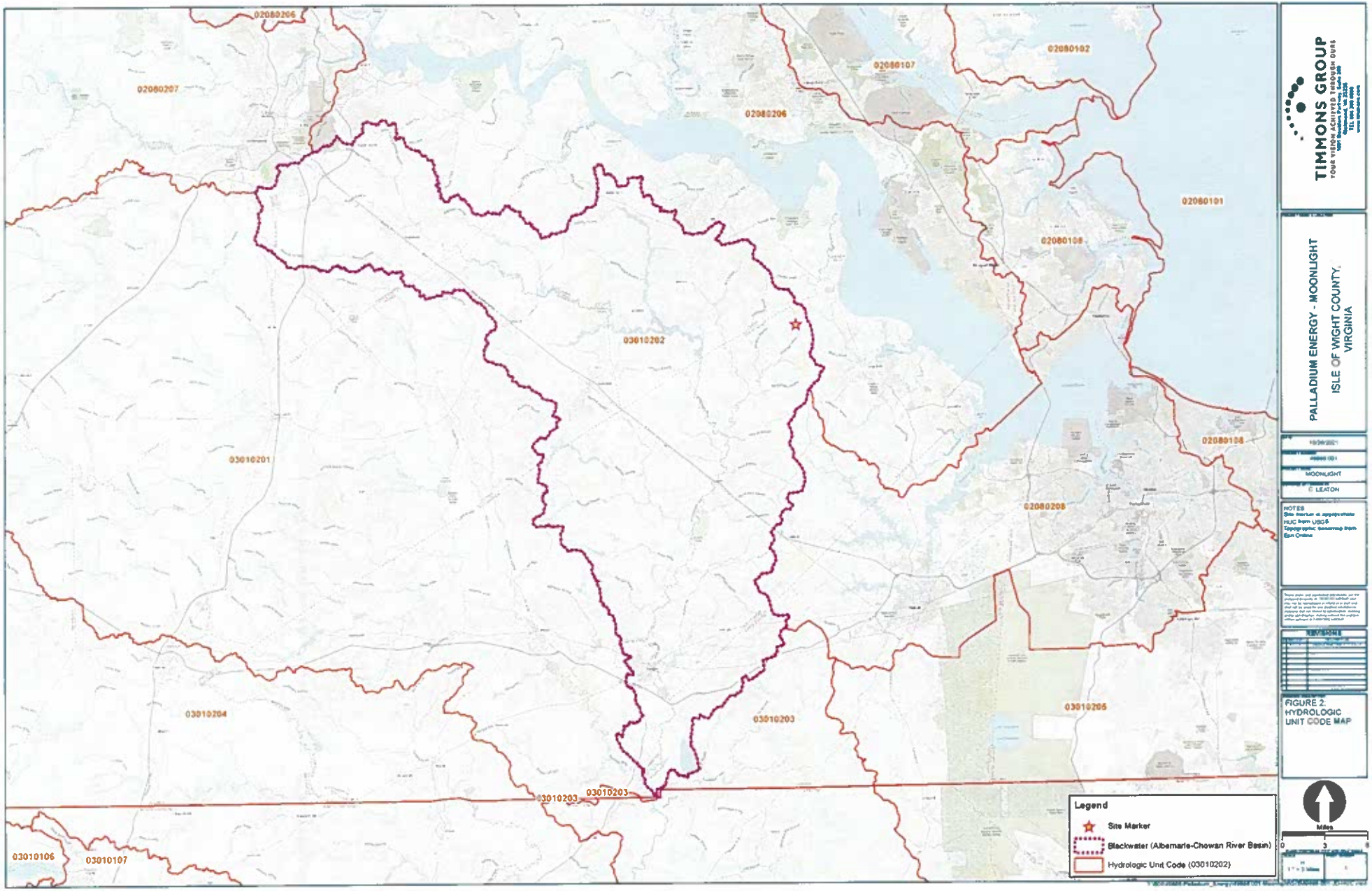

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PALLADIUM ENERGY - MOONLIGHT

ISLE OF WIGHT COUNTY, VIRGINIA

MOONLIGHT

C. LEATON

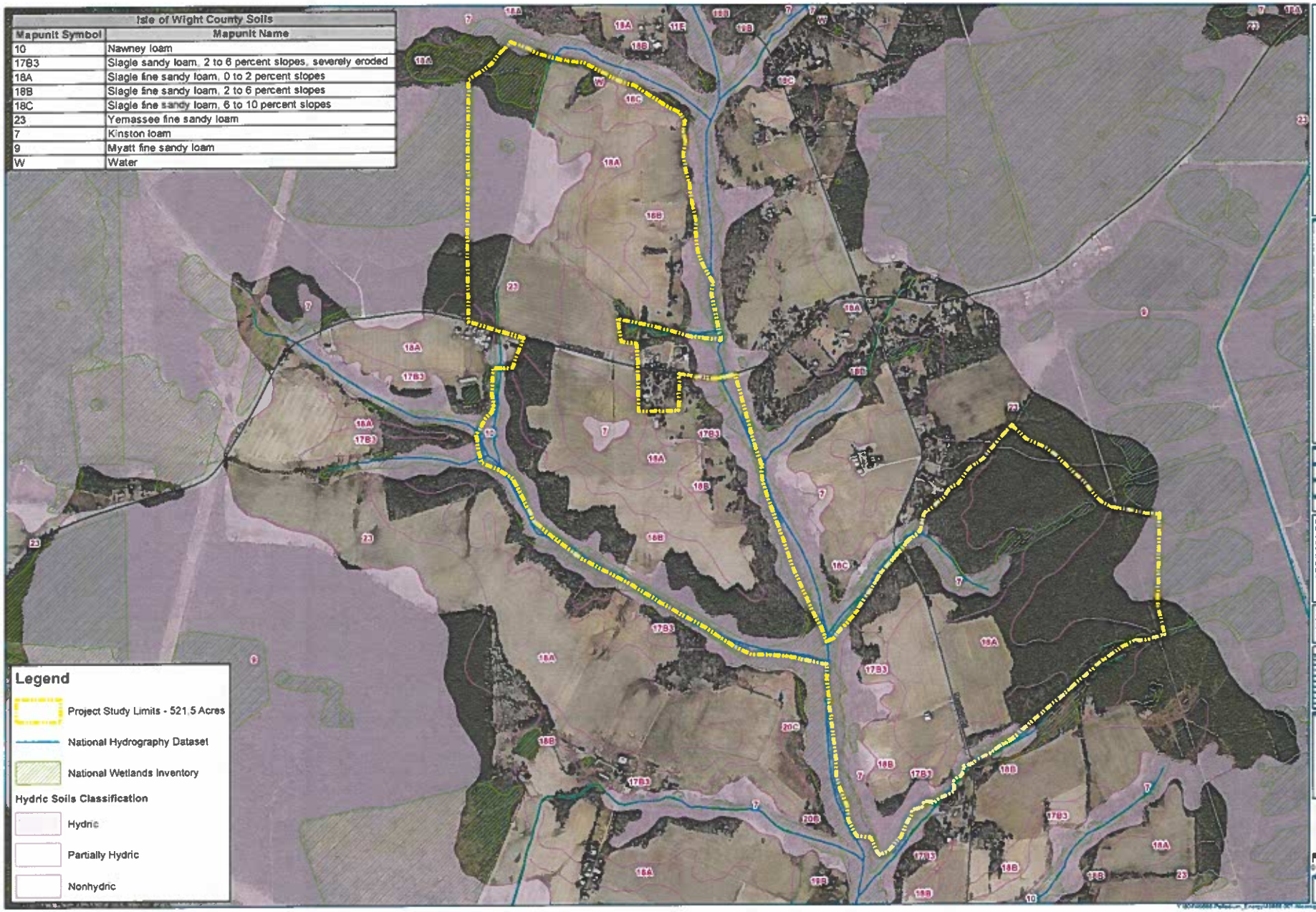
NOTES

Site location as appropriate

HUC from USGS

Topographic basemap from Esri Online

FIGURE 2:
HYDROLOGIC
UNIT CODE MAP



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PALLADIUM ENERGY - MOONLIGHT
ISLE OF WIGHT COUNTY - VIRGINIA

MOONLIGHT

E. LEATON

NOTES
Project Limits are approximate
NWI from US F ish and Wildlife Service
Soils data from SSURGO
National Hydrography Dataset from USGS
Aerial imagery from VGIN

FIGURE 3
ENVIRONMENTAL INVENTORY MAP

SCALE (FEET)
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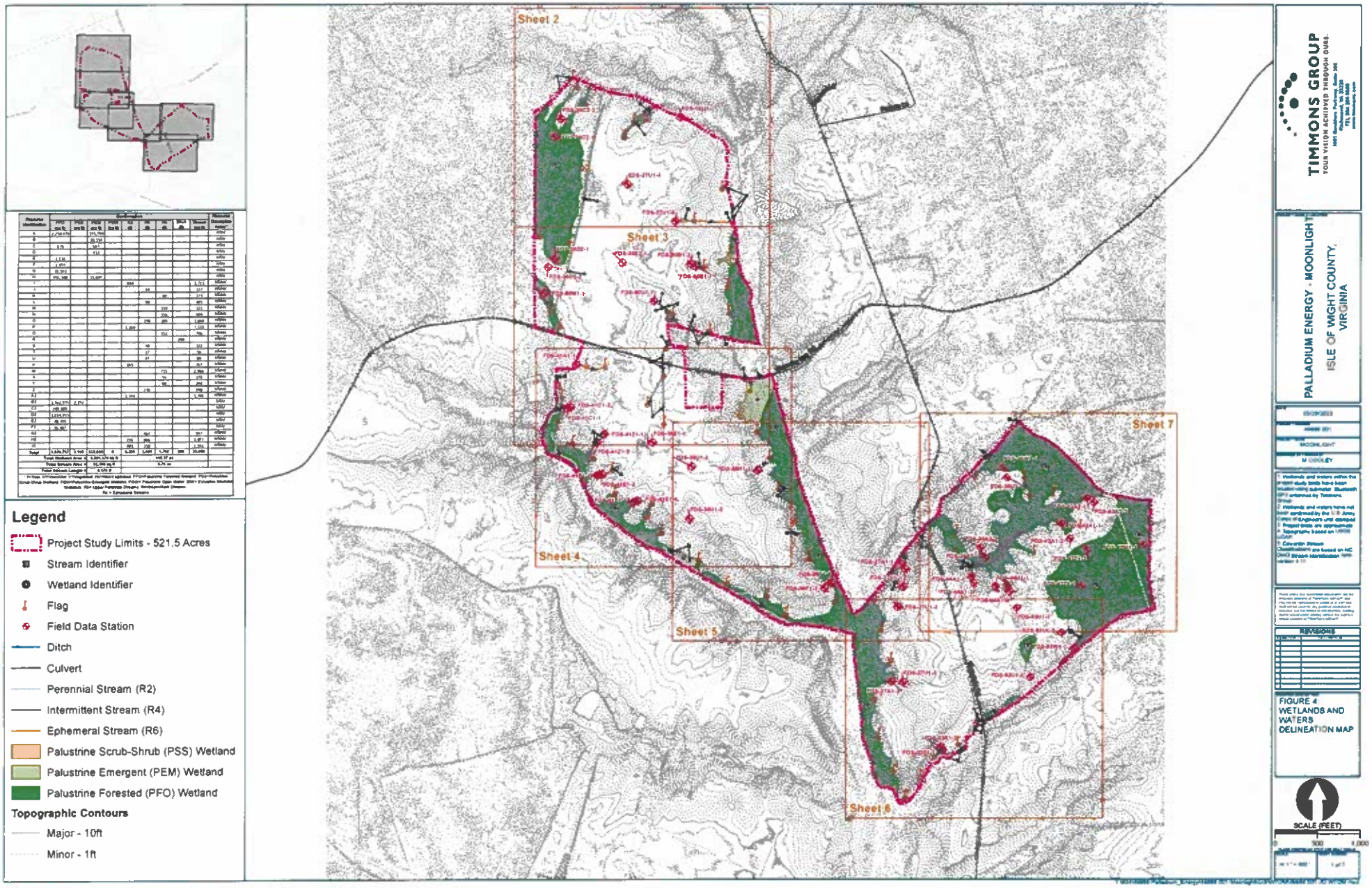
Sheet 2
Sheet 3
Sheet 4
Sheet 5
Sheet 6
Sheet 7
Legend
Project Study Limits - 521.5 Acres
Stream Identifier
Wetland Identifier
Flag
Field Data Station
Ditch
Culvert
Perennial Stream (R2)
Intermittent Stream (R4)
Ephemeral Stream (R6)
Palustrine Scrub-Shrub (PSS) Wetland
Palustrine Emergent (PEM) Wetland
Palustrine Forested (PFO) Wetland
Topographic Contours
Major - 10ft
Minor - 1ft
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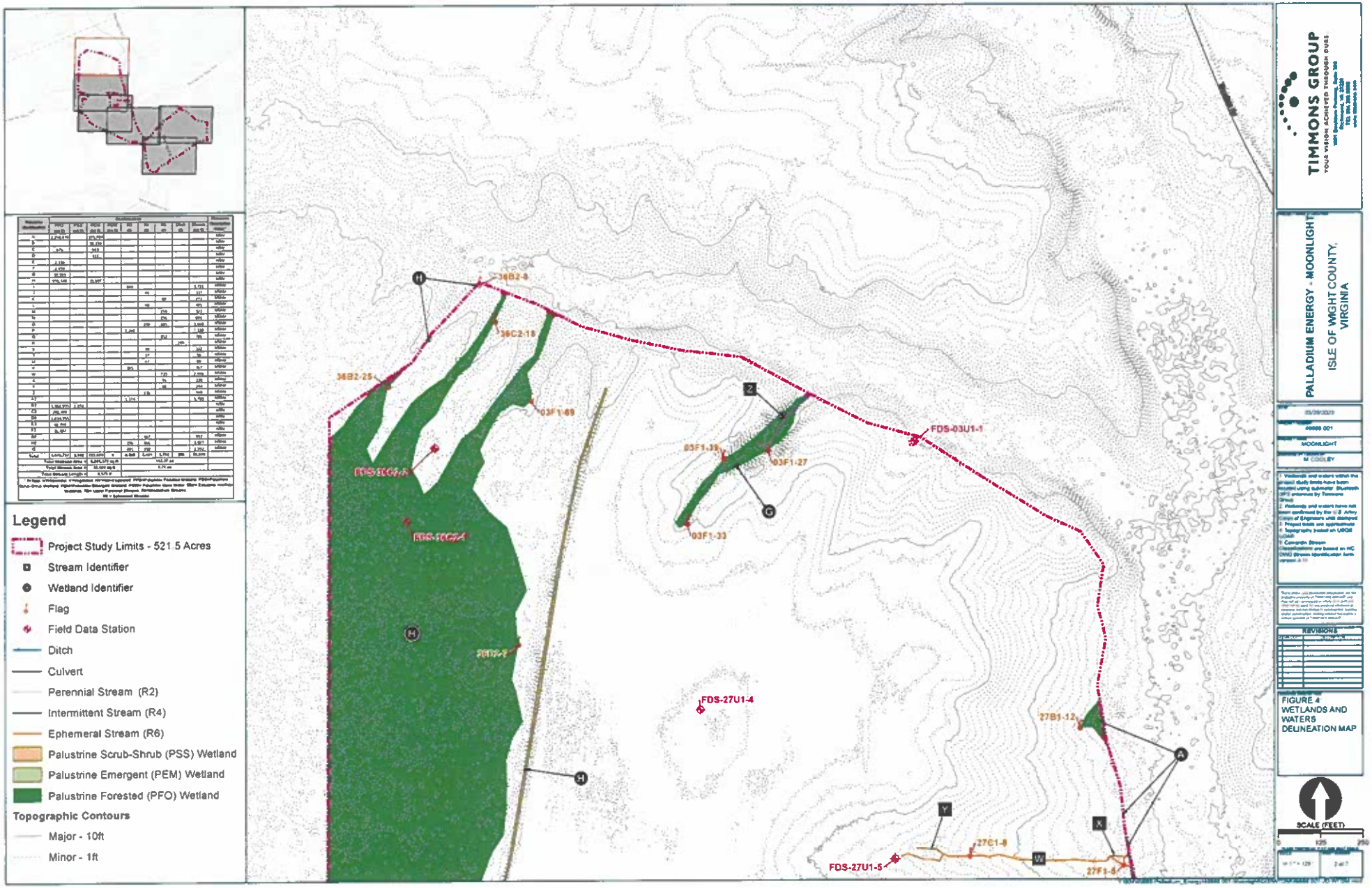
YOUR VISION ACHIEVED THROUGH OURS.
PALLADIUM ENERGY - MOONLIGHT
ISLE OF WIGHT COUNTY, VIRGINIA
FIGURE 4
WETLANDS AND WATERS DELINEATION MAP
SCALE (FEET)
0
500
1,000


Legend
Project Study Limits - 521.5 Acres
Stream Identifier
Wetland Identifier
Flag
Field Data Station
Ditch
Culvert
Perennial Stream (R2)
Intermittent Stream (R4)
Ephemeral Stream (R6)
Palustrine Scrub-Shrub (PSS) Wetland
Palustrine Emergent (PEM) Wetland
Palustrine Forested (PFO) Wetland
Topographic Contours
Major - 10ft
Minor - 1ft
36B2-8
36C2-18
36B2-25
03F1-69
FDS-03U1-1
03F1-39
03F1-27
03F1-33
FDS-27U1-4
27B1-12
FDS-27U1-5
27C1-8
27F1-8
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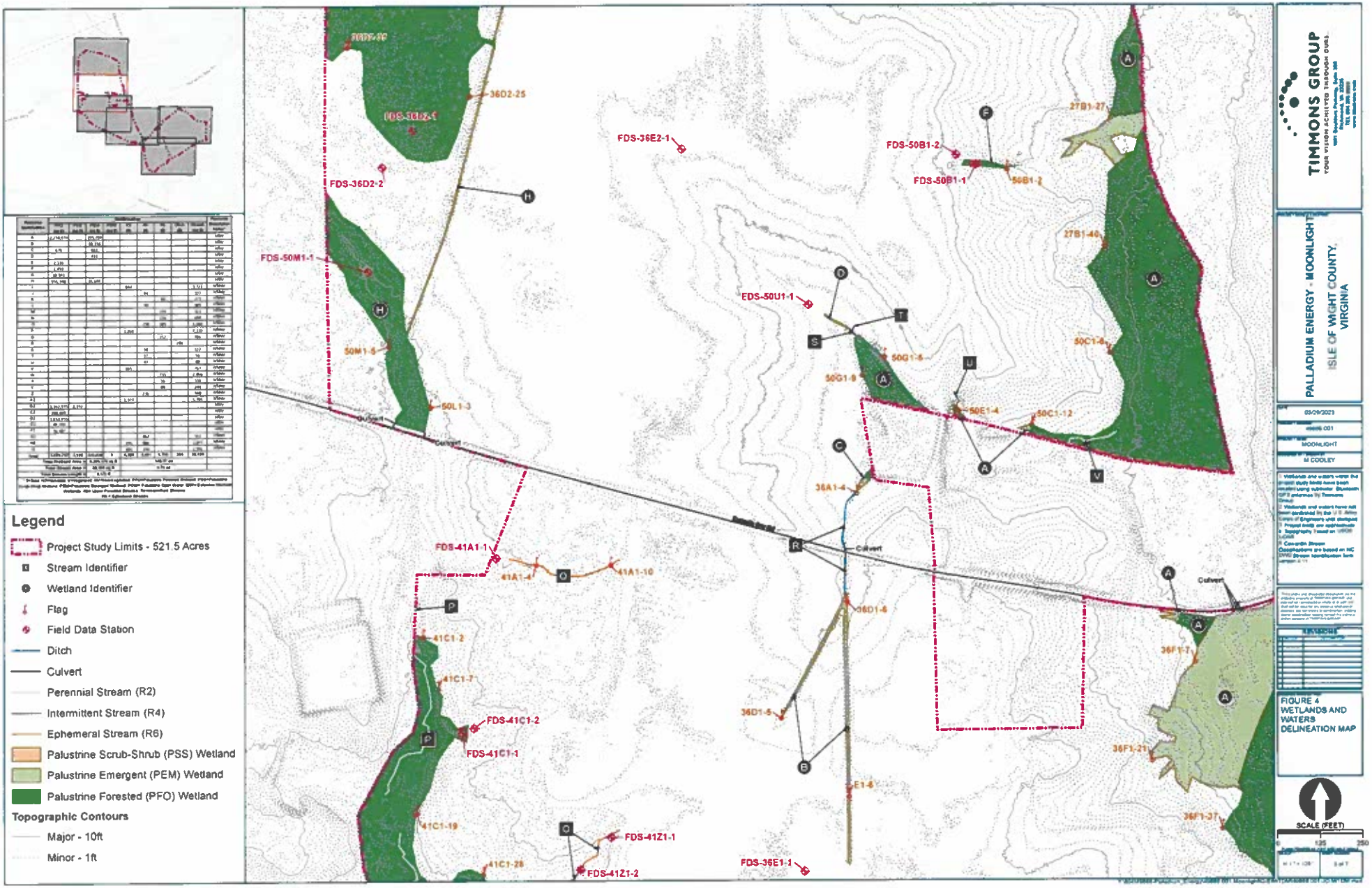
PALLADIUM ENERGY - MOONLIGHT
ISLE OF WIGHT COUNTY, VIRGINIA
MOONLIGHT
REVISIONS
FIGURE 4
WETLANDS AND WATERS DELINEATION MAP
SCALE (FEET)


Legend
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Topographic Contours
Major - 10ft
Minor - 1ft
FDS-36E2-1
FDS-36D2-2
36D2-25
FDS-50M1-1
50M1-5
50L1-3
FDS-50U1-1
FDS-50B1-2
FDS-50B1-1
50B1-2
27B1-27
27B1-46
50G1-5
50G1-9
50E1-4
50C1-5
50C1-12
36A1-4
FDS-41A1-1
41A1-4
41A1-10
41C1-2
41C1-7
FDS-41C1-2
FDS-41C1-1
41C1-19
41C1-28
FDS-41Z1-1
FDS-41Z1-2
FDS-36E1-1
36D1-6
36D1-5
E1-6
36F1-7
36F1-21
36F1-37
Culvert
TIMMONS GROUP
PALLADIUM ENERGY - MOONLIGHT
ISLE OF WIGHT COUNTY, VIRGINIA
03/29/2023
MOONLIGHT
M COOLEY
FIGURE 4
WETLANDS AND WATERS DELINEATION MAP
SCALE (FEET)
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125
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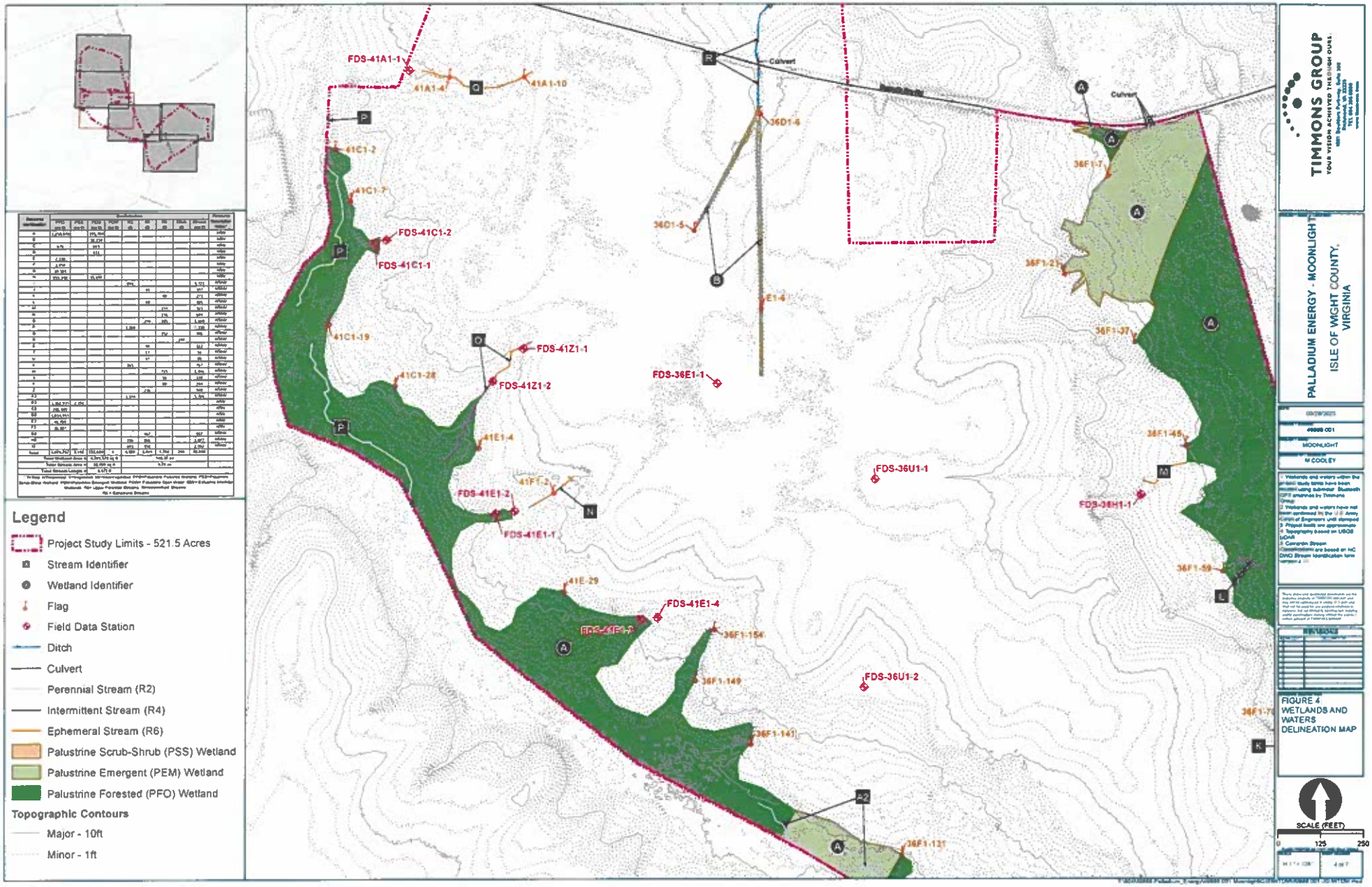
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41C1-2
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41C1-28
FDS-41Z1-1
FDS-41Z1-2
41E1-4
41F1-2
FDS-41E1-2
FDS-41E1-1
41E-29
FDS-41E1-4
36F1-154
36F1-149
36F1-141
36F1-131
36D1-6
36D1-5
E1-4
FDS-36E1-1
Culvert
Culvert
36F1-7
36F1-21
36F1-37
36F1-45
FDS-36U1-1
FDS-36H1-1
36F1-59
FDS-36U1-2
36F1-77
Legend
Project Study Limits - 521.5 Acres
Stream Identifier
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SCALE (FEET)
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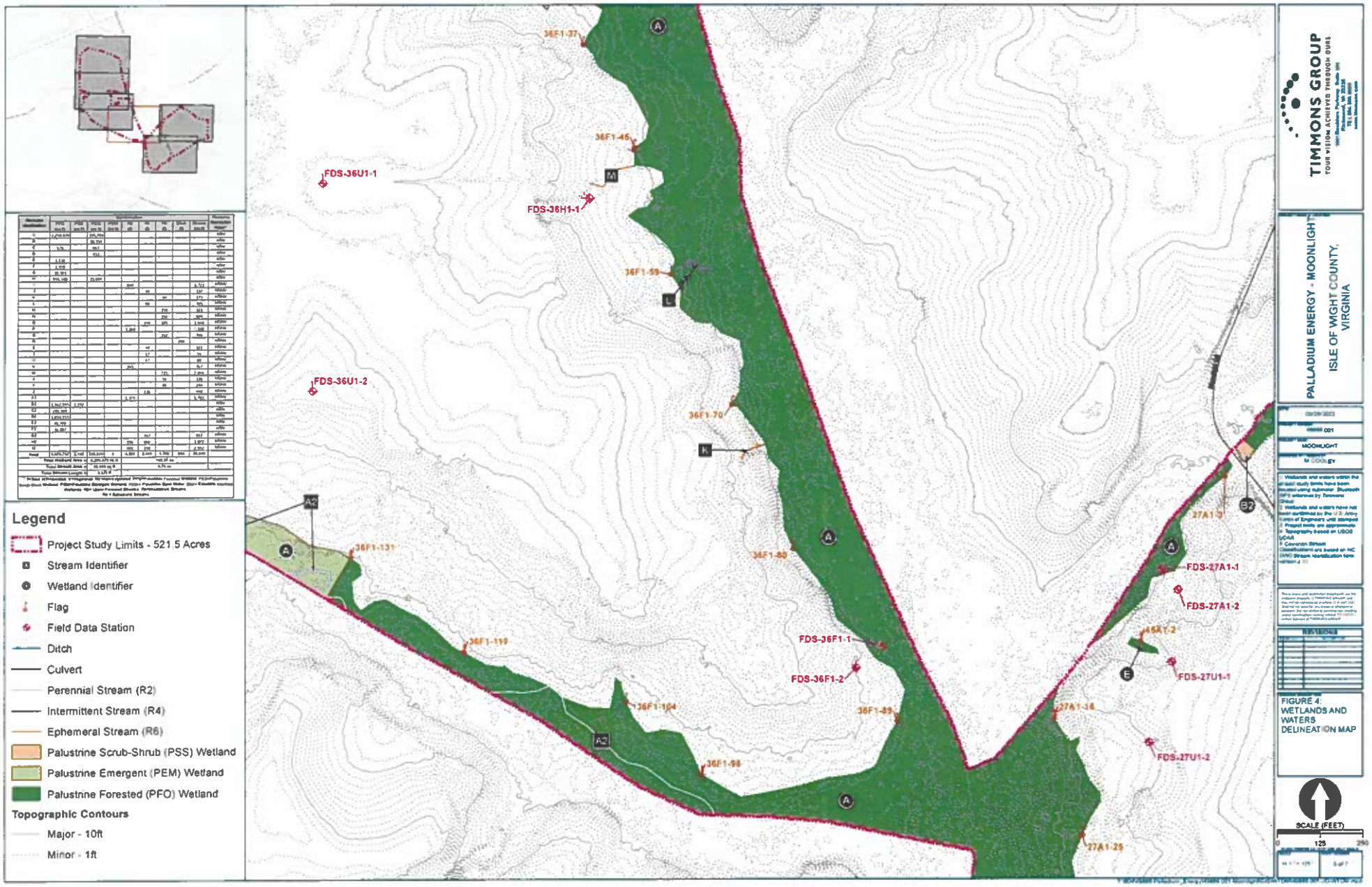
250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FDS-36U1-1
FDS-36H1-1
36F1-59
FDS-36U1-2
36F1-70
36F1-131
36F1-80
FDS-27A1-1
FDS-27A1-2
FDS-36F1-1
FDS-36F1-2
36F1-119
36F1-104
36F1-89
FDS-27U1-1
FDS-27U1-2
36F1-98
27A1-25
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ISLE OF WIGHT COUNTY, VIRGINIA
FIGURE 4:
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SCALE (FEET)
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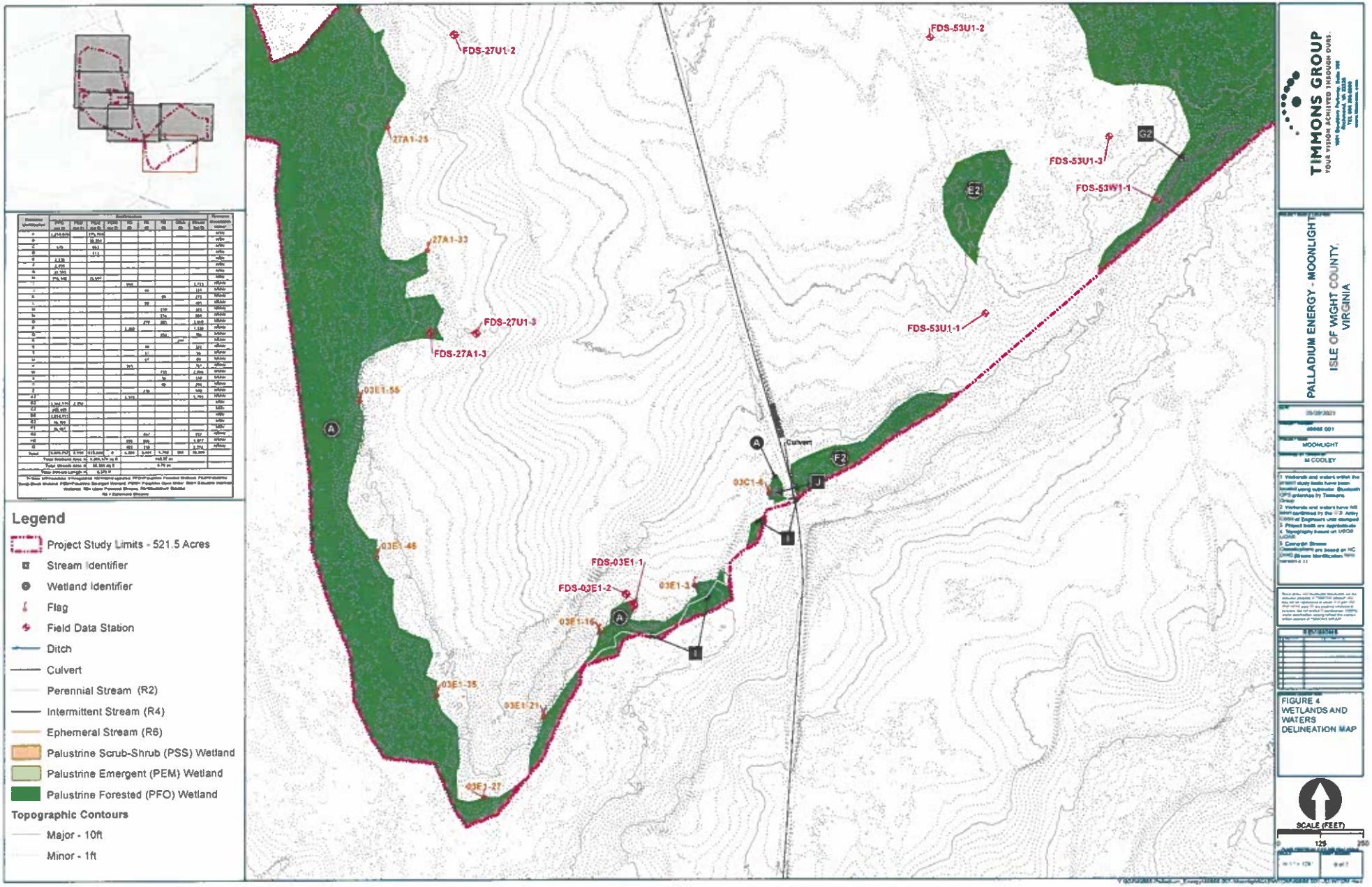
125
250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FDS-53U1-2
27A1-25
FDS-53U1-3
FDS-53W1-1
27A1-33
FDS-27U1-3
FDS-27A1-3
FDS-53U1-1
03E1-55
Culvert
03C1-4
03E1-46
FDS-03E1-1
FDS-03E1-2
03E1-3
03E1-16
03E1-35
03E1-21
03E1-27
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0
125
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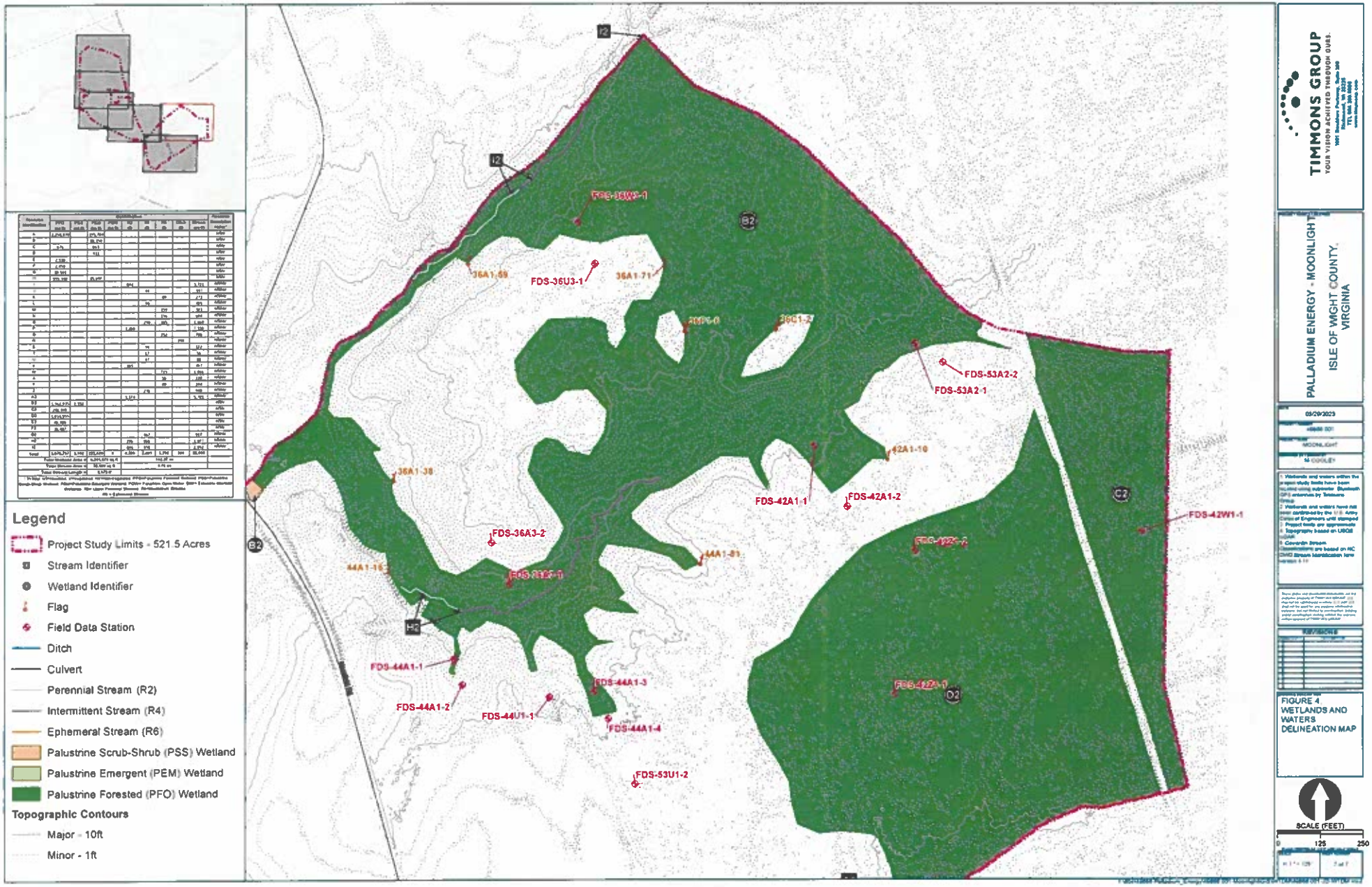
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Topographic Contours
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Minor - 1ft
FDS-36W3-1
36A1-59
FDS-36U3-1
36A1-71
FDS-53A2-2
FDS-53A2-1
42A1-10
36A1-38
FDS-42A1-1
FDS-42A1-2
FDS-42W1-1
FDS-36A3-2
44A1-81
44A1-16
FDS-44A1-1
FDS-44A1-3
FDS-44A1-2
FDS-44U1-1
FDS-44A1-4
FDS-53U1-2
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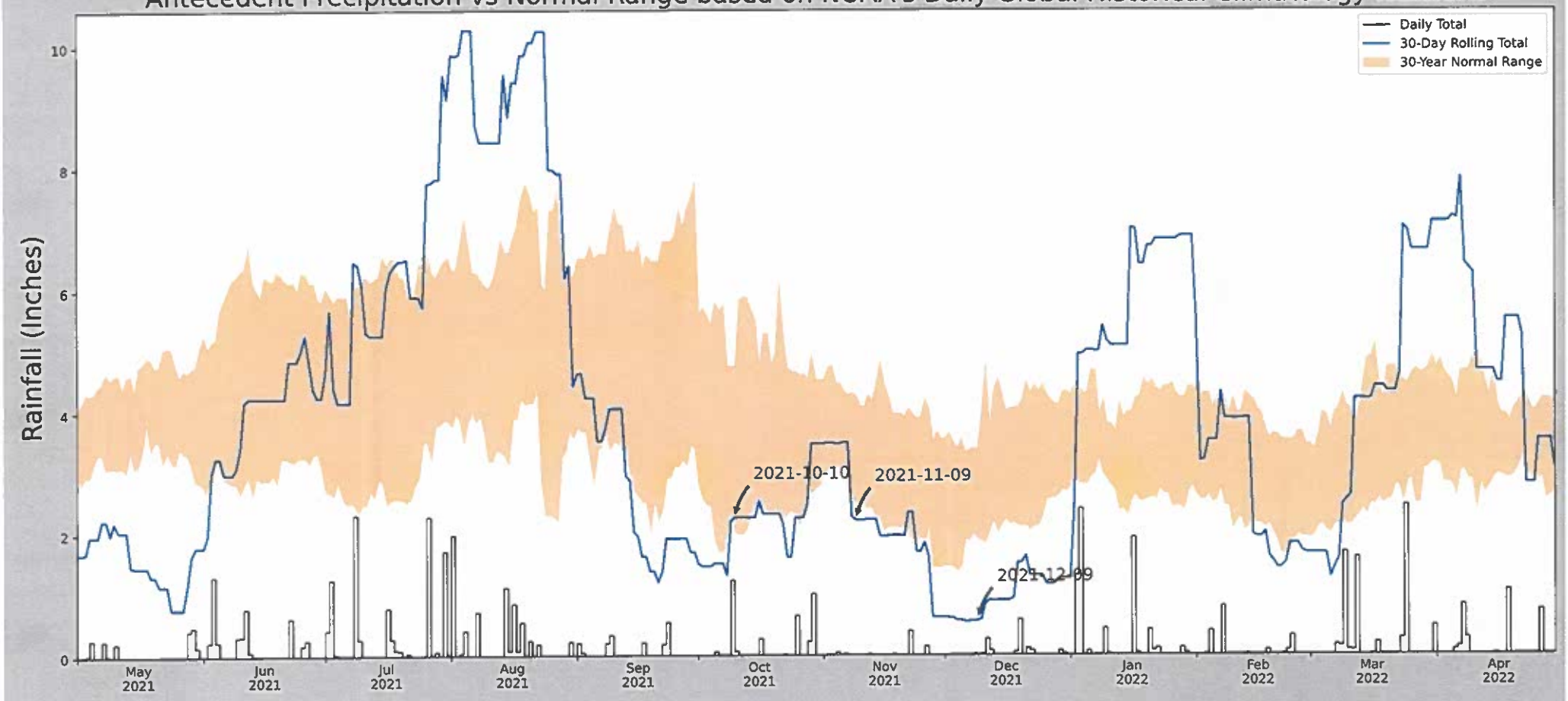
ISLE OF WIGHT COUNTY, VIRGINIA
05/29/2023
FIGURE 4
WETLANDS AND WATERS DELINEATION MAP
SCALE (FEET)
0
125
250

APPENDIX A
USACE ANTECEDENT PRECIPITATION TOOL DATA

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	36.6823048143539, -76.7353589795031
Observation Date	2021-12-09
Elevation (ft)	78.592
Drought Index (PDSI)	Mild drought
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-12-09	1.911417	3.365354	0.566929	Dry	1	3	3
2021-11-09	2.405906	4.266142	2.216536	Dry	1	2	2
2021-10-10	2.015748	4.745276	2.259843	Normal	2	1	2
Result							Drier than Normal - 7

Figure and tables made by the **Antecedent Precipitation Tool** Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
WAKEFIELD 1 NW	36.9839, -77.0078	112.861	15.399	34.269	7.457	11119	90
NORFOLK RICH	36.9842, -77.0072	254.921	0.039	142.06	0.023	30	0
HOLLAND 1 E	36.6831, -76.7683	80.052	24.645	32.809	11.899	204	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network

Coordinates	37.029659, -76.732308
Observation Date	2023-03-27
Elevation (ft)	81.772
Drought Index (PDSI)	Moderate drought
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2023-03-27	2.490945	4.665354	1.574803	Dry	1	3	3
2023-02-25	1.991732	3.646851	3.027559	Normal	2	2	4
2023-01-26	2.445669	4.478347	3.019685	Normal	2	1	2
Result							Drier than Normal : 9

Figure and tables made by the **Antecedent Precipitation Tool** Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
WAKEFIELD 1 NW	36.9839, -77.0078	112.861	15.526	31.089	7.469	11150	90
NORFOLK RICH	36.9842, -77.0072	254.921	0.039	142.06	0.023	30	0
HOLLAND 1 E	36.6831, -76.7683	80.052	24.645	32.809	11.899	173	0

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1001 Boulders Parkway
Suite 300
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MEMORANDUM

TO: Isle of Wight County Planning and Zoning Department

FROM: Timmons Group on behalf of Moonlight Solar

DATE: February 15, 2024

RE: Moonlight Solar Environmental Resource Impact Analysis

Timmons Group, on behalf of Moonlight Solar, has prepared a limited environmental review of resources that may be present within a one-mile radius of the proposed project location. This report includes a database review protected lands, wetlands and streams, prime farmland, and threatened and/or endangered species potentially present on site. Further review and analysis will be conducted with the appropriate resource agencies during permitting efforts at the state level.

Federal, State, and Local Conservation and Recreation Lands

Moonlight Solar does not intersect any federal, state, or local conservation easement or recreational lands, and there are no such resources within one mile of the project limits. The nearest managed lands are over one mile away: a Wetlands Reserve Program (WRP) site is found approximately 1.6 miles to the west of the site and Isle of Wight Purchase of Agricultural Conservation Easement (PACE) site that is approximately 2.5 miles southeast of the site.

Wetlands and Streams

Wetlands and streams onsite have been delineated by Timmons Group in March 2023 and are awaiting confirmation from the USACE. If wetland or stream impacts are unavoidable, the Applicant will obtain the proper USACE permit for impacts to jurisdictional wetlands and streams.

Wetlands and streams form a natural wildlife corridor, and as they will generally not be impacted by the project, will remain as interior corridors for wildlife utilization. Wetlands and streams are outside the fenced area so free passage of wildlife will be allowed for the duration of the project. The Virginia Department of Wildlife Resources advises that interior passages through solar projects helps reduce potential impacts to wildlife, to which this project will adhere.

Prime Farmland

Based on the Natural Resources Conservation Service (NRCS) soils layer shown on the Prime Farmland Map, there are areas of prime farmland within the development envelope of the site. Prime farmland[1] totals

[1] Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for those uses.

188.6 acres, farmland of statewide importance[2] totals 1.2 acres, prime farmland if drained totals 52.2 acres, and the rest of the development envelope, 30.8 acres, is neither prime farmland nor farmland of statewide importance. The Virginia Cooperative Extension recently developed a prime farmland dataset known as the Virginia Land and Energy Navigator (VaLEN). The results of our analysis of prime farmland using NRCS data is consistent with the VaLEN dataset.

Threatened and Endangered Species

Timmons Group has conducted a threatened and endangered (T&E) species review of the Moonlight Solar project. The following databases were reviewed for the potential presence of T&E species:

- Virginia Department of Conservation and Recreation (VDCR) – Natural Heritage Review Service
- Virginia Department of Wildlife Resources (VDWR) – Virginia Fish and Wildlife Information Service (VaFWIS)
- US Fish and Wildlife Service (USFWS) – Information for Planning and Consultation (IPaC)

Based on the queried databases, there is the potential for three T&E species to occur near the Project.

- Northern Long-eared Bat *Myotis septentrionalis* Federal Endangered USFWS
- Tri-Colored Bat *Perimyotis subflavus* State Endangered, Federal Proposed USFWS
- Eastern Big-eared Bat *Corynorhinus rafinesquii macrotis* State Endangered VDCR
- Barking Treefrog *Hyla gratiosa* Delisted VDCR
- Monarch Butterfly *Danaus plexippus* Candidate Species USFWS

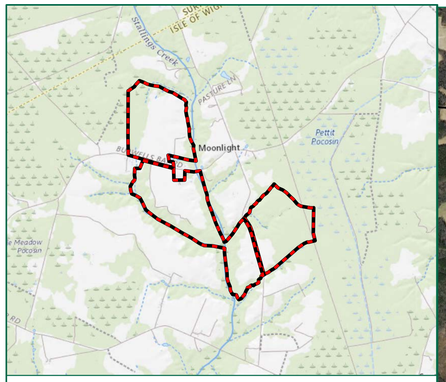
According to USFWS IPaC results, the northern long-eared bat and the tri-colored bat have the potential to occur onsite. According to VDCR, the Project contains predicted suitable habitat for the eastern big-eared bat. There are no known hibernacula or roost trees for these species within the vicinity of the site. VDCR also notes there is predictive suitable habitat for the barking treefrog onsite; the barking treefrog has been delisted. According to VDCR, there are no protected plant or insect species within the project area. During permitting efforts at the state level, the Applicant will coordinate with resource agencies to ensure the protection and avoidance of T&E species.

According to VDCR, the Moonlight Sinkhole Ponds Conservation Site is approximately 1,500LF east of the project area. It is a complex of sinkhole ponds in a matric of loblolly pines and has a biodiversity rank of B2, which represents a site of very high significance. There are no conservation sites within the project area. The project will have minimal impacts to Ecological Cores C3 (High), C4 (Moderate), and C5 (General).

Attachments

- Protected Lands Map
- Prime Farmland Map
- Virginia Land & Energy Navigator (VaLEN) Map
- Wildlife Environmental Review Map
- Ecological Cores Map
- T&E Species Database Reviews

[2] Farmland of statewide importance generally includes areas that almost meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods.



Legend

- Project Study Limits - 522.96 Acres
- One Mile Buffer
- County Boundary
- Conservation Easements

Protected Areas of the US

- Federal
- Local Government
- American Indian Areas - Not Present
- State - Not Present
- Regional Agency Special District - Not Present
- Non-Governmental Organization - Not Present
- Private - Not Present
- Joint - Not Present
- Territorial - Not Present
- Unknown - Not Present

NOTES:

PROTECTED AREAS OF THE US FROM ESRI.
CONSERVATION EASEMENT DATA FROM VDCR.
AERIAL IMAGERY FROM VGIN.

Surry County
Isle of Wight County
Wetlands Reserve Program (WRP)
Isle of Wight Purchase of Agricultural Conservation Easement (PACE)
Isle of Wight Purchase of Agricultural Conservation Easement (PACE)
Isle of Wight Purchase of Agricultural Conservation Easement (PACE)

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TEL 804.200.6500
www.timmons.com

PALLADIUM ENERGY

PROJECT NAME & LOCATION

MOONLIGHT SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA

DATE	03/17/2023
PROJECT NUMBER	49666.001
PROJECT NAME	MOONLIGHT SOLAR
DESIGNED BY / DRAWN BY	M. HILL

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REVISIONS

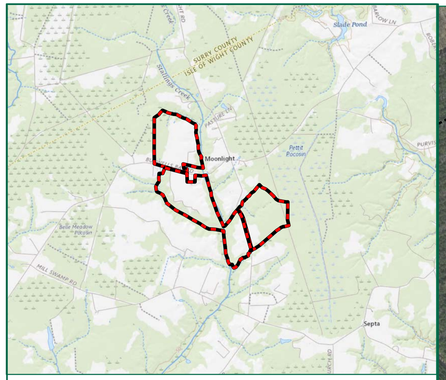
#	MM/DD/YY	DESCRIPTION
1	07/06/23	*Revised per County feedback*

DRAWING DESCRIPTION
PROTECTED LANDS MAP

SCALE (FEET)
0 2,000 4,000
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H: 1" = 2,000'	

Y:\852\49666.001-Moonlight\GIS\Moonlight CUP\Moonlight CUP.aprx



Legend

- Project Study Limits - 522.96 Acres
- Development Envelope - 272.8 Acres
- County Boundary

Farmland Class

- All Areas are Prime Farmland - 188.6 Acres
- Farmland of Statewide Importance - 1.2 Acres
- Prime Farmland if Drained - 52.2 Acres
- Not Prime Farmland - 30.8 Acres

NOTES:

SOILS DATA FROM SSURGO.
COUNTY BOUNDARY DATA FROM VDEM.
AERIAL IMAGERY FROM VGIN.

Isle of Wight County Soils		
Mapunit Symbo	Mapunit Name	Farmland Class
7	Kinston loam	Not prime farmland
9	Myatt fine sandy loam	Prime farmland if drained
10	Nawney loam	Not prime farmland
17B3	Slagle sandy loam, 2 to 6 percent slopes, severely eroded	Not prime farmland
18A	Slagle fine sandy loam, 0 to 2 percent slopes	All areas are prime farmland
18B	Slagle fine sandy loam, 2 to 6 percent slopes	All areas are prime farmland
18C	Slagle fine sandy loam, 6 to 10 percent slopes	Farmland of statewide importance
23	Yemassee fine sandy loam	Prime farmland if drained
W	Water	Not prime farmland

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PALLADIUM ENERGY
4446 HENDRICKS AVENUE, #356
JACKSONVILLE, FL 32207
(904) 683-4884
WWW.PDAENERGY.COM

PROJECT NAME & LOCATION

MOONLIGHT SOLAR

ISLE OF WIGHT COUNTY, VIRGINIA

DATE: 03/17/2023

PROJECT NUMBER: 49666.001

PROJECT NAME: MOONLIGHT SOLAR

DESIGNED BY / DRAWN BY: J. STICKLEY

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REVISIONS

#	MM/DD/YY	DESCRIPTION
1	07/06/23	*Revised per County feedback*
2	02/15/24	*Revised per County feedback*

DRAWING DESCRIPTION

PRIME FARMLAND MAP

SCALE (FEET)

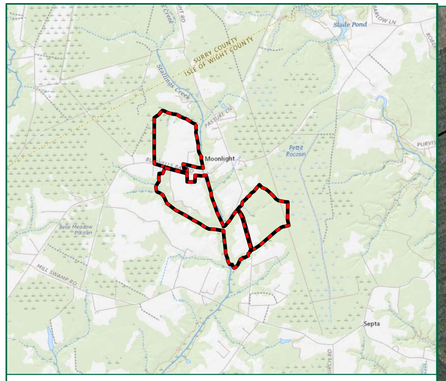
0 500 1,000

PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE: H: 1" = 500'

SHEET NUMBER

Y:\852\49666.001-Moonlight\GIS\Moonlight CUP\Moonlight CUP.aprx

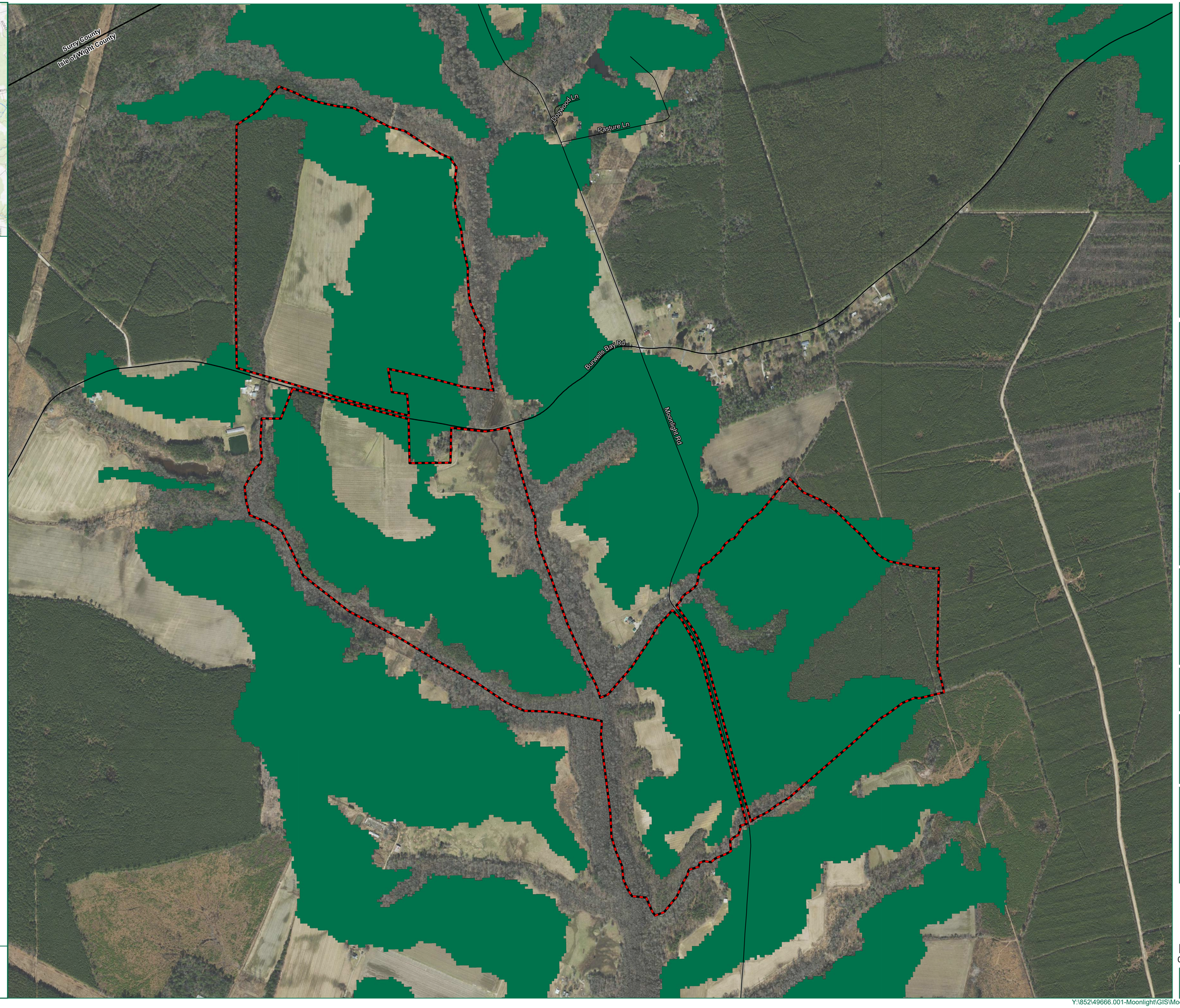


Legend

- Project Study Limits - 522.96 Acres
- Virginia Land & Energy Navigator (VaLEN) Dataset
- County Boundary

NOTES:

PRIME FARMLAND FROM VaLEN.
AERIAL IMAGERY FROM VGIN.



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DATE
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PROJECT NUMBER
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PROJECT NAME
MOONLIGHT SOLAR

DESIGNED BY / DRAWN BY
M. HILL

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REVISIONS

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1	07/06/23	Revised per County feedback

DRAWING DESCRIPTION
VIRGINIA LAND & ENERGY NAVIGATOR (VaLEN) MAP

SCALE (FEET)
0 500 1,000
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE
H:1" = 500'

SHEET NUMBER

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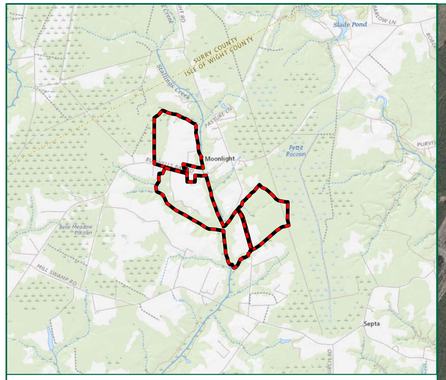

Legend

- Project Study Limits - 522.96 Acres
- Two Mile Buffer
- County Boundary
- NLEB Roost Trees - Not Present
- Trout Streams - Not Present
- Threatened/Endangered Waters - Not Present
- Anadromous Fish Use
- Bald Eagle Concentration Areas and Roosts
- Colonial Water Birds
- Federal or State Listed Observation Area - Not Present
- Bat Hibernacula (0.5 Mile Buffer) - Not Present
- Bat Hibernacula (5.5 Mile Buffer) - Not Present

Federal Status, State Status

- Non-Threatened, Non-Endangered

Species Observed within Two Miles		
Common Name	**Federal Status**	**State Status**
Bullhead, yellow	NT / NE	NT / NE
Chub, creek	NT / NE	NT / NE
Chubsucker, creek	NT / NE	NT / NE
Dace, blacknose	NT / NE	NT / NE
Dace, rosyside	NT / NE	NT / NE
Darter, tessellated	NT / NE	NT / NE
Eagle, bald	NT / NE	NT / NE
Eel, American	NT / NE	NT / NE
Flier	NT / NE	NT / NE
Frog, southern cricket	NT / NE	NT / NE
Heron, great blue	NT / NE	NT / NE
Lamprey, least brook	NT / NE	NT / NE
Mosquitofish, eastern	NT / NE	NT / NE
Mudminnow, eastern	NT / NE	NT / NE
Peeper, spring	NT / NE	NT / NE
Perch, pirate	NT / NE	NT / NE
Pickerel, redfin	NT / NE	NT / NE
Pumpkinseed	NT / NE	NT / NE
Salamander, eastern red-backed	NT / NE	NT / NE
Shiner, golden	NT / NE	NT / NE
Sunfish, bluespotted	NT / NE	NT / NE
Sunfish, redear	NT / NE	NT / NE
Treefrog, barking	NT / NE	NT / NE
Treefrog, pine woods	NT / NE	NT / NE
Treefrog, squirrel	NT / NE	NT / NE
Warmouth	NT / NE	NT / NE
NT = Non-Threatened, NE = Non-Endangered		

NOTES:

WERMS DATA FROM DWR.
BAT HIBERNACULA INCLUDE IDENTIFICATIONS OF NORTHER LONG-EARED BAT, TRI-COLORED BAT, LITTLE BROWN BAT, VIRGINIA BIG-EARED BAT, GRAY BAT, AND INDIANA BAT.
AERIAL IMAGERY FROM VGIN.

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.
1001 Boulders Parkway, Suite 300
Richmond, VA 23225
TEL 804.200.6500
www.timmons.com

PALLADIUM ENERGY

PROJECT NAME & LOCATION

MOONLIGHT SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA

DATE: 03/17/2023
PROJECT NUMBER: 47666.001
PROJECT NAME: MOONLIGHT SOLAR
DESIGNED BY / DRAWN BY: M. HILL

NOTES

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REVISIONS

#	MM/DD/YY	DESCRIPTION
1	07/06/23	*Revised per County feedback*

DRAWING DESCRIPTION
WILDLIFE ENVIRONMENTAL REVIEW MAP

SCALE (FEET)
0 1,500 3,000
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE: H: 1" = 1,500'
SHEET NUMBER:

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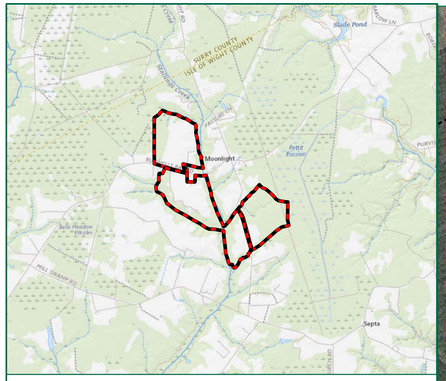

Legend

- Project Study Limits - 522.96 Acres
- Development Envelope - 272.8 Acres
- County Boundary

Ecological Cores within Developmental Envelope

- C3: High - 8.9 Acres
- C5: General - 12.6 Acres

NOTES:

ECOLOGICAL CORES DATA FROM VDCR.
COUNTY BOUNDARY DATA FROM VDEM.
AERIAL IMAGERY FROM VGIN.

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Richmond, VA 23225
TEL: 804.200.6500
www.timmons.com

PALLADIUM ENERGY

PROJECT NAME & LOCATION

MOONLIGHT SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA

DATE: 10/09/2023

PROJECT NUMBER: 49666.001

PROJECT NAME: MOONLIGHT SOLAR

DESIGNED BY / DRAWN BY: M. HILL

NOTES

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REVISIONS

#	MM/DD/YY	DESCRIPTION
1	07/14/23	*Revised per County feedback*
2	02/15/24	*Revised per County feedback*

DRAWING DESCRIPTION

ECOLOGICAL CORES MAP

SCALE (FEET)

0 500 1,000

PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE: H:1" = 500'

SHEET NUMBER

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
Virginia Ecological Services Field Office
6669 Short Lane
Gloucester, VA 23061-4410
Phone: (804) 693-6694 Fax: (804) 693-9032

In Reply Refer To: March 28, 2023
Project code: 2023-0061092
Project Name: Moonlight Solar
IPaC Record Locator: 578-124233281

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for 'Moonlight Solar'

Dear Timmons Group:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on March 28, 2023, for 'Moonlight Solar' (here forward, Project). This project has been assigned Project Code 2023-0061092 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat Rangewide Determination Key (Dkey), invalidates this letter.

Determination for the Northern Long-Eared Bat

Based upon your IPaC submission and a standing analysis, your project is not reasonably certain to cause incidental take of the northern long-eared bat. Unless the Service advises you within 15 days of the date of this letter that your IPaC-assisted determination was incorrect, this letter verifies that the Action is not likely to result in unauthorized take of the northern long-eared bat.

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination for the northern long-eared bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Candidate

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species and/or critical habitat listed above. Note that if a new species is listed that may be affected by the identified action before it is complete, additional review is recommended to ensure compliance with the Endangered Species Act.

Next Steps

Coordination with the Service is complete. This letter serves as technical assistance. All conservation measures should be implemented as proposed. Thank you for considering federally listed species during your project planning.

We are uncertain where the northern long-eared bat occurs on the landscape outside of known locations. Because of the steep declines in the species and vast amount of available and suitable forest habitat, the presence of suitable forest habitat alone is a far less reliable predictor of their presence. Based on the best available information, most suitable habitat is now expected to be unoccupied. During the interim period, while we are working on potential methods to address this uncertainty, we conclude take is not reasonably certain to occur in areas of suitable habitat where presence has not been documented.

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place before project implements any changes which are final or commits additional resources.

If you have any questions regarding this letter or need further assistance, please contact the Virginia Ecological Services Field Office and reference Project Code 2023-0061092 associated with this Project.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

Moonlight Solar

2. Description

The following description was provided for the project 'Moonlight Solar':

> Proposed utility scale solar project

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@37.0251376,-76.71628196622214,14z

DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of "may affect, but not likely to adversely affect" for the Endangered northern long-eared bat (*Myotis septentrionalis*).

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of the northern long-eared bat or any other listed species?

   Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

   No

2. Your project overlaps with an area where northern long-eared bats may be present year-round. Time-of-year restrictions may not be appropriate for your project due to bats being active all year.

   Do you understand that your project may impact bats at any time during the year and time-of-year restrictions may not apply to your project?

   Yes

3. Do you have data that indicates that northern long-eared bats may be present in the action area?

   No

4. Does any component of the action involve construction or operation of wind turbines?

   Note: For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

   No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   No

PROJECT QUESTIONNAIRE

IPAC USER CONTACT INFORMATION

Agency: Timmons Group
Name: Timmons Group
Address: 1001 Boulders Pkwy
City: Richmond
State: VA
Zip: 23225
Email 804@timmons.com
Phone: 8042006500

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Virginia Ecological Services Field Office
6669 Short Lane
Gloucester, VA 23061-4410
Phone: (804) 693-6694 Fax: (804) 693-9032

In Reply Refer To:
Project Code: 2023-0061092
Project Name: Moonlight Solar

March 28, 2023

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

To Whom It May Concern:

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

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

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

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

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

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

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/birds/policies-and-regulations.php.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Project Code in the header of this

letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

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

OFFICIAL SPECIES LIST

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

This species list is provided by:

Virginia Ecological Services Field Office
6669 Short Lane
Gloucester, VA 23061-4410
(804) 693-6694

PROJECT SUMMARY

Project Code: 2023-0061092
Project Name: Moonlight Solar
Project Type: Power Gen - Solar
Project Description: Proposed utility scale solar project
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@37.0251376,-76.71628196622214,14z

Counties: Isle of Wight County, Virginia

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

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

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

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

---

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

MAMMALS

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

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

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

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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

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

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel *Falco sparverius paulus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Aug 31

NAME	BREEDING SEASON
Bobolink *Dolichonyx oryzivorus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31
Brown-headed Nuthatch *Sitta pusilla* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 1 to Jul 15
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Eastern Whip-poor-will *Antrostomus vociferus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Aug 20
Kentucky Warbler *Oporornis formosus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 20
Prairie Warbler *Dendroica discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler *Protonotaria citrea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Wood Thrush *Hylocichla mustelina* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see

below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

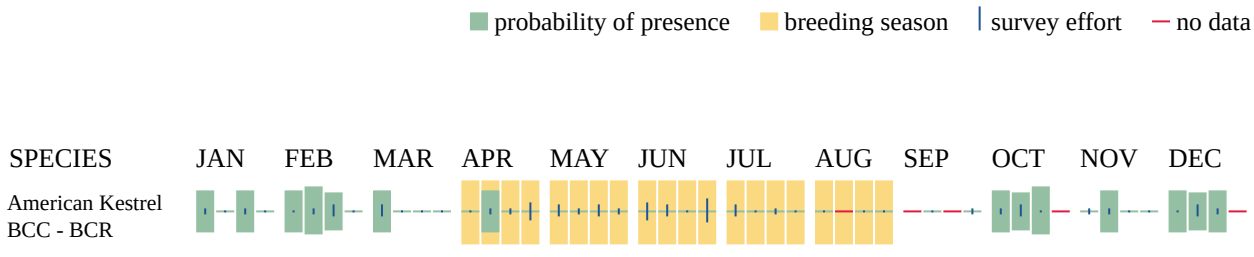
1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

MIGRATORY BIRDS FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in

the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?
The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects
For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report
The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of

certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

IPAC USER CONTACT INFORMATION

Agency: Timmons Group
Name: Timmons Group
Address: 1001 Boulders Pkwy
City: Richmond
State: VA
Zip: 23225
Email 804@timmons.com
Phone: 8042006500

VaFWIS - Department of Game and Inland Fisheries

37.02954 -76.72453
is the Search Point
Submit Cancel

Search Point
- **Change** to "clicked" map point
- **Fixed** at 37.02954 -76.72453

Show Position Rings
Yes No
1 mile and 1/4 mile at the **Search Point**

Show Search Area
Yes No
2 Search distance miles buffer

Search Point is at map center

Base Map Choices
BW Aerial Photography

Map Overlay Choices
Current List: Anadromous, TEWaters, BAEANests, BECAR, Trout, TierII, Habitat, Search

Map Overlay Legend

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

123 Impediment

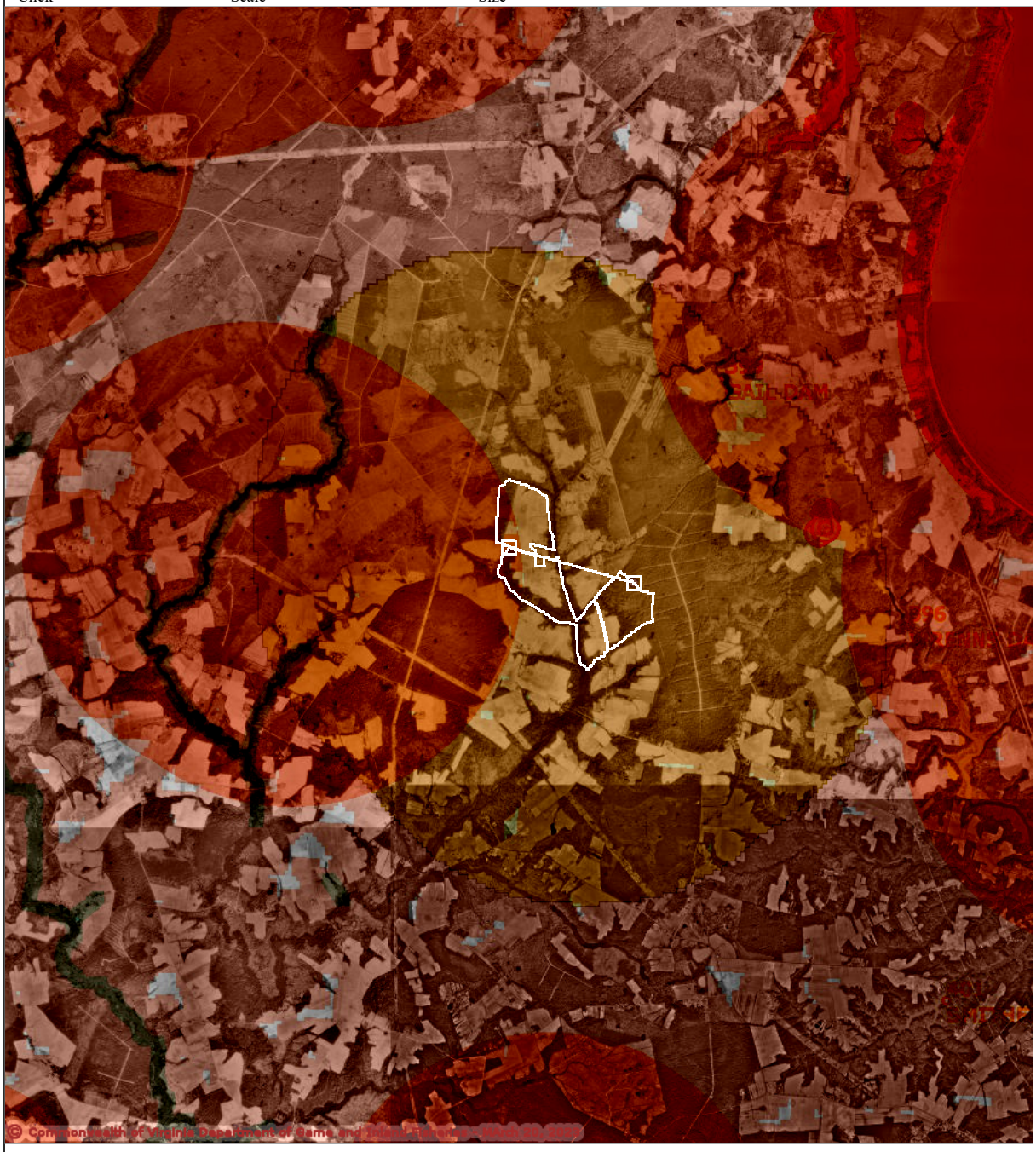
2 mile radius Search Area

Bald Eagle Concentration Areas and Roosts

Bald Eagle nests 660 and 330 foot management zones

Data Observation Site

back
Map Click Pan Id M
Refresh Browser Page
Map Scale In Zoom Out
Screen Size Small Size Big
Help



N
1 0 1 2 3 4 Kilometers
1 0 1 2 3 4 Miles

Point of Search 37.02954 -76.72453
Map Location 37.02954 -76.72453

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: Black & White USGS Aerial Photography (see Microsoft terraserver-usa.com for details)

Map projection is UTM Zone 18 NAD 1983 with left 338613 and top 4107540. Pixel size is 16 meters . Coordinates displayed are decimal Degrees North and West. Map is currently displayed as 1000 columns by 1000 rows for a total of 1000000 pixles. The map display represents 16000 meters east to west by 16000 meters north to south for a total of 256.0 square kilometers. The map display represents 52502 feet east to west by 52502 feet north to south for a total of 98.8 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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http://www.national.geographic.com/topo
All other map products are from the Commonwealth of Virginia Department of Game and Inland Fisheries.

map assembled 2023-03-20 13:19:21 (qa/qc March 21, 2016 12:20 - tn=1467810 dist=3218 I
)
$poi=37.0287900 -76.7151300

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VaFWIS Initial Project Assessment Report Compiled on 3/20/2023, 1:20:31 PM

Help

Known or likely to occur within a **2 mile buffer around line beginning 37.0287900 -76.7151299** in **093 Isle of Wight County, 181 Surry County, VA**

View Map of Site Location

533 Known or Likely Species ordered by Status Concern for Conservation (displaying first 33) (33 species with Status* or Tier I** or Tier II**)

BOVA Code	Status*	Tier**	Common Name	Scientific Name	Confirmed	Database(s)
040228	FESE	Ia	Woodpecker, red-cockaded	Picoides borealis		BOVA
010032	FESE	Ib	Sturgeon, Atlantic	Acipenser oxyrinchus		BOVA
030071	FTST	Ia	Turtle, loggerhead sea	Caretta caretta		BOVA
040144	FTST	Ia	Knot, red	Calidris canutus rufa		BOVA
040110	FTSE	Ia	Rail, eastern black	Laterallus jamaicensis jamaicensis		BOVA
050022	FTST	Ia	Bat, northern long-eared	Myotis septentrionalis		BOVA
010347	SE	Ia	Sunfish, blackbanded	Enneacanthus chaetodon		BOVA,Habitat
030064	SE	Ia	Turtle, eastern chicken	Deirochelys reticularia reticularia		BOVA
050020	SE	Ia	Bat, little brown	Myotis lucifugus		BOVA
050034	SE	Ia	Bat, Rafinesque's eastern big-eared	Corynorhinus rafinesquii macrotis		BOVA
050027	FPSE	Ia	Bat, tri-colored	Perimyotis subflavus		BOVA
020052	SE	IIa	Salamander, eastern tiger	Ambystoma tigrinum		BOVA
030013	SE	IIa	Rattlesnake, canebrake	Crotalus horridus		Habitat
040096	ST	Ia	Falcon, peregrine	Falco peregrinus		BOVA
040293	ST	Ia	Shrike, loggerhead	Lanius ludovicianus		BOVA
020044	ST	IIa	Salamander, Mabee's	Ambystoma mabeei		BOVA,Habitat
040292	ST		Shrike, migrant loggerhead	Lanius ludovicianus migrans		BOVA
100079	FC	IIIa	Butterfly, monarch	Danaus plexippus		BOVA
030067	CC	IIa	Terrapin, northern diamond-backed	Malaclemys terrapin terrapin		BOVA,Habitat
030063	CC	IIIa	Turtle, spotted	Clemmys guttata		BOVA
010077		Ia	Shiner, bridle	Notropis bifrenatus		BOVA
070131		Ic	Isopod, Phreatic	Caecidotea phreatica		BOVA
020063		IIa	Toad, oak	Anaxyrus quercicus		BOVA,Habitat
020002		IIa	Treefrog, barking	Hyla gratiosa	Yes	BOVA,SppObs
040052		IIa	Duck, American black	Anas rubripes		BOVA

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
040320		IIa	Warbler, cerulean	Setophaga cerulea		BOVA
040140		IIa	Woodcock, American	Scolopax minor		BOVA
040105		IIb	Rail, king	Rallus elegans		BOVA
040304		IIc	Warbler, Swainson's	Limnothlypis swainsonii		BOVA

To view **All 533 species** View 533

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

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

Colonial Water Bird Survey (1 records)

View Map of All Query Results Colonial Water Bird Survey

Colony_Name	N Obs	Latest Date	N Species			View Map
			Different Species	Highest TE*	Highest Tier**	
Warren Creek	1	Jun 1 1993	1			Yes

Displayed 1 Colonial Water Bird Survey

Threatened and Endangered Waters

N/A

Managed Trout Streams

N/A

Bald Eagle Concentration Areas and Roosts

N/A

Bald Eagle Nests (1 records)

View Map of All Query Results
Bald Eagle Nests

Nest	N Obs	Latest Date	DGIF Nest Status	View Map
IW8601	35	Apr 23 2008	Unknown	Yes

Displayed 1 Bald Eagle Nests

Habitat Predicted for Aquatic WAP Tier I & II Species (2 Reaches)

View Map Combined Reaches from Below of Habitat Predicted for WAP Tier I & II Aquatic Species

Stream Name	Tier Species						View Map
	Highest TE*	BOVA Code, Status*, Tier**, Common & Scientific Name					
Passenger Swamp (03010202)	SE	010347	SE	Ia	Sunfish, blackbanded	Enneacanthus chaetodon	Yes
Pouches Swamp (03010202)	SE	010347	SE	Ia	Sunfish, blackbanded	Enneacanthus chaetodon	Yes

Habitat Predicted for Terrestrial WAP Tier I & II Species (4 Species)

View Map of Combined Terrestrial Habitat Predicted for 4 WAP Tier I & II Species Listed Below

ordered by Status Concern for Conservation

BOVA Code	Status*	Tier**	Common Name	Scientific Name	View Map
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

Public Holdings:

N/A

Compiled on 3/20/2023, 1:20:31 PM I1467810.0 report=IPA searchType= L dist= 3218 poi= 37.0287900 -76.7151299 siteDD= 37.0287945 -76.7151318;37.0284905 -76.7147378;37.0280135 -76.7142598;37.0278875 -76.7140838;37.0277415 -76.7137618;37.0277045 -76.7135368;37.0275305 -76.7124758;37.0275185 -76.7120718;37.0275355 -76.7120128;37.0247985 -76.7121288;37.0239575 -76.7119058;37.0239135 -76.7121498;37.0237965 -76.7128138;37.0238195 -76.7129498;37.0236735 -76.7134028;37.0234855 -76.7137288;37.0233345 -76.7139968;37.0232675 -76.7141588;37.0224605 -76.7153478;37.0210125 -76.7175288;37.0208825 -76.7178128;37.0207875 -76.7180178;37.0207255 -76.7181158;37.0206085 -76.7183208;37.0205475 -76.7184798;37.0204395 -76.7187638;37.0203555 -76.7189128;37.0204615 -76.7189468;37.0207435 -76.7190368;37.0210005 -76.7191328;37.0229705 -76.7197478;37.0249835 -76.7203898;37.0252915 -76.7205088;37.0255615 -76.7206358;37.0257225 -76.7207288;37.0258755 -76.7208348;37.0259835 -76.7209228;37.0262575 -76.7211478;37.0265945 -76.7214348;37.0267155 -76.7212888;37.0268235 -76.7212258;37.0269155 -76.7211158;37.0269735 -76.7209788;37.0270835 -76.7208118;37.0271645 -76.7207118;37.0272355 -76.7206678;37.0273775 -76.7206418;37.0274785 -76.7206058;37.0275875 -76.7205758;37.0276655 -76.7205318;37.0276915 -76.7205048;37.0277395 -76.7204548;37.0277825 -76.7203228;37.0278545 -76.7201718;37.0279655 -76.7200658;37.0280725 -76.7199088;37.0281305 -76.7198048;37.0282345 -76.7197318;37.0283345 -76.7196408;37.0283765 -76.7195788;37.0284525 -76.7194648;37.0284845 -76.7193278;37.0286055 -76.7192038;37.0287545 -76.7190638;37.0288505 -76.7189728;37.0289755 -76.7188338;37.0290555

-76.7186778;37.0291145 -76.7185498;37.0292315 -76.7183558;37.0293865 -76.7181928;37.0295305 -76.7180348;37.0296925 -76.7178628;37.0298045 -76.7177658;37.0298995 -76.7176278;37.0300395 -76.7174798;37.0301915 -76.7173088;37.0297685 -76.7167988;37.0295225 -76.7161408;37.0292445 -76.7156808;37.0287945 -76.7151318;37.0326304 -76.7329356;37.0336537 -76.7370243;37.0356558 -76.7370160;37.0406249 -76.7368691;37.0410663 -76.7360151;37.0412960 -76.7358180;37.0414943 -76.7355670;37.0417087 -76.7353155;37.0415093 -76.7347177;37.0413286 -76.7342844;37.0412057 -76.7337746;37.0411114 -76.7332447;37.0410488 -76.7326569;37.0407294 -76.7319542;37.0404832 -76.7313790;37.0403627 -76.7308482;37.0400130 -76.7302040;37.0396922 -76.7295791;37.0395606 -76.7292371;37.0392877 -76.7290114;37.0389530 -76.7290826;37.0386851 -76.7290041;37.0383048 -76.7291004;37.0378293 -76.7290166;37.0374700 -76.7288903;37.0371290 -76.7288552;37.0367417 -76.7287671;37.0363837 -76.7286761;37.0361034 -76.7286916;37.0356592 -76.7286630;37.0353762 -76.7286053;37.0349992 -76.7284222;37.0345592 -76.7281155;37.0341921 -76.7281746;37.0338036 -76.7280676;37.0333114 -76.7279661;37.0328632 -76.7278443;37.0329881 -76.7289213;37.0333121 -76.7303600;37.0335452 -76.7316047;37.0328749 -76.7314825;37.0328039 -76.7309368;37.0321844 -76.7308874;37.0326304 -76.7329356;37.0330234 -76.7350410;37.0320914 -76.7309018;37.0308256 -76.7308954;37.0308153 -76.7294326;37.0318176 -76.7293815;37.0316917 -76.7281575;37.0317890 -76.7273297;37.0296457 -76.7266382;37.0291670 -76.7264308;37.0287297 -76.7264272;37.0282120 -76.7262479;37.0274509 -76.7259027;37.0261288 -76.7253527;37.0249007 -76.7246984;37.0243883 -76.7243850;37.0240925 -76.7242571;37.0239849 -76.7242270;37.0240717 -76.7239530;37.0248538 -76.7230752;37.0256665 -76.7223739;37.0259839 -76.7221396;37.0264590 -76.7215828;37.0261976 -76.7212676;37.0255313 -76.7208083;37.0247520 -76.7204878;37.0229659 -76.7199506;37.0202878 -76.7190578;37.0202380 -76.7192929;37.0201537 -76.7192905;37.0199683 -76.7193800;37.0199012 -76.7195574;37.0198151 -76.7196636;37.0197238 -76.7196664;37.0195144 -76.7196437;37.0194402 -76.7198137;37.0193128 -76.7202073;37.0192059 -76.7203718;37.0192413 -76.7206214;37.0191941 -76.7207745;37.0190781 -76.7208230;37.0189984 -76.7211637;37.0189422 -76.7211974;37.0188535 -76.7212116;37.0186583 -76.7213709;37.0182339 -76.7216177;37.0180237 -76.7218464;37.0177988 -76.7220792;37.0177027 -76.7224052;37.0178375 -76.7225171;37.0182237 -76.7227149;37.0182744 -76.7232213;37.0184385 -76.7233461;37.0187432 -76.7235173;37.0191354 -76.7235555;37.0195671 -76.7237653;37.0199938 -76.7239197;37.0206045 -76.7239341;37.0224303 -76.7241770;37.0229094 -76.7242261;37.0232617 -76.7241838;37.0233180 -76.7241880;37.0235766 -76.7256729;37.0236272 -76.7262714;37.0236533 -76.7269546;37.0239016 -76.7275995;37.0244733 -76.7286156;37.0251175 -76.7300036;37.0258535 -76.7314601;37.0265978 -76.7331559;37.0273201 -76.7342788;37.0276648 -76.7347946;37.0283735 -76.7351782;37.0289482 -76.7355324;37.0292034 -76.7360346;37.0294186 -76.7366508;37.0298070 -76.7367745;37.0302367 -76.7368220;37.0307396 -76.7364597;37.0308941 -76.7362472;37.0310832 -76.7361800;37.0314537 -76.7362314;37.0321872 -76.7361669;37.0321719 -76.7354796;37.0330234 -76.7350410;;

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Travis A. Voyles
Secretary of Natural and Historic Resources

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Director

Andrew W. Smith
Chief Deputy Director

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

COMMONWEALTH of VIRGINIA

DEPARTMENT OF CONSERVATION AND RECREATION

July 11, 2023

Jillian Stickley
Timmons Group
1001 Boulders Parkway
North Chesterfield, VA 23225

Re: 49666.001, Moonlight Solar

Dear Ms. Stickley:

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 Barking treefrog (*Hyla gratiosa*, G5/S2S3/NL/NL) to occur in the project area if suitable habitat exists on site. 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 Barking treefrog, DCR recommends a habitat assessment for the resource in the study area. With the habitat assessment results we can more accurately evaluate potential impacts to natural heritage resources and offer specific protection recommendations for minimizing impacts to the documented resources. If possible, please include photos and plant and animal species composition information for the isolated pond in the wooded section of the northwest portion of the project site.

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.

In addition, according to predicted suitable habitat modeling, there is potential for Eastern big-eared bat (*Corynorhinus rafinesquii macrotis*, G3G4T3/S2/NL/LE) to occur in the project area if suitable habitat exists on site. The Eastern big-eared bat is named for its enormous ears twice the length of its head, is extremely rare in Virginia and is currently known only from the southeastern portion of the state. Although widespread throughout the southeast, they are never found in large numbers. These bats roost singly or in small groups in hollow trees or abandoned buildings. They forage only after dark primarily in mature forests of both upland and lowland areas along permanent bodies of water (NatureServe, 2009). The details of this bat's feeding behavior and much of its natural history remain a mystery. Lack of information regarding the ecology of the Eastern big-eared bat, and their sensitivity to disturbance, make them particularly vulnerable to destruction of roost sites and feeding areas where their presence goes undetected (Handley and Schwab 1991, Harvey 1992).

Threats to this species include forest destruction, particularly hollow tree removal, decreasing availability of abandoned buildings, and possibly, insecticides. Please note that this species is currently classified as endangered by the Virginia Department of Wildlife Resources (VDWR).

DCR recommends avoiding tree removal in bottomland habitats along Stallings Creek and tributaries and assessing any large potential roost trees and/or abandoned structures on the property for bat presence/absence. DCR also recommends coordination with DWR if removal of potential roost habitat for the Eastern big-eared bat becomes necessary to ensure compliance with the Virginia Endangered Species Act (VA ST §§ 29.1-563 – 570).

DCR 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 **(C3, C4, C5)** 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 (January 11, 2024) has passed before it is utilized.

A fee of $395.00 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 Virginia Department of Wildlife Resources (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

Tyler Meader
Natural Heritage Locality Liaison

Cc: Amy Martin, VDWR
Susan Tripp, DEQ
Randy Keaton, Isle of Wight County Administrator

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APOGEE

Environmental & Archaeological, Inc.

PHASE I HISTORIC ARCHITECTURE SURVEY AND EFFECTS ASSESSMENT FOR THE PROPOSED MOONLIGHT SOLAR FACILITY ISLE OF WIGHT COUNTY, VIRGINIA

Prepared For
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DHR File No. 2023-4075

June 2023 (Finalized August 2023)

Abstract

On behalf of Timmons Group, Apogee Environmental & Archaeological, Inc. conducted a Phase I architectural survey and effects assessment for the proposed Moonlight Solar Facility in Isle of Wight County, Virginia. Phase I survey serves as the secondary step in meeting compliance requirements for The Virginia Department of Environmental Equality (DEQ). All activities were conducted in accordance with the Virginia Department of Historic Resources (DHR), as published in *Guidelines for Conducting Historic Resources Survey in Virginia* (2017).

The project consists of the development of a solar energy facility located approximately 5.2 miles northwest of Smithfield, Virginia, situated west and south of the intersection between Moonlight Road and Burwells Bay Road. The archaeological area of potential effects (APE) contains parcels of mixed-use rural land totaling 516.9 acres (209.2 hectares). The architectural APE encompasses the archaeological APE, as well as a .5-mile buffer extending outward. A desktop analysis cultural resources assessment was conducted in March 2023. The Phase IA cultural resources assessment was conducted in March 2023, with a site visit from March 27th to 29th, 2023.

As a result of the architectural survey, Apogee identified 21 historic resources. 11 previously recorded resources were identified within the 0.5-mile buffer. Of the 11 resources, 9 had been surveyed within the past 5 years. The remaining 2 previously recorded resources and 19 newly identified resources were surveyed within the architectural APE. No historic properties potentially eligible for listing in the National Register of Historic Places (NRHP) were identified within the architectural APE. Effects were assessed to gauge the potential direct and indirect effects on historic properties located within the architectural APE.

Overall, it is Apogee's finding that the proposed Project will have **no adverse effects** on the 21 properties surveyed within the architectural APE.

APOGEE

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1.0 INTRODUCTION TO THE PROJECT

On behalf of Timmons Group, Inc. (Timmons), Apogee Environmental & Archaeological, Inc. (Apogee) conducted a Phase I architectural survey and effects assessment for the proposed Moonlight Solar Facility in Isle of Wight County, Virginia. Phase I survey serves as the secondary step in meeting compliance requirements for The Virginia Department of Environmental Equality (DEQ). All activities were conducted in accordance with the Virginia Department of Historic Resources (DHR), as published in *Guidelines for Conducting Historic Resources Survey in Virginia* (2017).

The project consists of the development of a solar energy facility located approximately 5.2 miles northwest of Smithfield, Virginia, situated west and south of the intersection between Moonlight Road and Burwells Bay Road. The archaeological area of potential effects (APE) contains parcels of mixed-use rural land totaling 516.9 acres (209.2 hectares). The architectural APE encompasses the archaeological APE, as well as a .5-mile buffer extending outward. A desktop analysis cultural resources assessment and Phase IA site visit were conducted in March 2023. The Phase I architectural survey was conducted in May 2023.

Amanda Commins, MA conducted the historic architectural survey on May 10th that involved surveying all structures 45 years and older within the project boundaries and within the 0.5-mile buffer. A total of 21 primary resources were identified as a result of the architectural history survey. 2 previously identified resources were revisited.

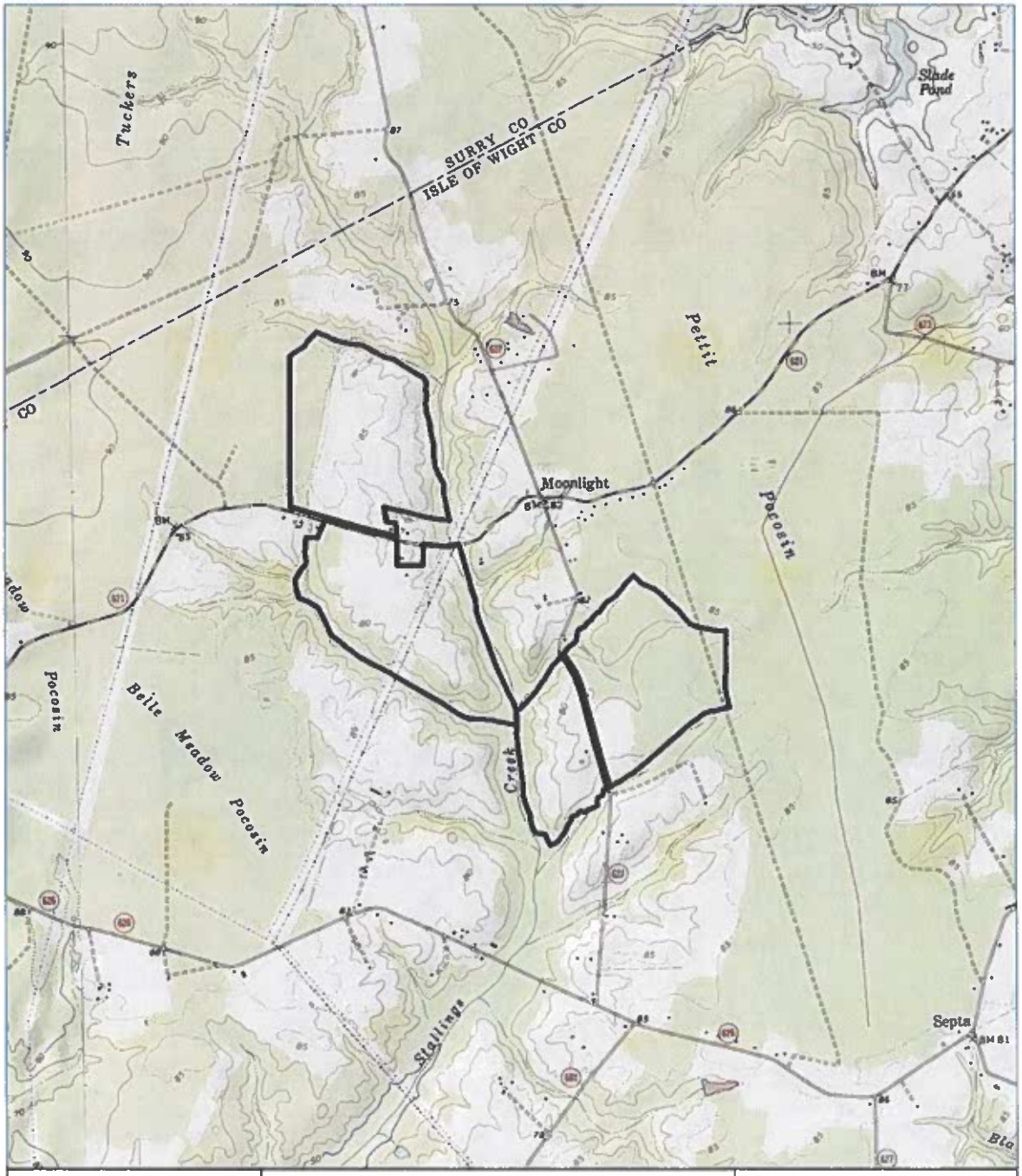

Figure 1: Project area depicted on modern topographic map.

Figure 2: Project area depicted on modern aerial imagery.

2.0 RESEARCH DESIGN

Apogee conducted an architectural survey and effects assessment for the proposed Project. The purpose of the architectural survey and effects assessment was to identify historic properties and to assess the effects of the proposed Project on those properties. All field investigations and technical reporting meet the qualifications specified in the Secretary of the Interior's (SOI) *Standards and Guidelines for Archeology and Historic Preservation* (Federal Register 48:190:44716–44742) and the *Guidelines for Conducting Historic Resources Survey in Virginia* (2017).

Prior to fieldwork, Apogee completed a review of the Virginia Cultural Resource Information System (V-CRIS) to identify previous architectural surveys and previously recorded architectural resources within a .5-mile buffer of the project area. Newly identified historic resources were identified through a combination of methods. Utilizing readily available Isle of Wight County tax maps and GIS files, all parcels were reviewed for pre-1977 build dates (45 years of age). Historic county maps, topographic maps and aerial imagery were also reviewed to identify potential historic-age resources and to verify the accuracy of build dates obtained via GIS-based tax data. Field survey will include exterior photographs of the primary resources and each secondary resource; a description of the property with information needed to properly evaluate NRHP eligibility; and an interview of the property owner if available. The location of each resource will be recorded on field maps and incorporated into a GIS dataset as part of the documentation record. Following fieldwork, all previously recorded (last evaluated over five years ago) and newly identified resources within the architectural APE will be documented in V-CRIS and evaluated for listing in the VLR/NRHP based on guidance provided in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (NPS 1990). Historic physical integrity will be determined from site observations, field data, and photographic documentation.

Fieldwork was conducted to verify build dates for all parcels containing historic-age buildings throughout the architectural APE. The field survey was conducted on foot from the public right-of-way. Field survey included exterior photographs of the primary resources and each secondary resource; and a description of the property with information needed to properly evaluate NRHP eligibility.

Following fieldwork, all previously recorded and newly identified resources within the architectural APE were evaluated for listing in the NRHP based on guidance provided in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (NPS 1990), as well as *Guidelines for Conducting Historic Resources Survey in Virginia* (2017). Historic physical integrity was determined from site observations, field data, and photographic documentation. To be recommended eligible for inclusion in the NRHP, a resource must demonstrate quality of significance in American history, architecture, archeology, engineering, and culture in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in or past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

Per *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, a significant property's integrity is evaluated by applying the Seven Aspects of Integrity to determine the property's ability to convey its significance:

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

Additionally, an effects assessment was completed. An undertaking is considered to have an adverse effect when the effect on a historic property may diminish the integrity of the property's location, design, setting, materials, workmanship, feeling or association. Examples include, but are not limited to:

- Physical destruction, damage, or alteration of all or part of the property;
- Isolation of the property from or alteration of the character of the property's setting when that character contributes to the property's significance;
- Introduction of a significant change to visual, audible, or atmospheric elements that are out of character with the property or alter its setting;
- Neglect of a property resulting in its deterioration or destruction; and
- Transfer, lease or sale of the property without protective restrictions.

A summary of all NRHP recommendations and the results of the effects assessment are included in this report. Photographs for each resource and representative secondary structures are included in this report. The locations of all previously recorded and newly identified resources are depicted on aerial imagery showing parcel boundaries and the architectural APE.

3.0 LITERATURE REVIEW

This section provides a literature review of the regional history, results of the Virginia Cultural Resource Information System (V-CRIS) file review, and historic map research.

3.1 Literature Review

The project area is located within the Southern Coastal Plain geographical and cultural region of Virginia as defined by VDHR's Regional Boundaries and Differences: Geography and Culture map (2017). This region is bound by the Atlantic Ocean/Chesapeake Bay to the east, the Virginia-North Carolina border to the south, the Fall Line to the west, and the Northern Coastal Plain to the north (VDHR 2017: 101-102). The Southern Coastal Plain features the earliest European settlement in Virginia: the colony at Jamestown founded in 1607. From here, European colonists would move westward throughout the 17th century using the region's many rivers. Due to the self-sufficient nature of the Southern Coastal Plain's plantations in the 17th century, there were very few central town centers until the mid-18th century.

Below is an outline of a partial account primarily based on archaeological data. After first arriving in Virginia in 1607, European colonists started moving along the many rivers in the Southern Coastal Plain into the western portions of the region (VDHR 2017: 101). Due to the self-sufficient nature of the Southern Coastal Plain's plantations in the 17th century, there were very few central town centers until the mid-18th century. This region was settled both for its agricultural potential, but also for its industrial potential and access to the Atlantic Ocean.

Isle of Wight County Historic Period

Settlement to Society (1607 to 1750)

Prior to its establishment, the area now known as Isle of Wight County was once home to many Native American tribes that settled along the James River. The Warraskoyak are the first documented Indigenous group to make contact with European settlers. European settlers at the Jamestown settlement first made contact with the Warraskoyak in 1607 after crossing the James River in search of food (Boddie 1973). In 1632, English colonists constructed a fort in order to defend their settlements from Native American and Spanish attackers (Isle of Wight County Museum 2014). This fort, first known as The Castle, was later expanded during the Revolutionary War and was renamed Fort Boykin.

In 1634, Isle of Wight County was officially established under the name Warraskoyak Shire as one of the eight shires first established by the English. The initial population was approximately 522 people (Boddie 1973; Morrison 2001). In 1637, Warraskoyak Shire was renamed Isle of Wight County after the English island (Isle of Wight County 2023). In 1674, Isle of Wight County gained a porti on of the now extinct Nansemond County (Boddie 1973; Morrison 2001). However, the current boundary of the county was not set until 1732 when a considerable portion was added to neighboring Brunswick County, which was subsequently turned into Southampton County in 1748 (Morrison 2001)

Since its founding, Isle of Wight County largely exhibits rural character and encompasses approximately 350 square miles (Morrison 2001). Many streams and roads intersect the county with an east/west connecting road playing a significant role in the area's history as it controlled access to Richmond via the James River. The county's location along the James River also demonstrates why the first English plantations were constructed within the county and mainly grew tobacco.

Figure 3: A map of Isle of Wight County showing the general location of the project area (Selection from Campbell et al 1864).

Colony to Nation (1750 to 1789)

The Isle of Wight County courts were established in 1751 in Smithfield through the appointment of eight justices (Morrison 2001). Four of these judges could make up a court and were required to meet monthly. This would continue until the county courts were abolished in the 1902 constitution when the judicial power of counties was given to circuit courts. The following year, Smithfield officially became an incorporated town and is still the largest town in the county. The original courthouse and its associated tavern, The Smithfield Inn, are still standing today.

While there were no official Revolutionary War battles fought within Isle of Wight County, its residents served in the Continental Army and the county's location allowed it to serve as an important place for commerce and agriculture (Morrison 2001). During the Revolutionary War, British troops raided Smithfield in an effort to destroy country records (Morrison 2001). The wife of Mr. Francis Young, an officer in the Continental Army, was able to remove the records prior to the raid. The records were hidden until the British forces surrendered at Yorktown. In March of 1782, the county court made an order describing the county's location and how its inhabitants have been strongly impacted by the invading British forces (Morrison 2001). The proximity to British landing caused a great strain on the county's militia as they were forced to be on constant duty due to threat of attack. However, no significant battles were fought within the county.

Early National Period (1789 to 1830)

At the beginning of the 19th century, Isle of Wight County saw its economic impact shift away from tobacco farming towards other crops such as cotton, wheat, and corn (Morrison 2001). Its location along the James River also allowed the county to begin building ships, though not at the scale of nearby coastal cities such as Norfolk. The economic focus on agriculture required the use of plantations which heavily utilized slave labor.

While Isle of Wight County is situated close to the coastline of Virginia, it played a minor role during the War of 1812 (Morrison 2001). During the war, the county mainly served as a defensive position to protect access to Richmond via the James River with Fort Boykin, which was refortified during the war (Isle of Wight County Museum 2014). While the county is located along the James River with access to Richmond, no battles were fought within the county's borders. The county helped finance the United States forces to fend off British invaders as well as supplied troops.

Antebellum Period (1830 to 1860)

Leading up to the Civil War, Isle of Wight County's wealthy plantation owners and politicians heavily supported the continuation of slavery in the United States (Morrison 2001). However, the county's Quaker population supported the abolitionist movement. Leading up to Virginia seceding from the Union and joining the Confederate States of America, a vote was held in Isle of Wight County to determine if the county wanted to secede or remain with the Union. Among the 861 registered voters in the county, every vote went in favor of secession (Morrison 2001).

The county's population during this time period rose from 9,028 in 1790 up to 9,977 in 1860 with the highest population being 10,517 in 1830 (USCB). This rise in population led the county

to move the courthouse to a more central location within Smithfield (Morrison 2001). The new courthouse, constructed in 1800, along with its associated tavern (Boykin's Tavern) are still standing.

Civil War (1860 to 1865)

During the Civil War, the James River served as the backbone for supplies to get from the Atlantic coast to the Confederate capital of Richmond. Isle of Wight County's location between Norfolk and Richmond required Confederate forces to construct earthwork fortifications in order to defend against Union naval attacks on supply runners (Morrison 2001). Part of these new fortifications were centered around Fort Boykin and also led to the construction of Fort Huger, named after the commander of the Confederate States Army's Department of Norfolk Major General Benjamin Huger (Morrison 2001).

Unlike previous wars, Isle of Wight County was home to many skirmishes and battles. On May 8, 1862, a Union flotilla bombarded Fort Boykin and forced Confederate troops to abandon the structure. The Union boats continued up the James River and bombarded Fort Huger to the point where the Confederate soldiers needed to abandon the structure as well. After the Union discovered Fort Boykin was empty, Confederate forces took Fort Boykin back as a signaling station and served as a key piece in the communication line to Richmond from the coast (Isle of Wight County Museum 2014).

The most significant Civil War battle to take place in Isle of Wight County is the Battle of Smithfield. On January 31, 1864, Union forces sailed up the Pagan River to investigate Confederate activity (Isle of Wight County Museum 2014). After engaging in a small skirmish, Union forces went back to Smithfield to leave the area. However, the Union gunboat departed without the shore party, leaving the Union troops to camp on shore for the night. This led to a three-hour-long skirmish to break out along Main Street on February 1 that resulted in Confederate forces destroying the Union gunboat *Smith-Briggs* and capturing the Union forces before they could retreat.

A noteworthy regiment of the Virginia Infantry is the 61st regiment. While the regiment formed in Petersburg under the command of Lieutenant Colonel Samuel H. Wilson, F Company was known as the "Isle of Wight Avengers" (Isle of Wight County Museum 2014).

Reconstruction and Growth (1865 to 1917)

After the Civil War defeat, the former Confederate states underwent a period of Reconstruction. Since Virginia's postwar government enacted laws restricting the rights of former slaves, Congress took control of the state via military rule until a new state constitution was adopted in 1870 (VMHC 2023). The Underwood Constitution as it's known reformed local government on the more democratic model of the New England township, required the General Assembly to create a statewide system of free public schools for all children, allowed the governor to veto bills that the assembly had passed, and granted the vote to all 21-year-old men regardless of race except some supporters of the Confederacy (Library of Virginia 2023). The citizens of Isle of Wight County voted in favor of levying a 50-cent tax to fund the new public school in the county (Morrison 2001). While the county's people voted to approve

this tax, the white residents of Isle of Wight County were not initially in favor of funding schools for black citizens (Morrison 2001).

With the defeat during the Civil War, agriculture in Virginia and specifically Isle of Wight County faced forced change. One of the changes that occurred within Isle of Wight County was a shift to include peanut farming (Morrison 2001). This growth in peanut farming percentage coincides with the change in the labor force away from slaves to paid workers as well as improved methods in cultivating peanuts. While there was a change in agricultural practices, the lack of slave labor to exploit led to much of Virginia shifting to a more industrial source of economic development (Morrison 2001). During this time period, the population of the county grew from 8,320 in 1870 up to 14,929 in 1910 (USCB).

World War I to World War II (1917-1945)

The economic impact of a shift from agriculture to industry continued in Isle of Wight County. This shift was helped with the completion of the James River Bridge (US-17) in 1928, which connected Isle of Wight County to Newport News (Kozel 2004). The construction of this bridge allowed people and goods to gain easier access to Isle of Wight County via a road instead of the most direct route being via boat up the James River.

Economic growth also came when Joseph W. Luter Sr. and Jr. founded Smithfield Packing Company in Smithfield, Virginia in 1936 (now known as Smithfield Foods, Inc.) (Smithfield Foods 2023). The founding of Smithfield Packing Company led to an influx of job opportunities for the county's residents and is still the county's main job supplier today. The still present agricultural industry paired with the growing Smithfield Packing Company allowed Isle of Wight County to provide the United States military with supplies during World War I and especially World War II.

New Dominion (1945-Present)

From 1975 to 1982, the James River Bridge was replaced with a wider four lane bridge in order to accommodate the traffic going between Smithfield and Newport News (Kozel 2004). In 1982, the Nansemond River Bridge opened, which allowed for residents of Isle of Wight County to have easier access to the independent city of Suffolk. This bridge crosses over the Nansemond River and is a part of US-17, the same US highway as the James River Bridge.

As of the 2020 United States Census, there were 38,606 people living in the county, up from 14,906 people back in 1950 (USCB). The growth of Smithfield Foods and the easier access to cities like Newport News, Norfolk, and Suffolk are likely key contributors to the large population growth in Isle of Wight County. It is estimated that of this population, 69.5% were White, 23% were Black or African American, 4.2% were Hispanic or Latino, 1.1% were Asian, 0.5% were Native American or Native Alaskan, and 2.8% were of two or more races (USCB).

3.2 Previous Investigations

Apogee conducted a file review via the Virginia Cultural Resource Information System (V-CRIS) website in March 2023. According to the V-CRIS record search there are 11 previously recorded architectural resources (Table 1) within a .5-mile radius of the project area (Figure 4). Of the 11 resources, 2 were revisited (046-0063, 046-5144).

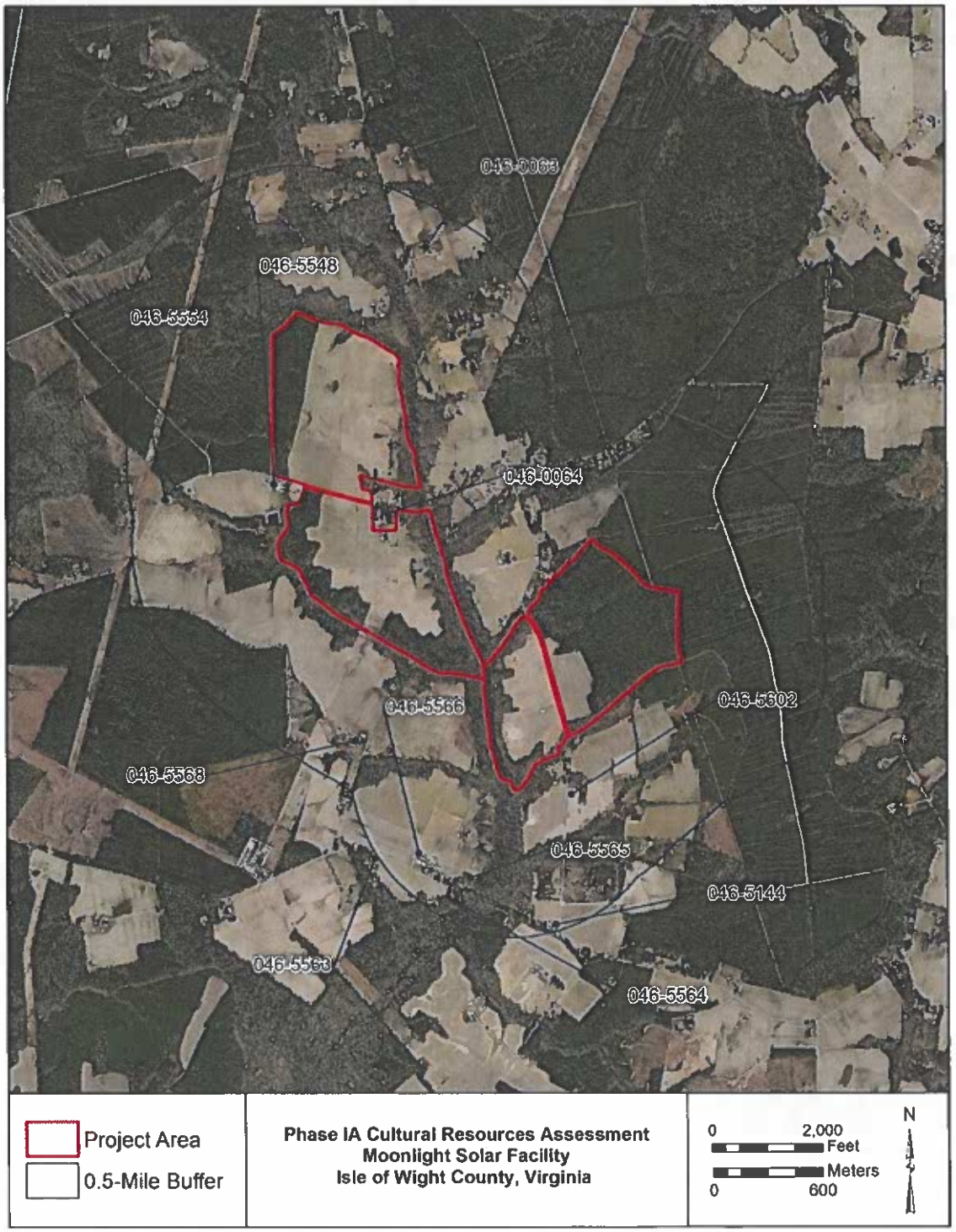

Figure 4: Results from V-CRIS records search of the APE.

Table 1: Previously Recorded Architectural Resources within 0.5 miles of Current Project.

DHR ID	Property Name	NRHP Evaluation	Location Relative to Project Area
046-0063	House, Route 627	DHR Staff: Not Evaluated	outside
046-0064	Carroll Plantation (Current/Historic)/Gary Carroll House (Historic)	DHR Staff: Eligible	outside
046-5144	Dwelling, 9346 Moonlight Road Former Store, 11489 Mill Swamp Road	DHR Staff: Not Evaluated	outside
046-5548	Dwelling, 10522 Burwells Bay Road	DHR Staff: Not Eligible	outside
046-5554	Dwelling, 10338 Burwells Bay Road	DHR Staff: Not Eligible	outside
046-5563	Dwelling, 11128 Mill Swamp Road	DHR Staff: Not Eligible	outside
046-5564	Dwelling, 11292 Mill Swamp Road	DHR Staff: Not Eligible	outside
046-5565	Dwelling, 11301 Mill Swamp Road	DHR Staff: Not Eligible	outside
046-5566	Dwelling, 11231 Mill Swamp Road	DHR Staff: Potentially Eligible	outside
046-5668	Dwelling, 11073 Mill Swamp Road	DHR Staff: Not Eligible	outside
046-5602	Jordan Cemetery	DHR Staff: Recommended for Further Survey (2020)	outside

3.3 Historic Map Review

A review of historic USGS topographic quadrangle maps was conducted to identify any potential historic resources within or adjacent to the project area. The earliest available topographic quadrangle depicting the project area is the Yorktown, VA (1907) USGS 1:62,500 scale quadrangle, on which three historic properties are depicted within the project area. These structures are present on both the 1907 and 1943 Yorktown, VA 1:62,500 scale quadrangle maps. Only one structure is present within the project area on the most recent historic topographic map: Bacons Castle, VA (1983) 1:24,000 quadrangle map.

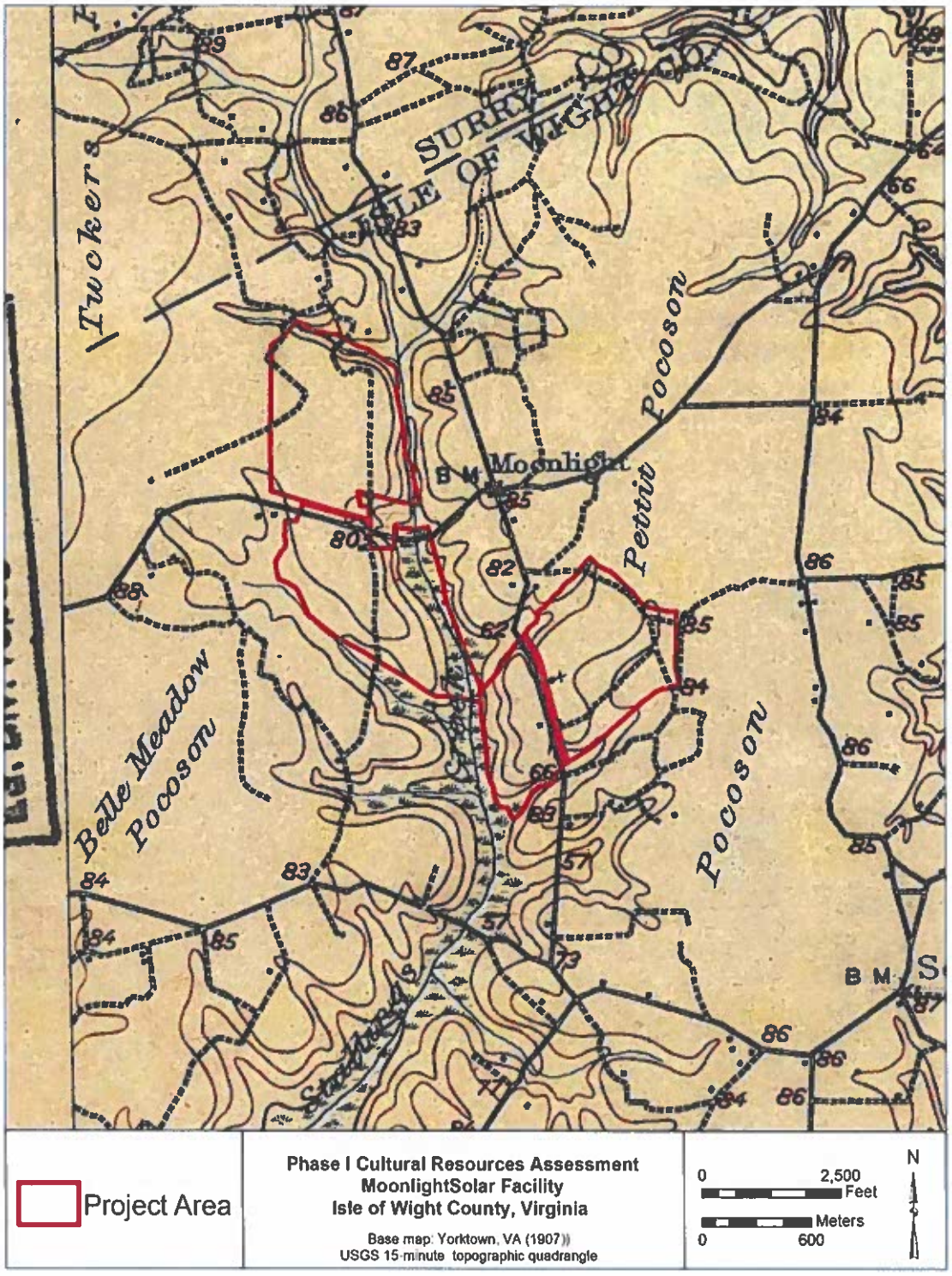

Figure 5: Structures present on the Yorktown, VA (1907) USGA 1:62,500 scale quadrangle.

4.0 RESULTS OF THE ARCHITECTURAL SURVEY

Apogee conducted an architectural survey and effects assessment for the proposed Project located in Isle of Wight County, Virginia. The purpose of the survey was to identify historic properties, those listed in or eligible for listing in the NRHP, and to assess the effects of the proposed Project on those properties. The architectural APE encompasses the project parcels of the proposed undertaking, as well as areas within 0.5-miles of the project area.

A total of 21 historic resources (2 previously recorded and 19 newly identified) were surveyed within the architectural APE. Table 2 provides relevant information for each of the resources identified, including VDHR ID, name/address, property description, location relative to APE, and Apogee's recommendations for NRHP listing.

The 21 resources are recommended not eligible for listing in the NRHP. They include residential and agricultural resources ranging in date from the late 1700s to the 1970s. Many of the resources are Minimal Traditional or Ranch-type single dwellings of a common design and lacking significant associations to notable events or people. There are also a couple larger Colonial and Georgian farmhouses with minimal ornamentation and replacement exterior fabric. Overall, these resources generally lack architectural distinction, no longer retain sufficient integrity of materials to convey significance, or do not have significant associations with events or people.

Table 2: Architectural Resources Documented during the Field Investigation.

VDHR ID	Site Name/ Address	Property Description	Location Relative to Direct APE	NRHP Recommendation
046-0063	House, Route 627	1770 Georgian brick dwelling	outside	Not Eligible
046-5144	House, 9346 Moonlight Road	1930 Minimal Traditional dwelling	outside	Not Eligible
046-5721	House, 7296 Moonlight Road	1976 Ranch-style dwelling	outside	Not Eligible
046-5722	House, 7286 Moonlight Road	1976 Ranch-style dwelling	outside	Not Eligible
046-5723	House, 8190 Moonlight Road	1902 Colonial-style Farmhouse	outside	Not Eligible
046-5724	House, 8179 Moonlight Road	1975 Ranch-style dwelling	outside	Not Eligible
046-5725	House, 7364 Moonlight Road	1898 Vernacular-style dwelling	outside	Not Eligible
046-5726	House, 7283 Moonlight Road	1975 Vernacular-style dwelling	outside	Not Eligible
046-5727	House, 8063 Moonlight Road	1973 Ranch-style dwelling	outside	Not Eligible
046-5728	House, 11482 Burwells Bay Road	1969 Ranch-style dwelling	outside	Not Eligible
046-5729	House, 11504 Burwells Bay Road	1973 Ranch-style dwelling	outside	Not Eligible
046-5780	House, 11522 Burwells Bay Road	1972 Ranch-style dwelling	outside	Not Eligible
046-5781	House, 12002 Burwells Bay Road	1973 Ranch-style dwelling	outside	Not Eligible
046-5782	House, 12024 Burwells Bay Road	1973 Ranch-style dwelling	outside	Not Eligible
046-5783	House, 12046 Burwells Bay Road	1970 Ranch-style dwelling	outside	Not Eligible
046-5784	House, 12064 Burwells Bay Road	1963 Ranch-style dwelling	outside	Not Eligible
046-5785	House, 12078 Burwells Bay Road	1971 Minimal Traditional dwelling	outside	Not Eligible
046-5786	House, 9076 Moonlight Road	1954 Ranch-style dwelling	outside	Not Eligible

VDHR ID	Site Name/ Address	Property Description	Location Relative to Direct APE	NRHP Recommendation
046-5787	House, 9211 Moonlight Road	1921 Minimal Traditional dwelling	outside	Not Eligible
046-5788	House, 9290 Moonlight Road	1880 Gabled-ell Farmhouse	outside	Not Eligible
046-5789	Barn, 8462 Moonlight Road	Ca. 1950 Barn	inside	Not Eligible

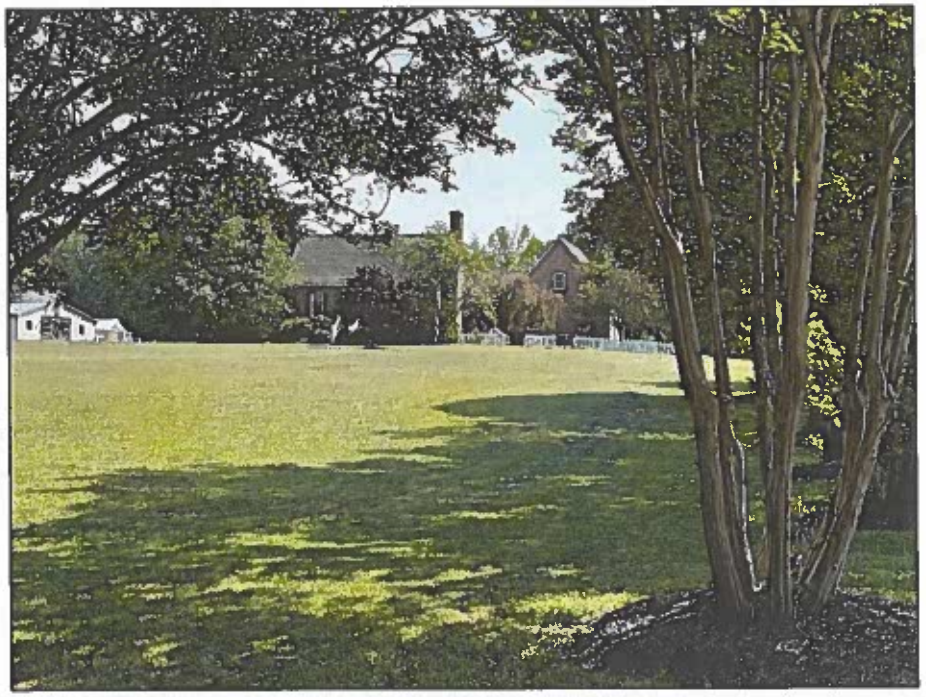

Photo 1: House, Route 627 (046-0063), view to east.

Photo 2: 11489 Mill Swamp Road (046-5144), view to north.

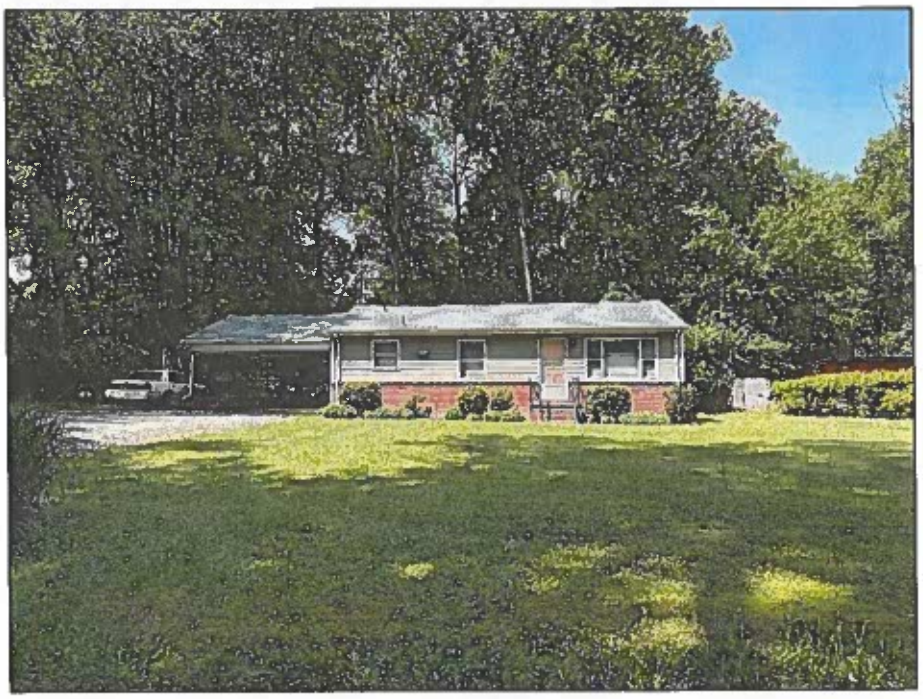

Photo 3: 7296 Moonlight Road (046-5721), view to southwest.

Photo 4: 7286 Moonlight Road (046-5722), view to southwest.

Photo 5: 8190 Moonlight Road (046-5723), view to southwest.

Photo 6: 8179 Moonlight Road (046-5724), view to northeast.

Photo 7: 7364 Moonlight Road (046-5725), view to southwest.

Photo 8: 7283 Moonlight Road (046-5726), view to northeast.

Photo 9: 8063 Moonlight Road (046-5727), view to southeast.

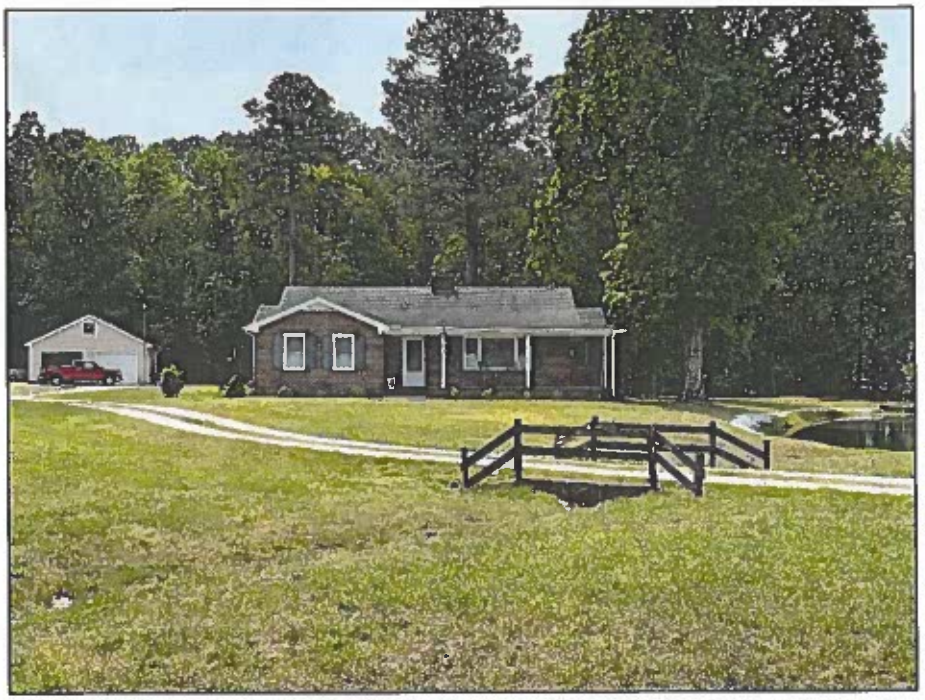

Photo 10: 11482 Burwells Bay Road (046-5728), view to south.

Photo 11: 11504 Burwells Bay Road (046-5729), view to south.

Photo 12: 11522 Burwells Bay Road (046-5780), view to south.

Photo 13: 12002 Burwells Bay Road (046-5781), view to south.

Photo 14: 12024 Burwells Bay Road (046-5782), view to south.

Photo 15: 12046 Burwells Bay Road (046-5783), view to south.

Photo 16: 12064 Burwells Bay Road (046-5784), view to southeast.

Photo 17: 12078 Burwells Bay Road (046-5785), view to southeast.

Photo 18: 9076 Moonlight Road (046-5786), view to west.

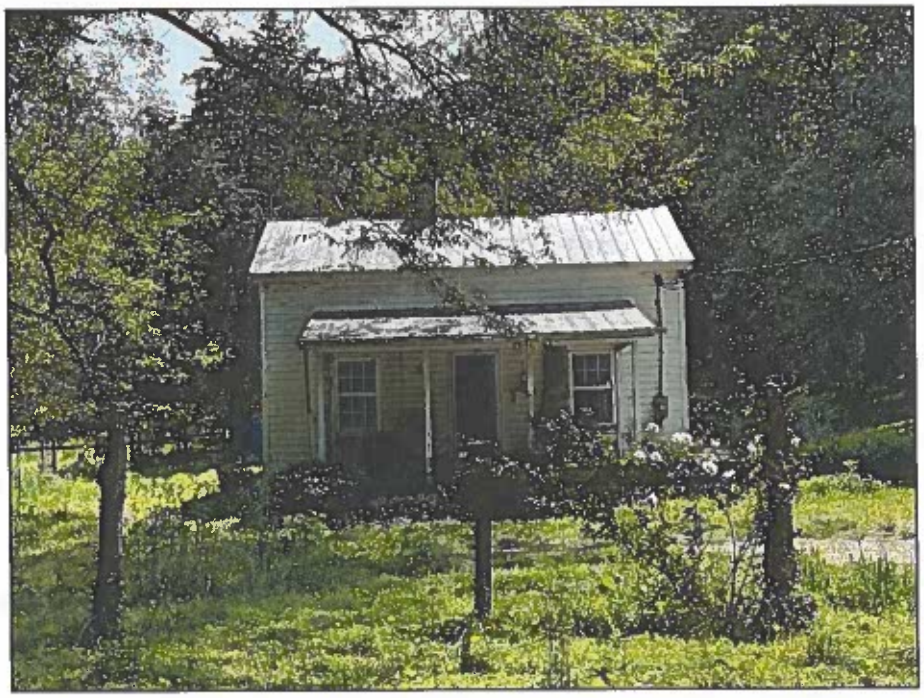

Photo 19: 9211 Moonlight Road (046-5787), view to east.

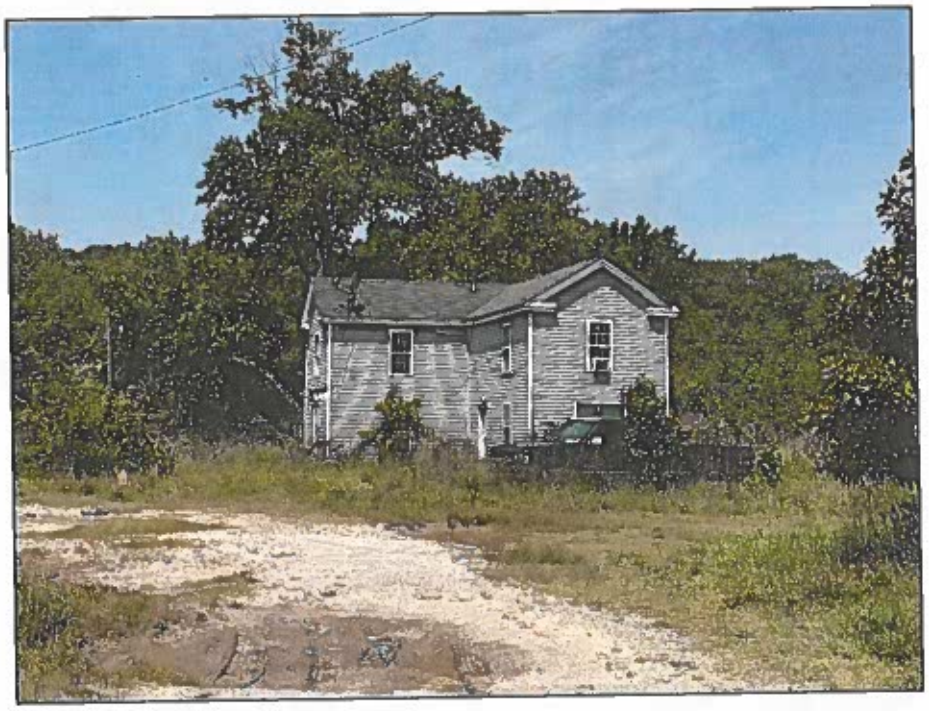

Photo 20: 9290 Moonlight Road (046-5788), view to west.

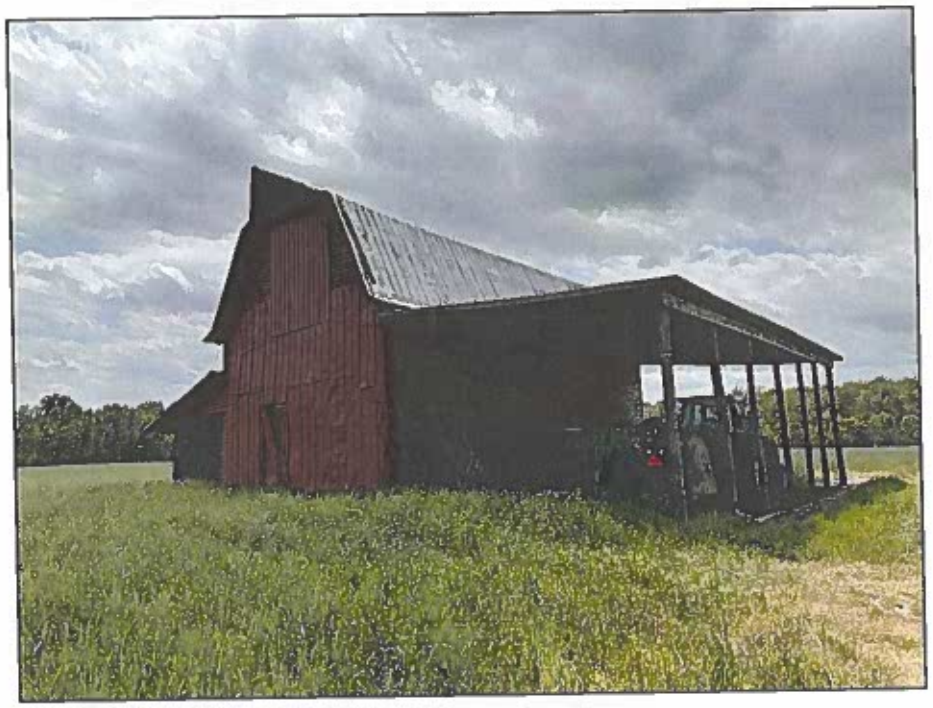

Photo 21: 8462 Moonlight Road (046-5789), view to southwest.

5.0 SUMMARY AND CONCLUSIONS

On behalf of Timmons, Apogee conducted an architectural survey and effects assessment for the proposed Moonlight Solar Facility in Isle of Wight County, Virginia. The purpose of the architectural survey and effects assessment was to identify historic properties, those listed in or eligible for listing in the NRHP, and to assess the effects of the proposed Project on those properties. A total of 21 historic resources were surveyed within the architectural APE (2 previously recorded and 19 newly identified). Effects were assessed to gauge the potential direct and indirect effects on historic properties located within the architectural APE.

Overall, it is Apogee's finding that the proposed Project will have an **no adverse effect** on the 21 properties surveyed within the architectural APE.

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2021 Virginia Cultural Resources Information System. Electronic database, https://www.dhr.virginia.gov/v-cris/.,

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2023 1861 to 1876 Reconstruction.
https://virginiahistory.org/learn/story-of-virginia/chapter/reconstruction,

Appendix A: DHR VCRIS Inventory Forms

Property Information

Property Names

Name Explanation	Name
Function/Location	House, Route 627

Property Evaluation Status

Property Addresses

Current - 7141 Moonlight Road Route 627

County/Independent City(s): Isle of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): *No Data*
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 9.35
Site Description:

May 2023: This house is located in a rural area on the east side of Moonlight Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Smithfield is located 8.5-miles southeast of the property. The roughly 9-acre property is comprised of grass and pastures that spans the majority of the property with a long gravel driveway that leads to the rear south of the main house from Moonlight Road. Mature trees are located throughout the parcel, primarily along the southern edge of the parcel's boundary and along Moonlight Road.

Surveyor Assessment:

1973: The house on Route 627 is typical of an early 19th century center hall story and a half one room deep plan found in Surry (Warren Crossroads House) Nansemond Pulley House, W. Holliday House) and Isle of Wight (original block of the Nurney Farm), per intensive survey.

May 2023: Overall, this property retains a moderate level of integrity. The exterior alterations, including multiple additions have diminished this house's integrity of materials. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: ca 1770
Date Source: Local Records
Historic Time Period: Early National Period (1790 - 1829)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Georgian
Form: *No Data*
Number of Stories: 1.5
Condition: Good
Interior Plan: Central Passage, Single Pile
Threats to Resource: Vacant

Cultural Affiliations: Indeterminate

Cultural Affiliation Details: *No Data*

Architectural Description:

Architecture Summary, October 1973: Frame with some early beaded weatherboard surviving at the end gables, the House on Route 627 has an exterior chimney at each end laid in three course American bond with stepped double weatherings., intensive survey.

May 2023: The 1.5-story, side-gabled Georgian Revival farmhouse has an irregular plan with many additions added over the years. The west elevation has a side-gabled roof and is covered with composite shingles with two brick chimneys on the roof edges. The front door is centered on the south elevation and is accessed a full-width wood porch. The windows are all double-hung sash and vary between six-over-six and nine-over-nine.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Exterior End	Brick	Other
Roof	Gable	Asphalt	Shingle
Windows	Sash, Double-Hung	Wood	4/4
Foundation	Solid/Continuous	Brick	*No Data*
Structural System and Exterior Treatment	Frame	Wood	Weatherboard
Windows	Sash, Double-Hung	Wood	9/6
Structural System and Exterior Treatment	Masonry	*No Data*	*No Data*
Porch	1-Story Full-Width	Wood	Posts

Secondary Resource Information

Secondary Resource #1

Resource Category: Domestic

Resource Type: Kitchen

NR Resource Type: Building

Not Observed: This resource was not observed during the last survey.

Date of Construction: *No Data*

Date Source: *No Data*

Historic Time Period: *No Data*

Historic Context(s): Domestic

Other ID Number: *No Data*

Architectural Style: *No Data*

Form: *No Data*

Number of Stories: 1.0

Condition: *No Data*

Threats to Resource: *No Data*

Cultural Affiliations: *No Data*

Cultural Affiliation Details: *No Data*

Architectural Description:

October 1973: No additional information

May 2023: Located immediately surrounding the primary dwelling are multiple agricultural outbuildings. From the public ROW, there are no discernable details.

Secondary Resource #2

Resource Category: Agriculture/Subsistence

Resource Type: Smoke/Meat House

NR Resource Type: Building

Not Observed: This resource was not observed during the last survey.

Date of Construction: *No Data*

Date Source: *No Data*

Historic Time Period: *No Data*

Historic Context(s): Domestic

Other ID Number:	*No Data*
Architectural Style:	*No Data*
Form:	*No Data*
Number of Stories:	1.0
Condition:	*No Data*
Threats to Resource:	*No Data*
Cultural Affiliations:	*No Data*
Cultural Affiliation Details:	*No Data*

Architectural Description:

October 1973: No additional information.

May 2023: Located immediately surrounding the primary dwelling are multiple agricultural outbuildings. From the public ROW, there are no discernable details.

Secondary Resource #3

Resource Category:	Agriculture/Subsistence
Resource Type:	Granary
NR Resource Type:	Building
Not Observed:	This resource was not observed during the last survey.
Date of Construction:	*No Data*
Date Source:	*No Data*
Historic Time Period:	*No Data*
Historic Context(s):	Domestic
Other ID Number:	*No Data*
Architectural Style:	*No Data*
Form:	*No Data*
Number of Stories:	1.0
Condition:	*No Data*
Threats to Resource:	*No Data*
Cultural Affiliations:	*No Data*
Cultural Affiliation Details:	*No Data*

Architectural Description:

Architecture Summary, October 1973: 2 granaries

May 2023: Located immediately surrounding the primary dwelling are multiple agricultural outbuildings. From the public ROW, there are no discernable details.

Secondary Resource #4

Resource Category:	Agriculture/Subsistence
Resource Type:	Granary
NR Resource Type:	Building
Not Observed:	This resource was not observed during the last survey.
Date of Construction:	*No Data*
Date Source:	*No Data*
Historic Time Period:	*No Data*
Historic Context(s):	Domestic
Other ID Number:	*No Data*
Architectural Style:	*No Data*
Form:	*No Data*
Number of Stories:	*No Data*
Condition:	*No Data*
Threats to Resource:	*No Data*
Cultural Affiliations:	*No Data*
Cultural Affiliation Details:	*No Data*

Architectural Description:

Architecture Summary, October 1973: 2 granaries

May 2023: Located immediately surrounding the primary dwelling are multiple agricultural outbuildings. From the public ROW, there are no discernable details.

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc.
Photographic Media: Digital
Survey Date: 5/10/2023
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Amanda Commins, Architectural Historian
Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Event Type: Survey:Phase II/Intensive

Project Review File Number: *No Data*
Investigator: Herman, Bernard L.
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 10/1/1973
Dhr Library Report Number: *No Data*
Project Staff/Notes:
No Data

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 9346 Moonlight Road
Function/Location	Store, 11489 Mill Swamp Road
Function/Location	Store, intersection of Mill Swamp Road and Moonlight Road

Property Evaluation Status

Property Addresses

Current - 9346 Moonlight Road
Alternate - 11489 Mill Swamp Road Route 626

County/Independent City(s): Isle of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): 11-01-025
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 1
Site Description:

2005: This commercial building is situated on the northwest corner of the intersection of Mill Swamp Road (626) and Moonlight Road (627). The building faces southeast to the intersection. The area is characterized by open agricultural fields. There are no visible outbuildings associated with this property.

May 2023: The dwelling is the primary resource on the property located on the west side of Moonlight Road. The former store sits at the corner of Moonlight Road and Mill Swamp Road, and multiple sheds are dotted throughout the parcel.

Surveyor Assessment:

2005: Rural commercial buildings deviated in appearance from their urban counterparts of the turn of the 20th century. While most urban or town commercial buildings exhibited a parapeted front and were constructed of brick, the rural stores dominated rural intersections and waterfront transportation points, and appeared like vernacular dwellings of the period. The gabled-fronted store is the most common with a gable roof surmounting a wood frame building. These buildings were mostly two-story, though more modest commercial buildings could be one-story. The commercial buildings served as general stores, hardware stores, groceries or feed stores. The ease and affordability of erecting such a building allowed small business owners to see the addition of a store to, in many cases, their own property as a viable financial venture. The addition of post offices in the late 19th and early 20th century as well the addition of gasoline services in the 1920s and 1930s guaranteed prosperity of the commercial building during these periods. The commercial building served as a social meeting place for area residents and was a hub of the community.

The characteristics of the building are recognizable on the rural landscape. They are usually sited near the roadway and most often sited near an intersection of roadways. They have a dominant storefront on the first story with a central entrance flanked by oversized fixed storefront windows or grouped double-hung sash windows that are oversized. The second stories feature double-hung sash windows and contained additional commercial space or living space for an owner or operator, if the store was operated by someone other than the person who owned the store. The roof was articulated with brackets in many cases or features decorative cornices. With the addition of gas station services in the 1920s and 1930s, the area in front of the building featured gas pumps with light fixtures set upon a poured concrete foundation. An important feature of the commercial building, which has been lost among numerous buildings, is the signage advertising the gasoline brand or good brands available in the store.

May 2023: Overall, the dwelling retains a moderate level of integrity. The exterior alterations, including a wood deck addition and replacement roof, have diminished this house's integrity of materials. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Date of Construction:	1930
Date Source:	Local Records
Historic Time Period:	World War I to World War II (1917 - 1945)
Historic Context(s):	Domestic
Other ID Number:	*No Data*
Architectural Style:	Minimal Traditional
Form:	*No Data*
Number of Stories:	1.0
Condition:	Good
Threats to Resource:	None Known
Cultural Affiliations:	Indeterminate
Cultural Affiliation Details:	*No Data*

Architectural Description:

May 2023: The one-story, front-gabled Minimal Traditional house has a rectangular plan and measures four bays wide and three bays deep. It rests on a raised brick foundation and is clad with horizontal vinyl siding. The front-gabled roof is standing seam metal and features three brick chimneys on the roof slope. The front door is centered and is accessed by a wooden front entry porch. The windows are single-hung sash and vary between six-over-six and two-over-two with decorative shutters. The dwelling has experience some alterations over the years, including two shed-roof additions on the north and south elevations.

Exterior Components

Component	Component Type	Material	Material Treatment
Windows	Single-hung	*No Data*	*No Data*
Structural System and Exterior Treatment	Wood Frame	Vinyl	Siding
Roof	Front Gable	Metal	*No Data*
Porch	Portico/Entry Porch	*No Data*	*No Data*
Foundation	English/Raised	Brick	*No Data*
Chimneys	Interior Slope	Brick	*No Data*

Secondary Resource Information

Secondary Resource #1

Resource Category:	Commerce/Trade
Resource Type:	Commercial Building
NR Resource Type:	Building
Date of Construction:	1930
Date Source:	Local Records
Historic Time Period:	World War I to World War II (1917 - 1945)
Historic Context(s):	Architecture/Community Planning, Commerce/Trade
Other ID Number:	*No Data*
Architectural Style:	Vernacular
Form:	*No Data*
Number of Stories:	1.0
Condition:	Good
Threats to Resource:	Vacant
Cultural Affiliations:	Indeterminate
Cultural Affiliation Details:	*No Data*

Architectural Description:

2005: This commercial building is one-story and has a brick pier foundation and wood frame structural system clad in weatherboard. The roof is gable clad in standing-seam metal with exposed rafters under the eaves. The façade is dominated by a central entrance flanked by oversized windows. The windows are covered by wood vertical board shutters. The double door on the southeast façade is board and batten. Sheltering the southeast facade is a five-bay porch with plain wood posts and a hipped roof clad in standing-seam metal roof. There is a central interior brick chimney that is parged. The foundation for gas pumps is situated southeast of the façade. It once had a wood gabled shelter that has been removed.

May 2023: No changes since previous survey.

Exterior Components

Component	Component Type	Material	Material Treatment
Roof	Gable	Metal	Standing Seam
Chimneys	Central interior	Brick	Bond, American
Structural System and Exterior Treatment	Frame	Wood	Weatherboard
Foundation	Piers	Brick	Bond, American
Porch	1-story, 3-bay	Wood	Posts

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc
Photographic Media: Digital
Survey Date: 5/10/2023
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Amanda Commins, Architectural Historian
Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: David, Kimble
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 3/1/2005
Dhr Library Report Number: *No Data*
Project Staff/Notes:
2004-2005-0001
Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:
No Data

Property Notes:
Name: Jesse & Janet Appel
Address 1: 9346 Moonlight Road
City: Smithfield
State: Virginia
ZIP: 23430
Owner Relationship: Owner of property

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 7296 Moonlight Road

Property Evaluation Status

Property Addresses

Current - 7296 Moonlight Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: .73
Site Description:

May 2023: This house is located in a rural area on the west side of Moonlight Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 8-miles southeast of the property. The nearly 1-acre property is comprised of grass that spans the majority of the property with a concrete driveway that leads to an attached carport from Moonlight Road. Mature trees are dotted throughout the parcel and primarily located along the north, west, and south boundaries of the parcel.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. However, his property is an undistinguished example of a mid-to-late-twentieth century dwelling. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1976
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Ranch
Form: *No Data*
Number of Stories: 1.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023. The one-story, side-gabled Ranch-style house has a rectangular plan and measures four bays wide and two bays deep. The foundation is concrete and the dwelling is clad in vinyl siding and stretcher bond brick. The roof is composite shingles. The front door is off-centered and accessed four brick steps and metal railings. The windows are all one-over-one single hung sash. An attached side-gabled carport is located on south elevation.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Slab	Concrete	*No Data*
Roof	Side Gable	Composite	*No Data*
Structural System and Exterior Treatment	Not Visible	Vinyl	Siding
Structural System and Exterior Treatment	Not Visible	Brick	Stretcher Bond
Windows	Single-hung	*No Data*	*No Data*

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc.
Photographic Media: Digital
Survey Date: 5/10/2023
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Amanda Commins, Architectural Historian
Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 7286 Moonlight Road

Property Evaluation Status

Property Addresses

Current - 7286 Moonlight Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 1.33
Site Description:

May 2023: This house is located in a rural area on the west side of Moonlight Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 8-miles southeast of the property. The roughly 1-acre property is comprised of grass that spans the majority of the property with a concrete driveway that leads to an attached garage from Moonlight Road. Mature trees are dotted throughout the parcel and primarily located along the west and south boundaries of the parcel.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. However, his property is an undistinguished example of a mid-to-late-twentieth century dwelling. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1976
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Ranch
Form: *No Data*
Number of Stories: 1.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: The one-story, side-gabled Ranch-style house has a rectangular plan and measures five bays wide and two bays deep. The foundation is not visible and the dwelling is clad in vertical aluminum siding. The roof is composite shingles. The front door is centered under the roof slope porch and accessed from a wood deck. The windows are all one-over-one single-hung sash.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Not Visible	*No Data*	*No Data*
Porch	Stoop/Deck	*No Data*	*No Data*
Roof	Side Gable	Composite	*No Data*
Structural System and Exterior Treatment	Wood Frame	*No Data*	*No Data*
Windows	Single-hung	*No Data*	*No Data*

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc
Photographic Media: Digital
Survey Date: 5/10/2023
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Amanda Commins, Architectural Historian
Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 8190 Moonlight Road

Property Evaluation Status

Property Addresses

Current - 8190 Moonlight Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 2.61
Site Description:

May 2023: This house is located in a rural area on the west side of Moonlight Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 7-miles southeast of the property. The nearly 3-acre property is comprised of farmland that spans the majority of the property with a gravel driveway that leads to the main house from Moonlight Road. Mature trees are dotted around the main dwelling and span the north, west, and south boundaries.

Surveyor Assessment:

May 2023: Overall, this property retains a high level of integrity. However, his property is an undistinguished example of a early-twentieth century Colonial Farmhouse. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1902
Date Source: Local Records
Historic Time Period: Reconstruction and Growth (1866 - 1916)
Historic Context(s): Domestic, Subsistence/Agriculture
Other ID Number: *No Data*
Architectural Style: Colonial Revival
Form: *No Data*
Number of Stories: 2.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: The two-story, side-gabled Colonial farmhouse has a rectangular plan. Public ROW assessment indicates a wood frame dwelling with an exterior brick chimney. A lean-to addition is located on the east elevation.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Exterior End	Brick	No Data
Structural System and Exterior Treatment	Wood Frame	No Data	No Data
Roof	Side Gable	No Data	No Data

Secondary Resource Information

Secondary Resource #1

Resource Category: Agriculture/Subsistence
Resource Type: Agricultural Outbuildings
NR Resource Type: Building
Not Observed: This resource was not observed during the last survey.
Date of Construction: No Data
Date Source: No Data
Historic Time Period: No Data
Historic Context(s): No Data
Other ID Number: No Data
Architectural Style: No Data
Form: No Data
Number of Stories: No Data
Condition: No Data
Threats to Resource: No Data
Cultural Affiliations: No Data
Cultural Affiliation Details: No Data
Architectural Description:

May 2023: Located immediately surrounding the primary dwelling are multiple agricultural outbuildings. From the public ROW, there are not discernable details.

Historic District Information

Historic District Name: No Data
Local Historic District Name: No Data
Historic District Significance: No Data

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: No Data
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc.
Photographic Media: Digital
Survey Date: 5/10/2023
Dhr Library Report Number: No Data
Project Staff/Notes:

Amanda Commins, Architectural Historian

Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:
No Data

Property Notes:
No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 8179 Moonlight Road

Property Evaluation Status

Property Addresses

Current - 8179 Moonlight Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 1.07
Site Description:

May 2023: This house is located in a rural area on the east side of Moonlight Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 7-miles southeast of the property. The roughly 1-acre property is comprised of grass that spans the majority of the property with a gravel driveway that leads to the rear of the main house from Moonlight Road. Mature trees are dotted throughout the parcel.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. However, his property is an undistinguished example of a mid-twentieth century dwelling. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1975
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Ranch
Form: *No Data*
Number of Stories: 1.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: The one-story, side-gabled Ranch-style house has a rectangular plan and measures four bays wide and two bays deep. The foundatio n is concrete and the dwelling is clad vinyl siding. The roof is composite shingles with a lean-to wood entry porch accessed by four wood steps. The windows are all one-over-one single-hung sash with decorative shutters.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	English/Raised	Concrete	*No Data*
Porch	Portico/Entry Porch	Wood	Posts
Roof	Side Gable	Composite	*No Data*
Structural System and Exterior Treatment	Unknown	Vinyl	Siding
Windows	Single-hung	*No Data*	*No Data*

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc.
Photographic Media: Digital
Survey Date: 5/10/2023
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Amanda Commins, Architectural Historian
Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 7364 Moonlight Road

Property Evaluation Status

Property Addresses

Current - 7364 Moonlight Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 29.38
Site Description:

May 2023: This house is located in a rural area on the west side of Moonlight Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 7-miles southeast of the property. The nearly 30-acre property is comprised of farmland that spans the majority of the property with a gravel driveway that leads from Moonlight Road and circles to the rear of the property. Mature trees are dotted around the main dwelling and span the north, west, and south boundaries.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. However, this property is an undistinguished example of a Vernacular late-nineteenth century dwelling. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1898
Date Source: Local Records
Historic Time Period: Reconstruction and Growth (1866 - 1916)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Vernacular
Form: *No Data*
Number of Stories: 1.0
Condition: Fair
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: The one-story, side-gabled Vernacular house has a square rectangular plan and measures three bays wide and five bays deep. It rests on a raised stone foundation and is clad with wood siding. The side-gabled roof is covered with composite shingles and features one brick chimney on the rear addition. The front door is centered and is accessed by three steps. The windows are all one-over-one replacement single-hung sash. A gable addition is located at the rear of the property on the west elevation.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Slope	Brick	*No Data*
Foundation	English/Raised	*No Data*	*No Data*
Roof	Side Gable	Composite	*No Data*
Structural System and Exterior Treatment	Wood Frame	*No Data*	*No Data*
Windows	Single-hung	*No Data*	*No Data*

Secondary Resource Information

Secondary Resource #1

Resource Category: Agriculture/Subsistence
Resource Type: Agricultural Outbuildings
NR Resource Type: Building
Not Observed: This resource was not observed during the last survey.
Date of Construction: *No Data*
Date Source: *No Data*
Historic Time Period: *No Data*
Historic Context(s): *No Data*
Other ID Number: *No Data*
Architectural Style: *No Data*
Form: *No Data*
Number of Stories: *No Data*
Condition: *No Data*
Threats to Resource: *No Data*
Cultural Affiliations: *No Data*
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: Located in the rear of the main dwelling are a few agricultural outbuildings not observed from the public ROW. According to maps, they appear to be in fair condition.

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc
Photographic Media: Digital
Survey Date: 5/10/2023

Dhr Library Report Number: *No Data*

Project Staff/Notes:

Amanda Commins, Architectural Historian

Project Bibliographic Information:

Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 7283 Moonlight Road

Property Evaluation Status

Property Addresses

Current - 7283 Moonlight Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 1
Site Description:

May 2023: This house is located in a rural area on the east side of Moonlight Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 8-miles southeast of the property. The 1-acre property is comprised of grass and mature trees that spans the majority of the property with a metal entry gate just off of Moonlight Road.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. However, his property is an undistinguished example of a mid-to-late-twentieth century dwelling. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1975
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Vernacular
Form: *No Data*
Number of Stories: 2.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: The two-story, side-gabled Vernacular dwelling has a rectangular plan. Public ROW assessment indicates a wood frame dwelling

clad in plaster and wood siding with a standing seam metal roof. A full-width wood porch is located on the second story.

Exterior Components

Component	Component Type	Material	Material Treatment
Porch	1-Story Full-Width	Wood	Posts
Roof	Side Gable	Metal	*No Data*
Structural System and Exterior Treatment	Wood Frame	Wood	Siding
Structural System and Exterior Treatment	Wood Frame	*No Data*	Stuccoed

Secondary Resource Information

Secondary Resource #1

Resource Category: Domestic
Resource Type: Secondary Dwelling
NR Resource Type: Building
Not Observed: This resource was not observed during the last survey.
Date of Construction: *No Data*
Date Source: *No Data*
Historic Time Period: *No Data*
Historic Context(s): *No Data*
Other ID Number: *No Data*
Architectural Style: *No Data*
Form: *No Data*
Number of Stories: *No Data*
Condition: *No Data*
Threats to Resource: *No Data*
Cultural Affiliations: *No Data*
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: Located adjacent to the primary dwelling is a secondary dwelling with little visibility from the public ROW due to increased foliage.

Secondary Resource #2

Resource Category: Domestic
Resource Type: Garage
NR Resource Type: Building
Date of Construction: 1975
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: No discernible style
Form: *No Data*
Number of Stories: 1.0
Condition: Fair
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: Located adjacent to the primary dwelling is a two-story wood frame garage. The roof is standing seam metal front gable and the primary facade features fixed windows.

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc.
Photographic Media: Digital
Survey Date: 5/10/2023
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Amanda Commins, Architectural Historian
Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 8063 Moonlight Road

Property Evaluation Status

Property Addresses

Current - 8063 Moonlight Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 1.39
Site Description:

May 2023: This house is located in a rural area on the east side of Moonlight Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 7.5-miles southeast of the property. The nearly 1.5-acre property is comprised of grass that spans the majority of the property with a gravel driveway that leads to the rear of the main house from Moonlight Road. Mature trees are dotted throughout the parcel.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. However, his property is an undistinguished example of a mid-twentieth century dwelling. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1973
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Ranch
Form: *No Data*
Number of Stories: 1.0
Condition: Fair
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: The one-story, cross-gabled Ranch-style house has a rectangular plan and measures five bays wide and two bays deep. The foundation is concrete block and the dwelling is vinyl siding. The roof is composite shingles and has one chimney on the center. The front door is off-centered under a lean-to wood entry porch accessed four wood steps. The windows are all single-hung sash and vary between six-over-six and one-over-one.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	*No Data*	*No Data*
Foundation	English/Raised	Concrete	Block
Porch	Portico/Entry Porch	Wood	Posts
Roof	Cross Gable	Composite	*No Data*
Structural System and Exterior Treatment	Wood Frame	Vinyl	Siding
Windows	Single-hung	*No Data*	*No Data*

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc.
Photographic Media: Digital
Survey Date: 5/10/2023
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Amanda Commins, Architectural Historian
Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 11482 Burwells Bay Road

Property Evaluation Status

Property Addresses

Current - 11482 Burwells Bay Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 1.5
Site Description:

May 2023: This house is located in a rural area on the south side of Burwells Bay Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 8-miles southeast of the property. The 1.5-acre property is comprised of grass that spans the majority of the property with a gravel driveway that leads to the rear detached garage and carport from Burwells Bay Road. Mature trees are dotted throughout the parcel.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. However, his property is an undistinguished example of a mid-to-late-twentieth century Ranch. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1969
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Ranch
Form: *No Data*
Number of Stories: 1.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023. The one-story, cross-gabled Ranch-style house has a rectangular plan and measures four bays wide and two bays deep. It rests on a brick foundation and clad in stretcher bond brick. The side-gabled roof is covered with composite shingles and features a brick chimney on the central slope. The front door is off-centered under a partial width posted porch and accessed by two brick steps. The windows are one-over-one single-hung sash with decorative shutters.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Brick	*No Data*
Foundation	Solid/Continuous	*No Data*	*No Data*
Porch	1-Story Partial Width	*No Data*	Posts
Roof	Cross Gable	Composite	*No Data*
Structural System and Exterior Treatment	Not Visible	Brick	Stretcher Bond
Windows	Single-hung	*No Data*	*No Data*

Secondary Resource Information

Secondary Resource #1

Resource Category: Domestic
Resource Type: Garage
NR Resource Type: Building
Date of Construction: 1969
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: No discernible style
Form: *No Data*
Number of Stories: 1.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: Located in the rear of the property is a two-car garage. The structure has a front-gable composite roof and is clad in vinyl siding. A fixed window with 12 panes is located on the primary facade.

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc.
Photographic Media: Digital
Survey Date: 5/10/2023

Dhr Library Report Number: *No Data*

Project Staff/Notes:

Amanda Commins, Architectural Historian

Project Bibliographic Information:

Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 11504 Burwells Bay Road

Property Evaluation Status

Property Addresses

Current - 11504 Burwells Bay Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 1
Site Description:

May 2023: This house is located in a rural area on the south side of Burwells Bay Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 8 miles southeast of the property. The 1-acre property is comprised of grass that spans the majority of the property with a gravel driveway that leads to the attached carport and to the rear detached garage from Burwells Bay Road. Mature trees are dotted throughout the parcel.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. However, his property is an undistinguished example of a mid-to-late-twentieth century Ranch. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1973
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Ranch
Form: *No Data*
Number of Stories: 1.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: The one-story, side-gabled Ranch-style house has a rectangular plan and measures five bays wide and three bays deep. It rests on a brick foundation and clad in vinyl siding. The cross-gabled roof is covered with composite shingles. The front door is off-centered and accessed by three brick steps. The windows are one-over-one single-hung sash with decorative shutters. An attached carport is located off the west elevation.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	English/Raised	Brick	*No Data*
Roof	Cross Gable	Composite	*No Data*
Structural System and Exterior Treatment	Not Visible	Brick	Stretcher Bond
Structural System and Exterior Treatment	Not Visible	Vinyl	Siding
Windows	Single-hung	*No Data*	*No Data*

Secondary Resource Information

Secondary Resource #1

Resource Category: Domestic
Resource Type: Garage
NR Resource Type: Building
Date of Construction: 1973
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: No discernible style
Form: *No Data*
Number of Stories: 1.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: Located in the rear of the property is a vinyl sided single garage with attached carport. The roof is front-gable and the carport has a shed roof.

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc.
Photographic Media: Digital
Survey Date: 5/10/2023

Dhr Library Report Number: *No Data*

Project Staff/Notes:

Amanda Commins, Architectural Historian

Project Bibliographic Information:

Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 11522 Burwells Bay Road

Property Evaluation Status

Property Addresses

Current - 11522 Burwells Bay Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 1
Site Description:

May 2023: This house is located in a rural area on the south side of Burwells Bay Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 8-miles southeast of the property. The 1-acre property is comprised of grass that spans the majority of the property with a gravel driveway that leads to the rear of the main house from Burwells Bay Road. Mature trees are dotted throughout the parcel.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. However, his property is an undistinguished example of a mid-to-late-twentieth century Ranch. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1972
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Ranch
Form: *No Data*
Number of Stories: 1.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: The one-story, cross-gabled Ranch-style house has a rectangular plan and measures six bays wide and two bays deep. The dwelling i s clad in stretcher bond brick and the roof is covered with composite shingles. The front door is off-centered under the roof slope and accessed by four brick steps. The windows are six-over-six single-hung sash with decorative shutters. The main facade features a single garage.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Not Visible	*No Data*	*No Data*
Roof	Cross Gable	Brick	*No Data*
Structural System and Exterior Treatment	Not Visible	Brick	Stretcher Bond
Windows	Single-hung	*No Data*	*No Data*

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc.
Photographic Media: Digital
Survey Date: 5/10/2023
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Amanda Commins, Architectural Historian
Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data

Property Information

Property Names

Name Explanation	**Name**
Function/Location	Dwelling, 12002 Burwells Bay Road

Property Evaluation Status

Property Addresses

Current - 12002 Burwells Bay Road

County/Independent City(s):	Isle Of Wight (County)
Incorporated Town(s):	*No Data*
Zip Code(s):	23430
Magisterial District(s):	*No Data*
Tax Parcel(s):	*No Data*
USGS Quad(s):	BACONS CASTLE

Additional Property Information

Architecture Setting:	Rural
Acreage:	1

Site Description:

May 2023: This house is located in a rural area on the south side of Burwells Bay Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 8-miles southeast of the property. The 1-acre property is comprised of grass that spans the majority of the property with a gravel driveway that leads to the rear of the main house from Burwells Bay Road. Mature trees are dotted throughout the parcel.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. However, his property is an undistinguished example of a mid-to-late-twentieth century Ranch. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	**Ownership Entity**
Private	*No Data*

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Date of Construction:	1973
Date Source:	Local Records
Historic Time Period:	The New Dominion (1946 - 1991)
Historic Context(s):	Domestic
Other ID Number:	*No Data*
Architectural Style:	Ranch
Form:	*No Data*
Number of Stories:	1.0
Condition:	Good
Threats to Resource:	None Known
Cultural Affiliations:	Indeterminate
Cultural Affiliation Details:	*No Data*
Architectural Description:	

May 2023: The one-story, cross-gabled Ranch-style house has a rectangular plan and measures seven bays wide and two bays deep. The dwelling is clad in stretcher bond brick and the roof is covered with composite shingles and features two brick chimneys. The front door is off-centered under the roof slope. The windows are one-over-one single-hung sash with decorative shutters.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Exterior End	Brick	*No Data*
Foundation	Not Visible	*No Data*	*No Data*
Roof	Cross Gable	Composite	*No Data*
Structural System and Exterior Treatment	Not Visible	Brick	Stretcher Bond
Windows	Single-hung	*No Data*	*No Data*

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc.
Photographic Media: Digital
Survey Date: 5/10/2023
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Amanda Commins, Architectural Historian
Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 12024 Burwells Bay Road

Property Evaluation Status

Property Addresses

Current - 12024 Burwells Bay Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 1
Site Description:

May 2023: This house is located in a rural area on the south side of Burwells Bay Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 8-miles southeast of the property. The 1-acre property is comprised of grass that spans the majority of the property with a asphalt driveway that leads to the rear of the main house and curves in front of the property from Burwells Bay Road. Mature trees are dotted throughout the parcel.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. However, his property is an undistinguished example of a mid-to-late-twentieth century Ranch. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1973
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Ranch
Form: *No Data*
Number of Stories: 1.0
Condition: Fair
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: The one-story, side-gabled Ranch-style house has a rectangular plan and measures seven bays wide and two bays deep. It rests on a concrete foundation and composed of stretcher bond brick. The side-gabled roof is covered with composite shingles. The front door is off-centered and accessed by three brick steps with wood railing. The windows are all two-over-single single-hung sash with decorative shutters.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Slab	Concrete	*No Data*
Roof	Side Gable	Composite	*No Data*
Structural System and Exterior Treatment	Masonry	Brick	*No Data*
Windows	Single-hung	*No Data*	*No Data*

Secondary Resource Information

Secondary Resource #1

Resource Category: Domestic
Resource Type: Garage
NR Resource Type: Building
Date of Construction: 1973
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: No discernible style
Form: *No Data*
Number of Stories: 1.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: Located in the rear of the dwelling is a steep composite shingle front-gabled two-car garage clad in vinyl siding.

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc.
Photographic Media: Digital
Survey Date: 5/10/2023
Dhr Library Report Number: *No Data*
Project Staff/Notes:

Amanda Commins, Architectural Historian

Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:
No Data

Property Notes:
No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 12046 Burwells Bay Road

Property Evaluation Status

Property Addresses

Current - 12046 Burwells Bay Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 1
Site Description:

May 2023: This house is located in a rural area on the south side of Burwells Bay Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 8-miles southeast of the property. The 1-acre property is comprised of grass that spans the majority of the property with a concrete driveway that leads to the attached garage and rear of the main house from Burwells Bay Road. Mature trees are dotted throughout the parcel.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. However, his property is an undistinguished example of a mid-to-late-twentieth century Ranch. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1970
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Ranch
Form: *No Data*
Number of Stories: 1.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: The one-story, side-gabled Ranch-style house has a rectangular plan and measures seven bays wide and two bays deep. The dwelling is clad in stretcher bond brick and the side-gabled roof is covered with composite shingles. The front door is centered on the original structure and accessed by four brick brick steps. The windows are single-hung sash and fixed with decorative shutters and vary between eight-over-over and six-over-six. An addition is located on the west elevation and is clad with vinyl siding.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Slope	Brick	*No Data*
Roof	Side Gable	Composite	*No Data*
Structural System and Exterior Treatment	Not Visible	Brick	Stretcher Bond
Windows	Single-hung	*No Data*	*No Data*
Windows	Fixed	*No Data*	*No Data*

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc.
Photographic Media: Digital
Survey Date: 5/10/2023
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Amanda Commins, Architectural Historian
Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 12064 Burwells Bay Road

Property Evaluation Status

Property Addresses

Current - 12064 Burwells Bay Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 1
Site Description:

May 2023: This house is located in a rural area on the south side of Burwells Bay Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 8-miles southeast of the property. The 1-acre property is comprised of grass that spans the majority of the property with a gravel driveway that leads to the rear of the main house from Burwells Bay Road. Mature trees are dotted throughout the parcel.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. However, his property is an undistinguished example of a mid-to-late-twentieth century Ranch. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1963
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Ranch
Form: *No Data*
Number of Stories: 1.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: The one-story, side-gabled Ranch-style house has a rectangular plan and measures four bays wide and three bays deep. It rests on a brick foundation and clad in stretcher bond brick. The side-gabled roof is covered with composite shingles. The front door is off-centered under a front gabled wood pediment front posted porch and accessed by two brick steps. The windows are six-over-six single-hung sash with decorative shutters. A secondary entry is accessible from the west elevation via a set of wood steps.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	*No Data*	*No Data*
Porch	Portico/Entry Porch	*No Data*	Posts
Roof	Side Gable	Composite	*No Data*
Structural System and Exterior Treatment	Masonry	Brick	Stretcher Bond
Windows	Single-hung	*No Data*	*No Data*

Secondary Resource Information

Secondary Resource #1

Resource Category: Domestic
Resource Type: Garage
NR Resource Type: Building
Date of Construction: pre 1994
Date Source: Map
Historic Time Period: Post Cold War (1992 - Present)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: No discernible style
Form: *No Data*
Number of Stories: 1.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: Located in the rear of the dwelling is a two-car garage with a gambrel roof. The structure has vinyl siding and a fixed window on the north elevation.

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc.
Photographic Media: Digital
Survey Date: 5/10/2023
Dhr Library Report Number: *No Data*

Project Staff/Notes:

Amanda Commins, Architectural Historian

Project Bibliographic Information:

Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 12078 Burwells Bay Road

Property Evaluation Status

Property Addresses

Current - 12078 Burwells Bay Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: .95
Site Description:

May 2023: This house is located in a rural area on the far north side of Flat Rock Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 5-miles southeast of the property. The 1.5-acre property is comprised of grass that spans the majority of the property with a long gravel driveway that leads to the carport east of the main house from Flat Rock Road. Mature trees are located throughout the parcel, primarily along the western edge of the parcel's boundary.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. However, his property is an undistinguished example of a mid-twentieth century dwelling. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1971
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Minimal Traditional
Form: *No Data*
Number of Stories: 1.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023. The one-story, side-gabled Minimal Traditional house has a rectangular plan and measures four bays wide and two bays deep. It rests on a concrete block foundation and is clad with horizontal vinyl siding. The side-gabled roof is covered with composite shingles and features one brick chimney on exterior end. The front door is off-centered under a front gabled pediment front posted porch and accessed by four wood steps. The windows are one-over-one double-hung sash and fixed.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Exterior End	Concrete	*No Data*
Foundation	English/Raised	Concrete	*No Data*
Porch	Portico/Entry Porch	*No Data*	*No Data*
Roof	Side Gable	Composite	*No Data*
Structural System and Exterior Treatment	Masonry	*No Data*	*No Data*
Windows	Double-hung	*No Data*	*No Data*

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc.
Photographic Media: Digital
Survey Date: 5/10/2023
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Amanda Commins, Architectural Historian
Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 9076 Moonlight Road

Property Evaluation Status

Property Addresses

Current - 9076 Moonlight Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 34.08

Site Description:

May 2023: This dwelling is located in a rural area on the west side of Moonlight Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 6-miles southeast of the property. The roughly 34-acre property is comprised of farmland and grass that spans the majority of the property. Mature trees border the parcel along the north, south, and west boundaries.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. The exterior alterations, including replacement siding, have diminished this house's integrity of materials. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1954
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic, Subsistence/Agriculture
Other ID Number: *No Data*
Architectural Style: Ranch
Form: *No Data*
Number of Stories: 1.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*

Architectural Description:

May 2023: The one-story, side-gabled Ranch-style house has a square rectangular plan and measures five bays wide and two bays deep. It rests

on a brick foundation and is clad with horizontal vinyl siding. The cross-gabled roof is covered with composite shingles and features one brick chimney on the roof slope. The front door is off-centered and is accessed by two brick and concrete steps under a small gabled awning. The windows are all six-over-six single-hung sash. A wooden deck addition is located at the rear of the property and an attached carport is located on the south elevation.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Slope	Brick	*No Data*
Foundation	English/Raised	Brick	*No Data*
Porch	Portico/Entry Porch	*No Data*	*No Data*
Roof	Cross Gable	Composite	*No Data*
Structural System and Exterior Treatment	Unknown	Vinyl	*No Data*
Windows	Single-hung	*No Data*	*No Data*

Secondary Resource Information

Secondary Resource #1

Resource Category: Domestic
Resource Type: Garage
NR Resource Type: Building
Date of Construction: pre 1966
Date Source: Map
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic, Subsistence/Agriculture
Other ID Number: *No Data*
Architectural Style: No discernible style
Form: *No Data*
Number of Stories: 1.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: Located in the rear of the dwelling is a front-gabled garage with a lean-to addition and flat roof covered porch. The roof is clad in composite shingle and the walls are vinyl siding.

Secondary Resource #2

Resource Category: Domestic
Resource Type: Garage
NR Resource Type: Building
Date of Construction: pre 1989
Date Source: Map
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic, Subsistence/Agriculture
Other ID Number: *No Data*
Architectural Style: No discernible style
Form: *No Data*
Number of Stories: 1.0
Condition: Fair
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: Located in the rear of the dwelling is a flat roof garage with a square shape. The roof and siding is standing seam metal and one garage door is located on the west east elevation.

Secondary Resource #3

Resource Category:	Domestic
Resource Type:	Mobile Home/Trailer
NR Resource Type:	Building
Date of Construction:	ca 2008
Date Source:	Map
Historic Time Period:	Post Cold War (1992 - Present)
Historic Context(s):	Domestic
Other ID Number:	*No Data*
Architectural Style:	No discernible style
Form:	*No Data*
Number of Stories:	1.0
Condition:	Fair
Threats to Resource:	None Known
Cultural Affiliations:	Indeterminate
Cultural Affiliation Details:	*No Data*

Architectural Description:

May 2023: Located northwest of the primary dwelling is a secondary mobile home. The rectangular plan is constructed of concrete and aluminum siding with four-over-four single-hung sash windows.

Historic District Information

Historic District Name:	*No Data*
Local Historic District Name:	*No Data*
Historic District Significance:	*No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number:	*No Data*
Investigator:	Chris Swisher
Organization/Company:	Apogee Environmental & Archaeological, Inc.
Photographic Media:	Digital
Survey Date:	5/10/2023
Dhr Library Report Number:	*No Data*

Project Staff/Notes:

Amanda Commins, Architectural Historian

Project Bibliographic Information:

Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 9211 Moonlight Road

Property Evaluation Status

Property Addresses

Current - 9211 Moonlight Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 2

Site Description:

May 2023: This dwelling is located in a rural area on the east side of Moonlight Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 6.5-miles southeast of the property. The 2-acre property is comprised of grasses and mature trees that border the entire parcel. A gravel driveway circles the driveway.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. However, his property is an undistinguished example of a early-twentieth century dwelling. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1921
Date Source: Local Records
Historic Time Period: World War I to World War II (1917 - 1945)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Minimal Traditional
Form: *No Data*
Number of Stories: 1.0
Condition: Fair
Threats to Resource: Neglect
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: The one-story, side-gabled vernacular house has a square plan and measures three bays wide and two bays deep. It rests on a concrete block foundation and is clad with horizontal wood siding. The side-gabled roof is clad in standing seam metal and features two brick chimneys centered on the roof slope and rear shed roof addition. The front door is centered and is accessed by two concrete steps. The windows are all double-hung sash and vary between six-over-six and one-over-one. A shed-roofed extension is located at the rear of the property on the east elevation.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Slope	Brick	*No Data*
Foundation	English/Raised	Concrete	Block
Porch	Portico/Entry Porch	*No Data*	Posts
Roof	Side Gable	Metal	*No Data*
Structural System and Exterior Treatment	Wood Frame	*No Data*	*No Data*
Windows	Double-hung	*No Data*	*No Data*

Secondary Resource Information

Secondary Resource #1

Resource Category: Agriculture/Subsistence
Resource Type: Barn
NR Resource Type: Building
Not Observed: This resource was not observed during the last survey.
Date of Construction: *No Data*
Date Source: *No Data*
Historic Time Period: *No Data*
Historic Context(s): *No Data*
Other ID Number: *No Data*
Architectural Style: *No Data*
Form: *No Data*
Number of Stories: *No Data*
Condition: *No Data*
Threats to Resource: *No Data*
Cultural Affiliations: *No Data*
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: Located in the rear of the main dwelling is a barn not observed from the public ROW. According to maps, it appears to be in fair condition.

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc.
Photographic Media: Digital

Survey Date: 5/10/2023
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Amanda Commins, Architectural Historian
Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 9290 Moonlight Road

Property Evaluation Status

Property Addresses

Current - 9290 Moonlight Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 9.76
Site Description:

May 2023: This dwelling is located in a rural area on the west side of Moonlight Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 6-miles southeast of the property. The nearly 10-acre property is comprised of grass immediately surrounding the dwelling with mature trees making up the majority of the parcel along the north and west boundaries.

Surveyor Assessment:

May 2023: Overall, this property retains a moderate level of integrity. The exterior alterations, including replacement siding and windows, have diminished this house's integrity of materials. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Date of Construction: 1880
Date Source: Local Records
Historic Time Period: Reconstruction and Growth (1866 - 1916)
Historic Context(s): Domestic, Subsistence/Agriculture
Other ID Number: *No Data*
Architectural Style: Vernacular
Form: *No Data*
Number of Stories: 2.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: The two-story, cross-gabled ell-style house has a rectangular plan and measures two bays wide and five bays deep. It rests on a raise d foundation and is clad with horizontal vinyl siding. The cross-gabled roof is covered with asphalt shingles and features cornice returns. The front door is located in the ell on the south elevation. The windows are all six-over-six single-hung sash A one-story gabled addition is located in the rear of the property.

Exterior Components

Component	Component Type	Material	Material Treatment
Windows	Single-hung	*No Data*	*No Data*
Structural System and Exterior Treatment	Wood Frame	Vinyl	Siding
Roof	Cross Gable	Asphalt	*No Data*

Secondary Resource Information

Secondary Resource #1

Resource Category: Agriculture/Subsistence
Resource Type: Shed
NR Resource Type: Building
Date of Construction: pre 1966
Date Source: Map
Historic Time Period: Reconstruction and Growth (1866 - 1916)
Historic Context(s): Domestic, Subsistence/Agriculture
Other ID Number: *No Data*
Architectural Style: No discernible style
Form: *No Data*
Number of Stories: 1.0
Condition: Fair
Threats to Resource: Structural Failure
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: Located adjacent to the main dwelling is a small stone structure used as a storage shed. The gabled roof is standing seam metal.

Secondary Resource #2

Resource Category: Agriculture/Subsistence
Resource Type: Agricultural Outbuildings
NR Resource Type: Building
Not Observed: This resource was not observed during the last survey.
Date of Construction: *No Data*
Date Source: *No Data*
Historic Time Period: *No Data*
Historic Context(s): *No Data*
Other ID Number: *No Data*
Architectural Style: *No Data*
Form: *No Data*
Number of Stories: *No Data*
Condition: *No Data*
Threats to Resource: *No Data*
Cultural Affiliations: *No Data*
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: Located in the rear of the main dwelling are a few agricultural outbuildings not observed from the public ROW. According to maps, they appear to be in poor condition and not currently in use.

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc
Photographic Media: Digital
Survey Date: 5/10/2023
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Amanda Commins, Architectural Historian
Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	Barn, 8462 Moonlight Road

Property Evaluation Status

Property Addresses

Current - 8462 Moonlight Road

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BACONS CASTLE

Additional Property Information

Architecture Setting: Rural
Acreage: 77

Site Description:

May 2023: This barn is located in a rural area on the far west side of Moonlight Road. The buildings in the immediate vicinity of the house are residential and agricultural, and downtown Alberta is located 6.5-miles southeast of the property. The 77-acre property is comprised of farmland that spans the majority of the property. Mature trees border the parcel along the north, south, and west boundaries.

Surveyor Assessment:

May 2023: Overall, this property retains a high level of integrity. However, his property is an undistinguished example of a mid-twentieth century barn. It does not embody distinctive characteristics or possess significant or unique architectural or design features. Furthermore, the building has no significant association or linkage to events or persons of demonstrable significance in the past and does not appear to have the ability to yield important and unique information for research based on physical evidence. This architectural resource is recommended as not eligible for the NRHP under Criteria A, B, C, or D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Agriculture/Subsistence
Resource Type: Barn
NR Resource Type: Building
Date of Construction: ca 1950
Date Source: Map
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Subsistence/Agriculture
Other ID Number: *No Data*
Architectural Style: Vernacular
Form: *No Data*
Number of Stories: 1.0
Condition: Fair
Threats to Resource: Neglect
Cultural Affiliations: Indeterminate
Cultural Affiliation Details: *No Data*
Architectural Description:

May 2023: The one-story, barn has a standing seam metal gambrel roof. The structure is wood-frame and partially clad in painted metal board. A shed roof open porch is located on the north elevation and an enclosed shed roof addition is located on the south elevation.

Exterior Components

Component	Component Type	Material	Material Treatment
Roof	Gambrel	Metal	*No Data*
Roof	Shed	Metal	*No Data*
Structural System and Exterior Treatment	Wood Frame	*No Data*	*No Data*

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Chris Swisher
Organization/Company: Apogee Environmental & Archaeological, Inc
Photographic Media: Digital
Survey Date: 5/10/2023
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Amanda Commins, Architectural Historian
Project Bibliographic Information:
Historic Architectural Reconnaissance Survey for the Proposed Moonlight Solar Facility in Isle of Wight County, Virginia

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data

Appendix B: Principal Author Resume

Amanda Commins
amanda@apogee-environmental.com

Architectural Historian
Mobile: (909) 762-3145

Education

University of California, San Diego, CA (2022)
- Extended Studies, Introduction to NEPA Certification

Savannah College of Art and Design, Savannah, GA (2020)
- Master of Arts, Preservation Design

University of California, Berkeley, CA (2017)
- Bachelor of Arts, Urban Studies
- Minor in Sustainable Design

Professional Affiliations

Amanda Commins specializes in Middle Atlantic architectural history, historic preservation design, and transportation planning. Ms. Commins completed her Master of Arts in Preservation Design at Savannah College of Art and Design in 2020. Her course work included examining global preservation practices, performing historic building surveys, documenting and analyzing the form, material, and condition of building features, and designing adaptive reuse solutions. She has completed 2 Historic American Building Surveys in Washington, DC that provided detailed descriptions of the structures, summaries of their architectural significance, and hand-measured and digital drawings of key architectural features. These surveys were conducted at the former Gate House at Gallaudet University and the former Carriage House at the Old Naval Hospital on Pennsylvania Avenue. She has conducted a historic district survey in the Capitol Hill neighborhood in Washington, DC through an in-depth assessment of 22 contiguous rowhouses. She has completed a National Register of Historic Places nomination form for the Rutherford B. Hayes School in Washington, DC for both its contribution to history as well as significance in architectural design. Ms. Commins has over 2 years of experience in architectural history and exceeds the Professional Qualifications Standards in Architectural History (36 CFR Part 61).

Project Experience

Architectural Historian – Apogee, Inc. – Alexandria, VA
September 2021 – present
- Reconnaissance Architectural Phase IB Survey for Bellflower Solar 3 Project, Brunswick County, VA
- Cultural Resources Assessment for the proposed Stone43 Apartments Multifamily Construction Project, Seattle, WA
- State Level Historic Documentation for Haymond Highway over Elk Creek Bridge Replacement Project, Harrison County, WV
- Reconnaissance Architectural Phase IA Survey for Bellflower Solar Project, Brunswick and Lunenburg Counties, VA
- Architectural Survey and Effects Assessment for Manchester Redevelopment Project, Pittsburgh, PA
- Reconnaissance Architectural Phase IA Survey for Beldale Solar Project, Powhatan County, VA
- Reconnaissance Architectural Phase IA Historic Property Inventory Forms for Wild Hill Solar Project, Jefferson County, WV

Architectural Historian – Commonwealth Heritage Group – Alexandria, VA
May 2021 – September 2021

- Reconnaissance Architectural Survey for Kensington Solar Project, Franklin Township, Columbiana County, OH
- Cultural Resources Survey for American Beech 1 & 2 Solar Addendum, Mineral, VA
- Cultural Resources Survey for the Braddock Road Multimodal Improvements, Fairfax County, VA
- Reconnaissance Architectural Survey, Route 20 & 33 Barboursville Roundabout, Orange County, VA

Distinctive Destinations Marketing Intern – National Trust for Historic Preservation – Washington, DC
January 2020 – May 2020

- Expanded Distinctive Destinations program through outreach to eligible historic sites. Developed marketing campaigns to drive additional visibility for the program. Surpassed goal of 300 participants.

Program Assistant – Union Station Redevelopment Corporation – Washington, DC
January 2019 – May 2019

- Marble Condition Report for Union Station in Washington, DC. Surveyed individual tiles in Main Hall, created a floor plan to indicate areas in need of restoration or replacing, and assisted preservation architect in determining level of repair needed.
- 2nd Century Plan for Union Station in Washington DC. Created comprehensive timeline of station expansion project and compiled key information for environmental review and planning studies.

Transportation Associate – Metro – Los Angeles, CA
January 2018 – August 2018

I-605 Corridor Hot Spots Program in Los Angeles County, California. Developed environmental review documents under the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA).

SR-710 North Project in Los Angeles County, California. Produced list of potential road projects along corridor for increased safety and mobility in the region.

Volunteer Experience

Volunteer – Heurich House Museum – Washington, DC

- Answered questions pertaining to the history of the house and monitored historic art and interior furniture during major events (2 months)

Educational Course Work

Undergraduate Course Work

University of California, Berkeley, CA

Urban Studies (Major)	Sustainable Design (Minor)
Planning for Sustainability	People and the Environment
Global Cities	Environmental Science
Design and Activism	Food and the Environment
History of Architecture	Environmental Philosophy & Ethics
Intro to Transportation Planning	Cultural Resource Management
Urban Design	Sustainable Landscapes

APOGEE

Graduate Course Work

Savannah College of Art and Design, Savannah, GA

Preservation Design (Core)
Digital Foundations
Practicing Preservation in a Global Context
Style and Elegance in the Classical Tradition
Defining Place: Research and Survey
Preservation Through Public Policy
Construction Technology and Assessment
Conserving the Built Environment
Entrepreneurship for Community Revitalization
Adapting Existing Buildings

University of California, San Diego, CA

Introduction to NEPA

Appendix C: DHR Project Communications

COMMONWEALTH of VIRGINIA

Travis A. Voyles
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

August 16, 2023

Garrett Silliman
Apogee
1493 Butler Plank Road, Suite 6
Glenshaw, Pennsylvania 15116

RE- Moonlight Solar Facility
Isle of Wight County, VA
DHR File No. 2023-4075

Dear. Mr. Silliman

We have received for review two reports, *Phase IB Archaeological Survey for the Proposed Moonlight Facility, Isle of Wight County, Virginia,* and *Phase I Historic Architecture Survey and Effects Assessment for the Proposed Moonlight Solar Facility, Isle of Wight County, Virginia* prepared by Apogee Environmental & Archaeological, Inc. (Apogee) on behalf of Timmons Group Inc 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. Our comments are provided as technical assistance to DEQ. We have not been notified by any Federal agency of their involvement in this project; however, we reserve the right to provide additional comment pursuant to the National Historic Preservation Act, if applicable.

Archaeology

The report documents an archaeological survey of 516.9 acres for Moonlight Solar Facility. During the course of the survey, Apogee identified five archaeological sites (44IW0390, 44IW0391, 44IW0392, 44IW0393, and 44IW0394). Site 44IW0390 is a mid-19th to early-20th century domestic trash scatter. site 44IW0391 is a low-density artifact scatter dating to the mid- to late-19th century. Site 44IW0392 and 44IW0393 are a low-density artifact scatters dating to the mid-19th to mid-20th century potentially associated with the agricultural structure across Moonlight Road. Site 44IW0394 is a late-19th to early-20th century domestic artifact scatter. Apogee recommends that all five sites (**44IW0390, 44IW0391, 44IW0392, 44IW0393,** and **44IW0394)** are *not eligible* for listing the National Register of Historic Places (NRHP). No additional work is recommended for the project area. DHR agrees with these recommendations.

Please revise the VCRIS forms to remove the temporary site names (e.g. Apogee 1). Please submit comb-bound hard copies of the report.

Historic Architecture

Apogee identified a total of twenty-one (21) historic architectural resources. Eleven (11) previously recorded resources were identified within the 0.5-mile buffer. Of the eleven (11) resources, nine (9) had been surveyed within the past 5 years. The remaining two (2) previously recorded resources and nineteen (19) newly identified resources were surveyed. Apogee recommends none of the surveyed resources as eligible for listing in the National Register of Historic Places (NRHP) and Virginia Landmarks Register (VLR) and DHR concurs. See the attached table for details.

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

Cc: Chris Egghart, DEQ
Amber Foster, DEQ

DHR ID #	Resource Name	Apogee Eligibility	DHR Eligibility	Apogee Impact	DHR Impact
046-0063	House	Not Eligible	Not Eligible	N/A	N/A
046-5144	House	Not Eligible	Not Eligible	N/A	N/A
046-5721	House	Not Eligible	Not Eligible	N/A	N/A
046-5722	House	Not Eligible	Not Eligible	N/A	N/A
046-5723	House	Not Eligible	Not Eligible	N/A	N/A
046-5724	House	Not Eligible	Not Eligible	N/A	N/A
046-5725	House	Not Eligible	Not Eligible	N/A	N/A
046-5726	House	Not Eligible	Not Eligible	N/A	N/A
046-5727	House	Not Eligible	Not Eligible	N/A	N/A
046-5728	House	Not Eligible	Not Eligible	N/A	N/A
046-5729	House	Not Eligible	Not Eligible	N/A	N/A
046-5780	House	Not Eligible	Not Eligible	N/A	N/A
046-5781	House	Not Eligible	Not Eligible	N/A	N/A
046-5783	House	Not Eligible	Not Eligible	N/A	N/A
046-5784	House	Not Eligible	Not Eligible	N/A	N/A
046-5785	House	Not Eligible	Not Eligible	N/A	N/A
046-5786	House	Not Eligible	Not Eligible	N/A	N/A

TABLE KEY:	Warrants Mitigation	Needs Attention	DHR does not concur

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

APOGEE
Environmental & Archaeological, Inc.

PHASE IB ARCHAEOLOGICAL SURVEY FOR THE PROPOSED MOONLIGHT SOLAR FACILITY ISLE OF WIGHT COUNTY, VIRGINIA

Prepared For
Timmons Group, Inc.
1001 Boulders Parkway, Suite 300
Richmond, VA 23225

Prepared By
Apogee Environmental & Archaeological, Inc.
6425 Living Place, Suite 200
Pittsburgh, PA 15206
Apogee Project No. 23-1188.01

Garrett Silliman, RPA
Principal Investigator

David S. Hanley, MA, RPA
Field Director

Lead Agency
Virginia Department of Environmental Quality
DHR File No. 2023-4075

June 2023 (Finalized August 2023)

Abstract

On behalf of Timmons Group, Inc. (Timmons), Apogee Environmental & Archaeological, Inc. (Apogee) conducted a Phase IB archaeological survey for the proposed Moonlight Solar Facility in Isle of Wight County, Virginia. The Phase IB survey serves as a secondary step in meeting compliance requirements for the Virginia Department of Environmental Quality (DEQ). All activities were conducted in accordance with the Virginia Department of Historic Resources (DHR), as published in *Guidelines for Conducting Historic Resources Survey in Virginia* (2017).

The project consists of the development of a solar energy facility located approximately 5.2 miles northwest of Smithfield, Virginia, situated west and south of the intersection between Moonlight Road and Burwells Bay Road. The archaeological area of potential effects (APE) contains parcels of mixed-use rural land totaling 516.9 acres (209.2 hectares). A desktop analysis cultural resources assessment was conducted in March 2023. The Phase I cultural resources survey was conducted between April 17th and May 5th, 2023.

As a result of the archaeological survey, Apogee identified five archaeological sites (44IW0390, 44IW0391, 44IW0392, 44IW0393, and 44IW0394) and 22 isolated artifacts. All archaeological resources identified during the survey have been recommended as not eligible for the National Register of Historic Places. Therefore, no further work is recommended.

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1.0 INTRODUCTION TO THE PROJECT

On behalf of Timmons Group, Inc. (Timmons), Apogee Environmental & Archaeological, Inc. (Apogee) conducted a Phase IB archaeological survey for the proposed Moonlight Solar Facility in Isle of Wight County, Virginia. The cultural resources survey serves as a secondary step in meeting compliance requirements for the Virginia Department of Environmental Quality (DEQ). All activities were conducted in accordance with the Virginia Department of Historic Resources (DHR), as published in *Guidelines for Conducting Historic Resources Survey in Virginia* (2017).

The project consists of the development of a solar energy facility located approximately 5.2 miles northwest of Smithfield, Virginia. Figure 1 depicts the project area on the Bacons Castle, VA and Runnymede, VA USGS 7.5-minute topographic quadrangles. The archaeological area of potential effects (APE) contains parcels of mixed-use rural land totaling 516.9 acres (209.2 hectares). Timmons will only be utilizing 323.6 acres (130.9 hectares) of the property (Figure 1). A Phase IA reconnaissance survey was conducted in March 2023 to develop appropriate methodology for the Phase I survey. The Phase IB survey was conducted starting in April 2023 and concluded in May 2023.

From April 17th to May 5th, 2023, Apogee personnel, under the direction of David Hanley, Registered Professional Archaeologist (RPA), conducted a Phase IB archaeological investigation including systematic shovel testing, judgmental shovel testing, and systematic pedestrian survey within the combined 516.9-acre area of investigation. A total of 999 shovel tests were excavated across the different sections of the APE. As a result of the archaeological survey, Apogee identified five archaeological sites (44IW0390, 44IW0391, 44IW0392, 44IW0393, and 44IW0394) and 22 isolated artifacts.

Garrett Silliman, RPA, served as Principal Investigator and was responsible for project management, report writing, and research design. David Hanley, RPA, was responsible for leading fieldwork, artifact analysis, and was report co-author. Resumes for key project staff are provided in Appendix B.

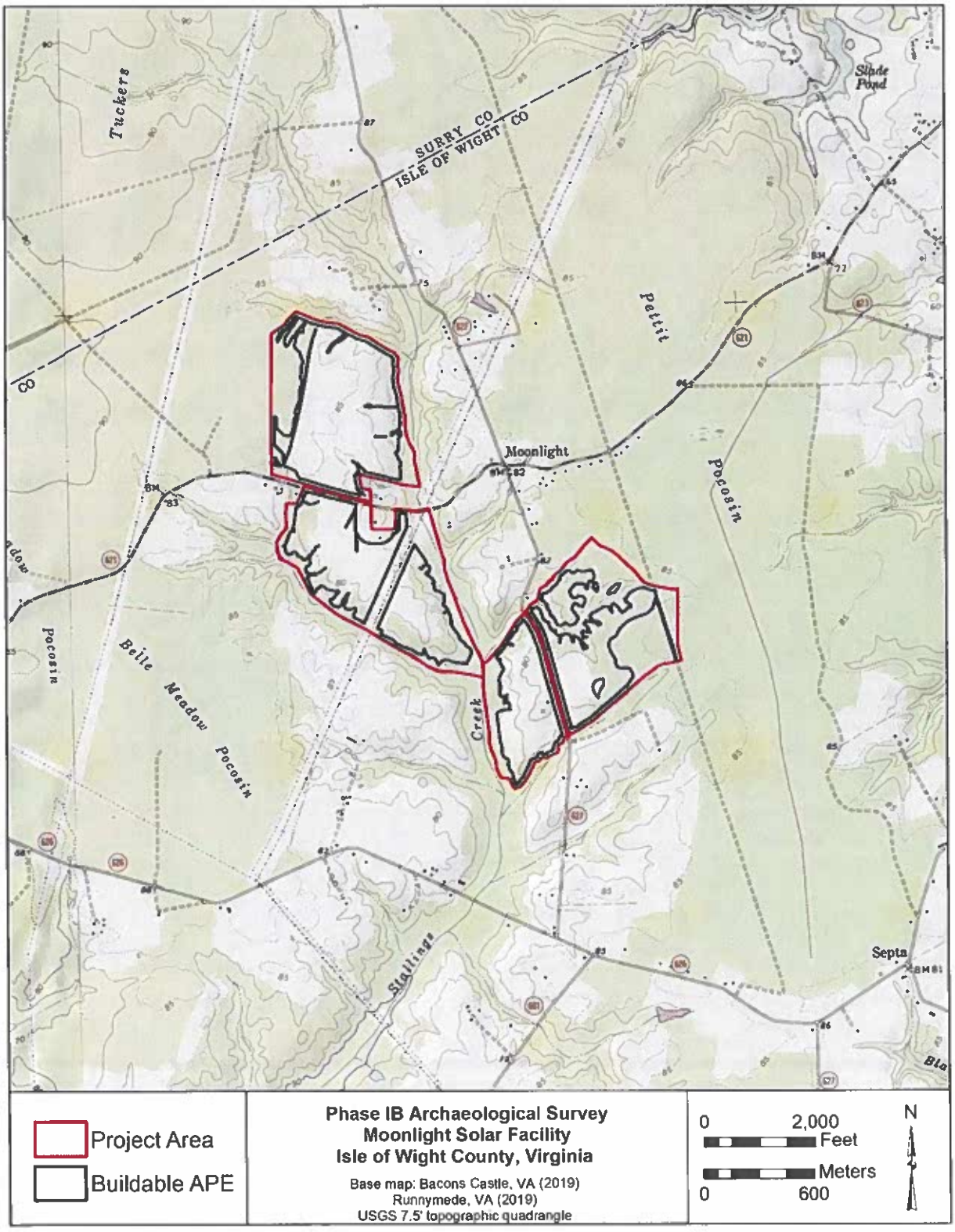

Figure 1: Project area depicted on USGS 7.5-minute topographic quadrangle.

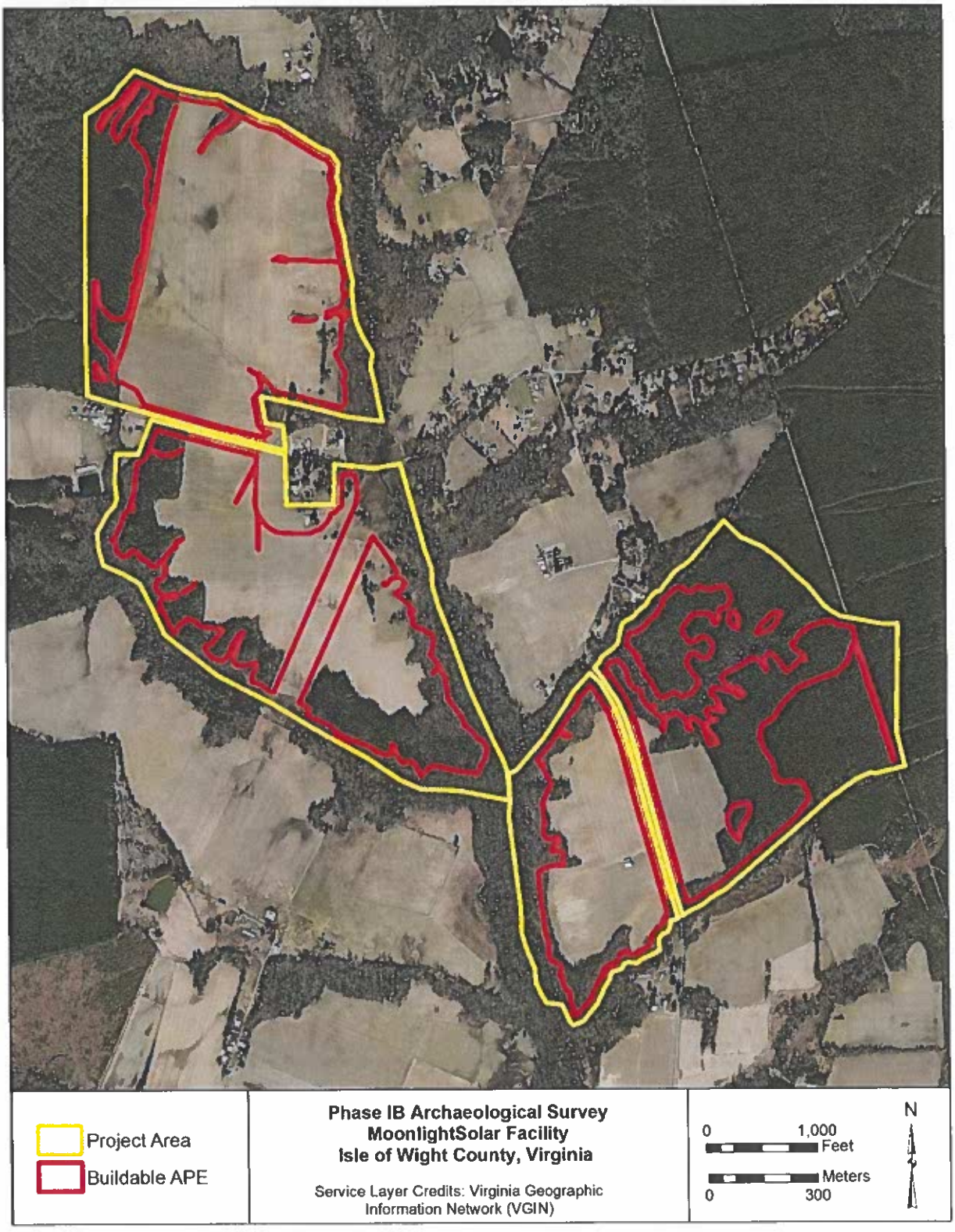

Figure 2: Project area depicted on modern aerial imagery.

2.0 RESEARCH DESIGN

2.1 Archaeology

Apogee utilized a staged approach to develop an archaeological probability model for the project area according to DHR guidance. First, the environmental setting of the project area was reviewed to identify areas with contributing factors to archaeological site probability (e.g., well-drained alluvial soils, stream confluences, etc.) and those that reduce the potential for encountering archaeological sites (e.g., slope, poor soil drainage, observable ground disturbances, etc.). Following the review of the environmental setting, investigators conducted a literature review including an overview of regional history/prehistory, and the identification of previously recorded cultural resources within or immediately adjacent to the project area.

A site visit was then conducted to observe the present conditions at key locales selected during background research. Areas within the project area selected for a site visit consisted of those with a high potential to contain archaeological resources, previously recorded cultural resources, historic buildings and structures identified on historic maps, and past ground disturbance. Photographs were taken at each locale and throughout the project area to document the landscape. Limited shovel testing was also conducted to observe and record soil profiles within the project area. Cylindrical shovel test pits (STPs) 38 cm (15 in) in diameter were excavated by natural stratigraphic sequence 10 cm (4 in) into sterile subsoil. All soils were screened through 1/4-in hardware cloth. Notes on all STPs were recorded and included information on survey/site/transect identification and location, either a profile drawing or detailed description of strata, soil types, Munsell descriptions, depth measurement, and a list of artifacts (both those kept and discarded). The environmental conditions under which any testing strategy was employed were also noted (for example, adverse weather, condition of ground surface, etc.).

Results from the site visit were then considered with the results of the desktop assessment to develop an archaeological probability model. A four-tiered archaeological probability scheme was used categorize all areas within the project area based on similar projects completed in the past. The following four probability tiers will be used: 1) *High Probability*; 2) *Medium Probability*; 3) *Low Probability*; and 4) *Visual Inspection Only* (DEQ 2018).

> ***High Probability*** designation is typically assigned to locations that exhibit multiple, independent site predictive attributes, or locations where map or other historic documents suggest the presence of archaeological resources.
>
> ***Medium Probability*** can be assigned to areas that do not exhibit specific site predictive attributes but also do not contain site limiting environmental conditions. Examples could include broad, undifferentiated upland terraces well removed from water and/or historic transportation corridors.
>
> ***Low Probability*** can be assigned to areas that have site potential limiting characteristics such as slope or slow soil drainage but with these conditions not so pronounced or widespread as to preclude the possibility of intact archaeological resources being present.

Visual Inspection Only (or similar terminology) areas exhibit characteristics such as slope, poor soil drainage or disturbance as to reasonably preclude the possibility intact archaeological resources being present.

Once the probability assessment was completed for the project area, recommendations for Phase IB archaeological survey methodology were developed based on the four probability tiers above. Full shovel test coverage at 50-foot intervals is required for *High Probability* areas (DEQ 2018). *Medium probability* areas require a shovel test sampling strategy at a rate of approximately 25 percent, with *Low Probability* areas at approximately 10 percent sampling coverage. Areas designated as *Visual Inspection Only* need not be shovel tested but should be subject to a walkover visual inspection.

As a result of the Phase IA survey (Silliman et al. 2023), Moonlight consists of 176.92 acres of high probability areas, 135.23 acres of medium probability areas, 60.77 acres of low probability areas, and 143.98 acres of visual inspection only (Figure 3).

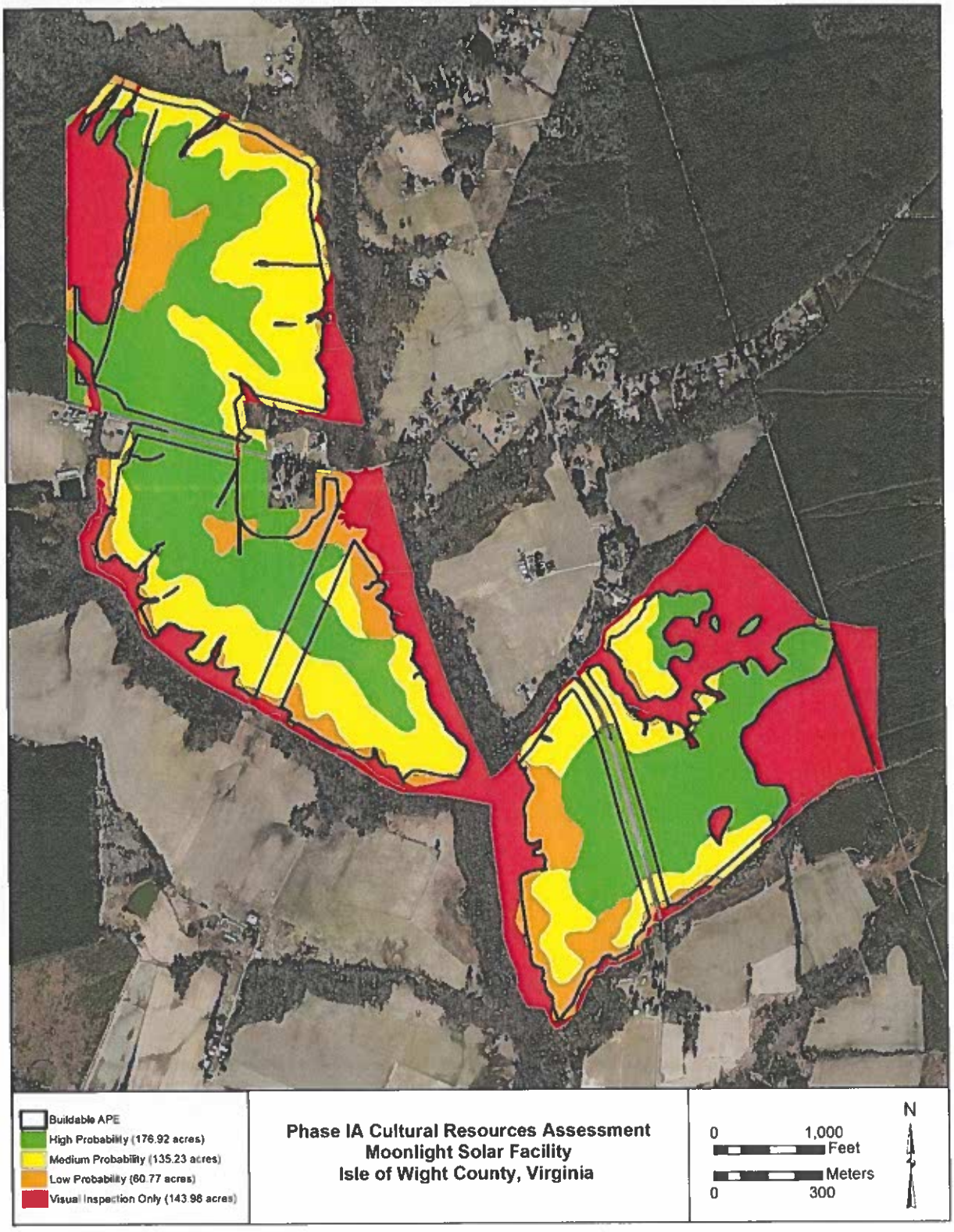

Figure 3: Results of Phase IA Archaeological Probability Assessment for Moonlight.

3.0 ENVIRONMENTAL CONTEXT

This section of the report describes the present environment of the project area as well as the major environmental factors influencing the selection of appropriate archaeological survey methods utilized.

3.1 Physiography and Geology

The project area is situated in southeastern Virginia within the Coastal Plain physiographic province, also known as the Coastal Lowland subregion. The Coastal Plain is bound by the Fall Zone and Piedmont to the west, and by the Atlantic coastline to the east. The Coastal Lowland subregion topography is characterized as a terrace landscape that descends eastward towards the coast and the major rivers, with a sedimentary wedge that thickens as you get closer to the coastline (CMW 2021). The project area lies atop portions of rock formations running west to east. Much of the project area lies atop the Windsor Formation, a Tertiary-Quaternary-aged formation composed of gravel and sand. (DGMR 2021). Vein quartz, composed of silica dioxide deposits commonly found as transparent vitreous veins within igneous rock outcrops (i.e., granite) on the ground surface, is the most common lithic material found in the region which was utilized by precontact peoples in the Coastal Plain and beyond (DHR 2018).

3.2 Hydrology

The project area is located within the Blackwater (Albemarle-Chowan) River Basin. The Blackwater basin drains 741.64 square miles of southeastern Virginia. Within and immediately adjacent to the project area are a series of streams mapped in the National Hydrography Dataset (NHD), including Stallings Creek. These waterways meet Blackwater River approximately 8.7 miles to the southwest.

3.3 Soils

According to the USDA Web Soil Survey, there were eight soil types identified within the project area (Figure 3, Table 1) (USDA 2023). Two soil types have a greater potential to contain archaeologically sensitive stratigraphy due to its location on flat floodplains and stream terraces: Slagle fine sandy loam (18A) and Yemassee fine sandy loam (23). Slagle fine sandy loam, 0 to 2 percent slopes, is formed in loamy marine deposits and located on marine terraces and uplands. The Slagle fine sandy loam soil series makes up about 27.9% of the soils within project area. A typical soil profile for 18A consists of a H1 with 0 to 13 inches of fine sandy loam, a H2 with 13 to 25 inches of sandy clay loam, and a H3 with 25 to 60 inches of sandy clay loam, with a depth to water table at 18 to 36 inches. Yemassee fine sandy loam, 0 to 2 percent slopes, is also formed in loamy marine deposits and located marine terraces and uplands. The Yemassee fine sandy loam soil series makes up about 16.3% of the soils within the project area. A typical soil profile for 23 consists of a H1 with 0 to 10 inches of fine sandy loam, a H2 with 10 to 52 inches of sandy clay loam, and a H3 with 52 to 60 inches of fine sandy loam, with a depth to water table at 12 to 18 inches.

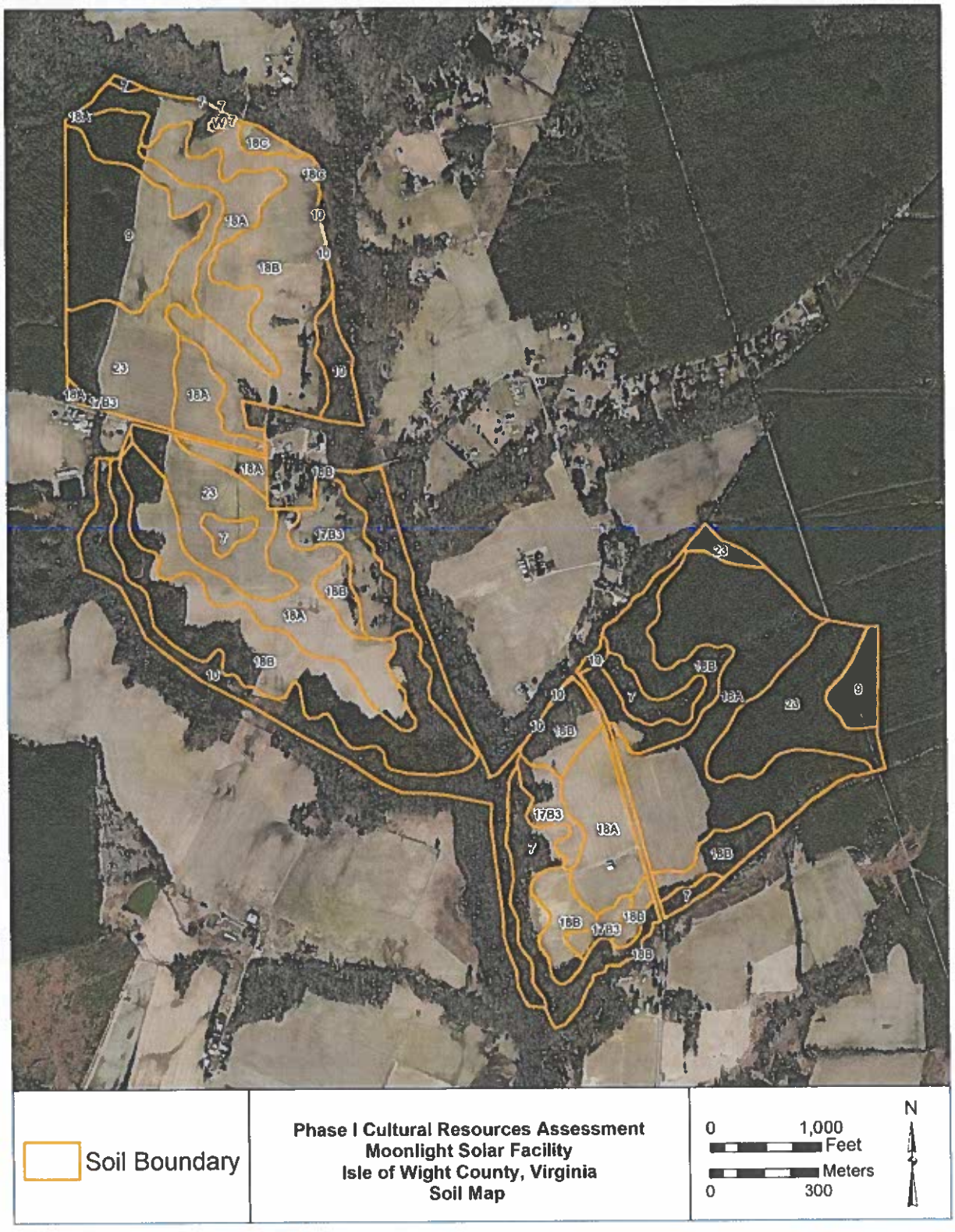

Figure 4: Soil types identified within the project area.

Table 1: Soil Types Identified within Project Area.

Map Unit Symbol	Map Unit Name	Acres in Project Area	Percent of Project Area
7	Kinston loam	28.7	5.6%
9	Myatt fine sandy loam	36.4	7.0%
10	Nawney loam	50.2	9.7%
17B3	Slagle sandy loam, 2 to 6 percent slopes, severely eroded	22.9	4.4%
18A	Slagle fine sandy loam, 0 to 2 percent slopes	144.2	27.9%
18B	Slagle fine sandy loam, 2 to 6 percent slopes	147.5	28.5%
18C	Slagle fine sandy loam, 6 to 10 percent slopes	2.5	0.5%
23	Yemassee fine sandy loam	84.2	16.3%
W	Water	0.4	0.1%
	Totals for Area of Interest	516.9	100.0%

3.1 Prehistoric Environment

Since the last glacial maximum episode of the Pleistocene Epoch and the arrival of humans in North America, there have been significant oscillations in regional climate that have affected the occupation and settlement patterns of prehistoric peoples. During the last glacial maximum, mixed conifer/northern hardwood forest was prevalent throughout much of the continent. This forest type contained hemlocks, pines, spruces, firs, oaks, birches, elms, ashes, ironwood, maples and beeches (Grayson and Meltzer 2003). However, as temperatures warmed and glaciers retreated during the Late Pleistocene, there was a general change from boreal forest towards mixed conifer/northern hardwood forest (Anderson 2001). During the Terminal Pleistocene around 10,900 B.C., a rapid shift towards glacial conditions occurred throughout the northern hemisphere. This abrupt cooling event, called the Younger Dryas Cold Episode, quickly heralded the extinction of mega-fauna in the Americas (Anderson 2001). The Early Holocene Climatic Episode, starting at approximately 9,300 B.C., began a period of rapid warming with the proliferation of mesic deciduous woodlands in North America (Anderson 2001). The mid-Holocene interval, also referred to as the Hypsithermal Climatic Episode, began around 7,000 B.C. This period brought about conditions that were generally dryer and warmer than the present day. This drier weather resulted in more prairie vegetation and greater local climatic variability (Anderson 2001). During the Hypsithermal Climatic Episode, prairie grasses and vegetation including xeric oak and hickory species typified the local floral assemblage (Grayson and Meltzer 2003). The Late Holocene Climatic Episode, beginning at approximately 3,000 B.C., heralded a climate like our present-day condition with modern deciduous forests (Anderson 2001).

3.2 Current Land Use

The project area is located within the Rolling Coastal Plain ecoregion (65m) (Woods et al. 1998). The topography of the ecoregion is a dissected portion of the Inner Coastal Plain featuring rolling hills made up of sedimentary rock. Natural soils for the ecoregion support forests filled with oak, hickory, and pine. It is believed these forests are the original forest cover as well. Dominant land use within the region is split between forestry and agriculture. Within the project area, most forested areas have been logged and replanted cyclically as tree farms. Much of the project area is agricultural fields with some pine tree farms along the edges of the project areas. The agricultural fields had a cover crop present during the field visit. Some intermittent less densely

forested areas are also present near waterways. An overhead electric line cuts through one of the project parcels and Stallings Creek are present in the northern edge and center of the project area. These conditions were observed during Apogee's background research and field visit.

As part of Apogee's investigation of current land use and terrain, LiDAR data was studied. These data were accessed via the Isle of Wight County's online mapping resources and downloaded for comparison with the proposed project's boundaries. LiDAR data were imported as hillshade modeling based on elevation to capture potential subtleties of landform variation or potential manmade features (Figure 5). These data indicate a series of level/leveled landforms flanked by creeks and intermittent streams, which represent the agricultural fields (and former agricultural fields) and the stream or wetland boundaries that align with the project/survey limits. Roads, consistent with those observed in the field, are present as are the outlines of buildings located outside of the parcel boundaries.

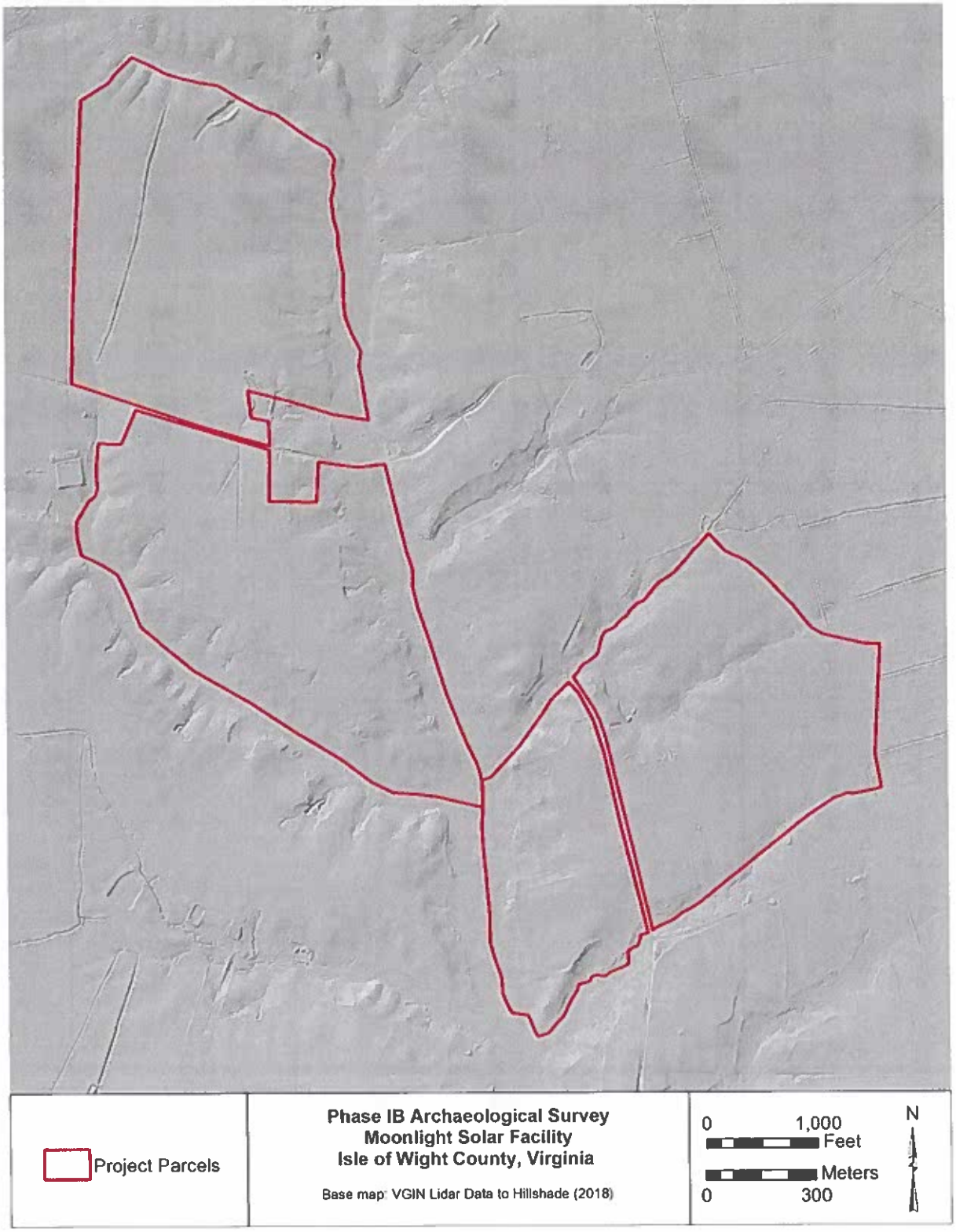

Figure 5: LiDAR data as hillshade, showing project area.

4.0 LITERATURE REVIEW

This section provides a literature review of the regional prehistory and history, results of the Virginia Cultural Resource Information System (V-CRIS) file review, and historic map research.

4.1 Literature Review

This literature review summarizes the prehistory and history of Virginia. It provides details on the six major time periods documented by the Virginia Department of Historic Resources (DHR): Early Hunters and Dispersed Foragers, Sedentary Foragers, Farmers, European Contact and Historic Period.

The project area is located within the Southern Coastal Plain geographical and cultural region of Virginia as defined by VDHR's Regional Boundaries and Differences: Geography and Culture map (2017). This region is bound by the Atlantic Ocean/Chesapeake Bay to the east, the Virginia-North Carolina border to the south, the Fall Line to the west, and the Northern Coastal Plain to the north (VDHR 2017: 101-102). The Southern Coastal Plain features the earliest European settlement in Virginia: the colony at Jamestown founded in 1607. From here, European colonists would move westward throughout the 17th century using the region's many rivers. Due to the self-sufficient nature of the Southern Coastal Plain's plantations in the 17th century, there were very few central town centers until the mid-18th century.

Below is an outline of a partial account primarily based on archaeological data. After first arriving in Virginia in 1607, European colonists started moving along the many rivers in the Southern Coastal Plain into the western portions of the region (VDHR 2017: 101). Due to the self-sufficient nature of the Southern Coastal Plain's plantations in the 17th century, there were very few central town centers until the mid-18th century. This region was settled both for its agricultural potential, but also for its industrial potential and access to the Atlantic Ocean.

Early Hunters and Dispersed Foragers

Paleoindian Period (ca. 15000 to 8000 B.C.)

This period marks the end of the last glacial episode in the late Pleistocene Period and the transition into the Holocene Period in Virginia (Custer 1990). Due to the cool temperatures, the Paleoindian Period is marked by a mobile, hunting and gathering adaptation, known primarily as big game hunters of now-extinct megafauna. The Paleoindian tool kit is heavily defined by chipped stone fluted points of local material known as Clovis points, which focused on procurement and processing of megafauna (Custer 1990). During this almost six thousand years long period, there is a consistent settlement practice of small familial bands following alongside game movements. A very small number of Paleoindian sites have been encountered in modern day Virginia (VDHR 2017: 107). One consideration for the area is the use of overhangs as shelter as well as temporary camps (Custer 1990). The small number of Paleoindian sites is likely attributed to the age of the sites as well as low population density (VDHR 2017: 107).

Despite the scarcity of Paleoindian sites in Virginia, there are three significant site complexes in Virginia: Flint Run in Warren County, Williamson in Dinwiddie County, and Cactus Hill in Sussex County (VDHR 2017: 107; Gardner 1983; Peck 2010; Hranicky 2010). The Williamson and Cactus

Hill sites are both located within the Southern Coastal Plain. Within the Flint Run site complex, the Thunderbird and Fifty sites provide the complex with its chronological order (Gardner 1983:49). By using these three sites, archaeologists were able to create the "Flint Run Lithic Deterministic Model," a model that helps understand settlement strategies of Paleoindian groups (Anderson and Sassaman 1996:23). According to the model, high-quality lithic material was the main factor in the settlement patterns of Paleoindian and Early Archaic Indigenous groups. Another factor that contributed to Paleoindian and Early Archaic settlement patterns was food collection. These two factors help explain why many Paleoindian sites are located in floodplains or adjacent alluvial fans (Turner 1989).

Fluted point concentrations have been recorded in the Southern Coastal Plain region of Virginia, which has been attributed to local outcrops of chert, jasper, and chalcedony (Turner 1989). The end of the Paleoindian period and the transition to the Early Archaic period is traditionally seen through the change from fluted points to unfluted, triangular points.

Early Archaic and Middle Archaic Period (8000 to 2500 B.C.)

The Early Archaic period marks a shift in the types of lithic points that were produced as well as a drastic shift in environment. The once cool temperatures receded and were replaced by a warm and dry climate. The hunting lifestyle shifted to include gathering of fruit and nuts, and the extinction of megafauna led to the hunting of smaller game, for which a smaller toolkit became necessary (Custer 1990). While there are drastic environmental changes during the Early Archaic period, the tool kits, settlement patterns, and subsistence patterns of the Indigenous groups is very similar to those used during the Paleoindian Period. This is consistent with the fact that many of the Paleoindian sites in Virginia also have an Early Archaic component (Gardner 1983; Peck 2010; Hranicky 2010).

As populations responded to the dramatic changes to the plant and animal communities of the early Holocene, small mobile groups developed a more diversified subsistence strategy. As a result, the Archaic tool kit also diversifies. More plant processing tools are encountered, including grinding stones, and mortars and pestles. Another shift includes an increase in group size, but the locational pattern stays relatively the same.

There are a limited number of Archaic sites located in Virginia (Custer 1990, Egloff and Woodward 2006). This could be a result of many sites being inundated by changing sea levels over time, but it could also be a symptom of the low population density during the period (Turner 1989; Gardner 1989). It could also be symptomatic of poor survey coverage as Custer (1990) suggests. The currently available data suggest Archaic settlements were usually associated with freshwater wetlands, bogs, and swamps (Custer 1990). Custer (1990) also proposes that the rapid rise in sea level during the Early and Middle Archaic may have not allowed coastal resources to have been as rich with shellfish beds as they were at later times.

Sedentary Foragers

Late Archaic, Early and Middle Woodland Period (2500 B.C to 900 A.D.)

The Late Archaic Period, while marked by distinctive projectile point types, does not differ much to the adaptations of the Middle Archaic period. The primary attributes of the Late Archaic period are small groups, non-sedentary settlement patterns, infrequent aggregation phases, and minimal regional integration or interaction (Mouer 1991:10). Sites during the Late Archaic period seem to

differ greatly depending upon their location in either upland of near river settings (Mouer 1991). The Woodland Period correlates to a pronounced warm and dry period in the region, where this climatic alteration with increasing sea levels creates extensive brackish marshes along the coast. In addition to the dramatic climatic changes, Woodland settlements become larger and start to congregate along major river floodplains and estuaries, and the construction of homes correlates with a sedentary lifestyle (Klein and Klatka 1991). With an overall tendency of increases in population densities, there is an increased efficient utilization of horticulture. The Woodland tool kit continues to utilize chipped stone tools and plant processing tools like in the Archaic, but now starts to incorporate non-local lithic raw materials that indicate larger interaction spheres.

Due to increased success in food production and incorporation of storage containers, such as ceramics, there is corresponding proliferation in social development and the beginnings of ranked societies around 1200 B.C. From the Late Archaic through the Middle Woodland Periods, the archaeological record in Virginia also corroborates the appearance and general incorporation of agricultural practices with a general trend towards larger village sizes and population growth. This corresponding increase in population size was similarly witnessed in the overall larger sizes of coeval base camps and seasonal camps compared to previous periods. These larger overall trend in sites' sizes could be the result of an initial fissioning of these bourgeoning large populations into smaller, more manageable groups versus the proliferation of social complexity to compensate for unsustainable densities and the additional energy to maintain it. This period may also be characterized by rock shelter and small camp sites (Egloff and Woodward 2006, VP 2015).

Ceramics found from the Early Woodland Period in the Coastal Plain province include Bushnell Ware, Croaker Landing Ware, Ware Plain, and Waterlily Ware (Egloff and Potter 1982). Bushnell Ware is one of the earliest pottery types in Virginia, dating to between 1200 and 1000 BCE (DHR 2020). This ware type has a schist temper with smooth surfaces. Croaker Landing Ware usually has a clay or grog temper with smoothed surfaces that features some cord markings on its surface. Ware Plain is a crushed-quartz temper that typically does not have any exterior decoration. Waterlily Ware is a shell-tempered ware that usually has a bumpy exterior surface.

Wares that were found in the Coastal Plain include Accokeek Ware, Chesterfield Ware, Mockley Ware, Prince George Ware, Stony Creek Ware, and Varina Ware (Egloff and Potter 1982). Accokeek Ware is a sand-tempered or crushed-quartz tempered ware with cord-marked exterior surfaces (DHR 2020). Chesterfield Ware is sand-tempered that is usually knotted-net or cord-marked. Mockley Ware is shell-tempered with net-impressed and cord-marked surfaces that have a clayey texture. Prince George Ware is characterized by either a pebble-tempered or sand-and-pebble-tempered paste and is infrequently decorated. When decorated, there are usually cord marks, net marks, or fabric impressions. Stony Creek Ware is a sand-tempered ware that sometimes features a cord-marked surface. Varina Ware is made of a very coarse sand-temper and is usually knotted-net marked.

Farmers

Late Woodland (A.D. 900 to 1600)

The Late Woodland period is characterized by large villages with incredibly organized social, economic, and political structures, as such, the material culture expanded immensely to include a wide variety of pottery, lithic and bone tools, and jewelry made from shell and copper (Turner 1992). This period is also characterized by an increased dependence upon agricultural practices. However, the reliance on agriculture led to greater population growth, larger villages, and an

increase in social complexity. Burial practices became more elaborate, and different areas began developing distinct identities. Farming became a main source of food, with the three main crops being beans, corn, and squash. Site types for this period include large settlements, burial mounds, and camps (Egloff and Woodward 2006).

Ceramics in Virginia during this period become more localized, which is consistent with the increased evidence of territorial behaviors (Turner 1992). Ceramics commonly found in this province during the Late Woodland Period are Branchville Ware, Hercules Ware, Potomac Creek Ware, and Townsend Ware (DHR 2020). Branchville Ware is tempered with small quartzite granules and can be fabric-impressed, cord-marked, simple-stamped, or plain. Hercules Ware, commonly seen as a late Middle Woodland or early Late Woodland pottery, is tempered with quartz, granite, and gneiss and has a wicker-fabric-impressed surface. Potomac Creek Ware is tempered with either crushed quartz or fine to medium grain sand that can be elaborately cord-decorated beneath their rims. Townsend Ware is a shell-tempered ware with a silty paste and a fabric impressed exterior surface.

European Contact

Contact Period (A.D. 1600 to 1800)

After A.D. 1600, the native cultural groups and their lifeways become heavily influenced by European economies, diseases, and technology. The Contact Period is poorly understood as there are very few archaeological sites dating to that period in the region. The settlement distribution and pattern would have been like the Woodland Period, with a general decrease in population sizes. The period ended with the almost extinction of the native population by early European explorers and illnesses. Some examples of site types may include battlefields and mass graves (Egloff and Woodward 2006).

Brunswick County Historic Period

Settlement to Society (1607 to 1750)

Prior to its establishment, the area now known as Isle of Wight County was once home to many Native American tribes that settled along the James River. The Warraskoyak are the first documented Indigenous group to make contact with European settlers. European settlers at the Jamestown settlement first made contact with the Warraskoyak in 1607 after crossing the James River in search of food (Boddie 1973). In 1632, English colonists constructed a fort in order to defend their settlements from Native American and Spanish attackers (Isle of Wight County Museum 2014). This fort, first known as The Castle, was later expanded during the Revolutionary War and was renamed Fort Boykin.

In 1634, Isle of Wight County was officially established under the name Warraskoyak Shire as one of the eight shires first established by the English. The initial population was approximately 522 people (Boddie 1973; Morrison 2001). In 1637, Warraskoyak Shire was renamed Isle of Wight County after the English island (Isle of Wight County 2023) (Figure 6). In 1674, Isle of Wight County gained a portion of the now extinct Nansemond County (Boddie 1973; Morrison 2001). However, the current boundary of the county was not set until 1732 when a considerable portion was added to neighboring Brunswick County, which was subsequently turned into Southampton County in 1748 (Morrison 2001)

Since its founding, Isle of Wight County largely exhibits rural character and encompasses approximately 350 square miles (Morrison 2001). Many streams and roads intersect the county with an east/west connecting road playing a significant role in the area's history as it controlled access to Richmond via the James River. The county's location along the James River also demonstrates why the first English plantations were constructed within the county and mainly grew tobacco.

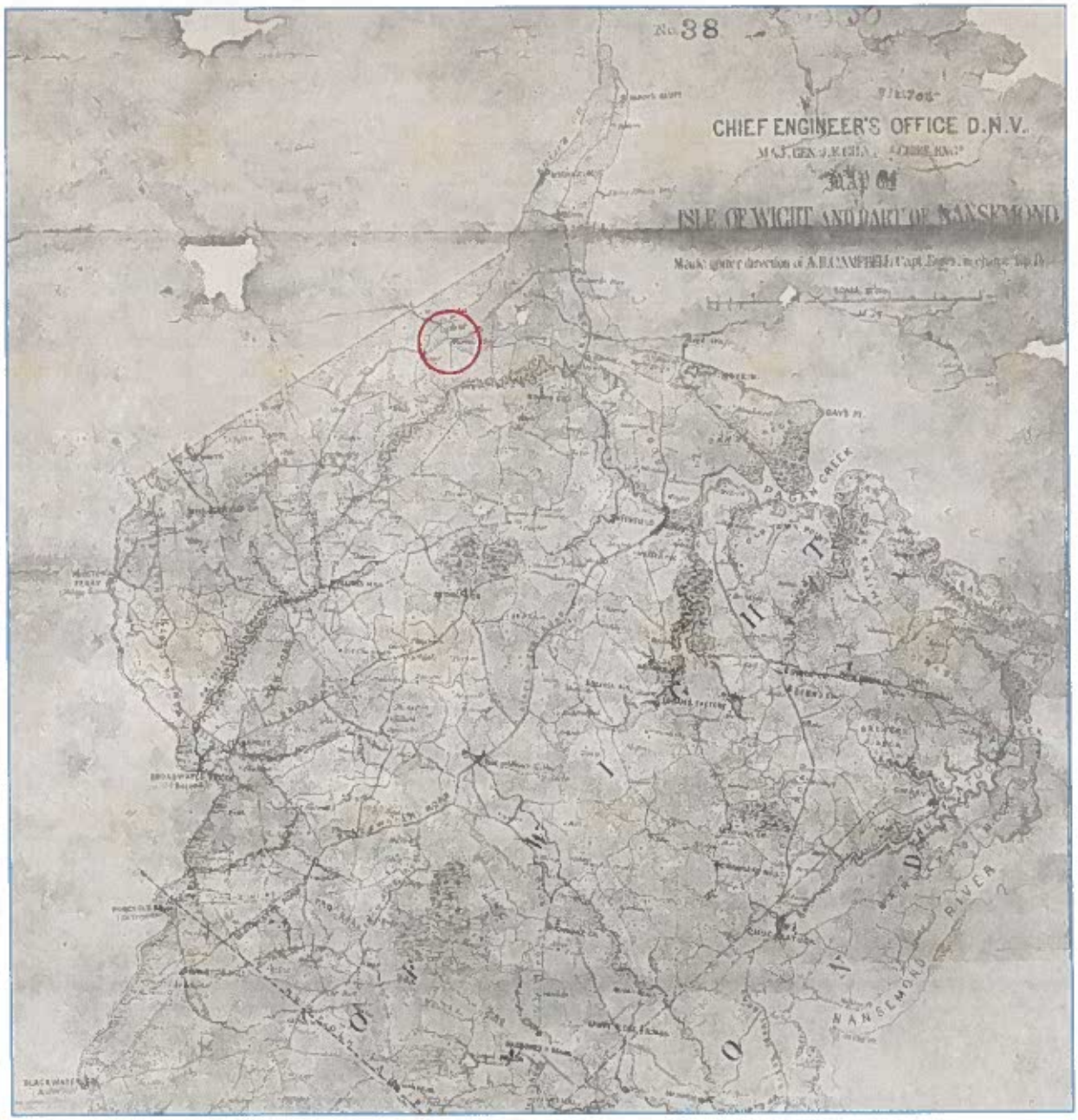

Figure 6: A map of Isle of Wight County showing the general location of the project area (Selection from Campbell et al 1864).

Colony to Nation (1750 to 1789)

The Isle of Wight County courts were established in 1751 in Smithfield through the appointment of eight justices (Morrison 2001). Four of these judges could make up a court and were required to meet monthly. This would continue until the county courts were abolished in the 1902 constitution when the judicial power of counties was given to circuit courts. The following year, Smithfield officially became an incorporated town and is still the largest town in the county. The original courthouse and its associated tavern, The Smithfield Inn, are still standing today.

While there were no official Revolutionary War battles fought within Isle of Wight County, its residents served in the Continental Army and the county's location allowed it to serve as an important place for commerce and agriculture (Morrison 2001). During the Revolutionary War, British troops raided Smithfield in an effort to destroy country records (Morrison 2001). The wife of Mr. Francis Young, an officer in the Continental Army, was able to remove the records prior to the raid. The records were hidden until the British forces surrendered at Yorktown. In March of 1782, the county court made an order describing the county's location and how its inhabitants have been strongly impacted by the invading British forces (Morrison 2001). The proximity to British landing caused a great strain on the county's militia as they were forced to be on constant duty due to threat of attack. However, no significant battles were fought within the county.

Antebellum Period (1789 to 1860)

At the beginning of the 19th century, Isle of Wight County saw its economic impact shift away from tobacco farming towards other crops such as cotton, wheat, and corn (Morrison 2001). Its location along the James River also allowed the county to begin building ships, though not at the scale of nearby coastal cities such as Norfolk. The economic focus on agriculture required the use of plantations which heavily utilized slave labor.

While Isle of Wight County is situated close to the coastline of Virginia, it played a minor role during the War of 1812 (Morrison 2001). During the war, the county mainly served as a defensive position to protect access to Richmond via the James River with Fort Boykin, which was refortified during the war (Isle of Wight County Museum 2014). While the county is located along the James River with access to Richmond, no battles were fought within the county's borders. The county helped finance the United States forces to fend off British invaders as well as supplied troops.

Leading up to the Civil War, Isle of Wight County's wealthy plantation owners and politicians heavily supported the continuation of slavery in the United States (Morrison 2001). However, the county's Quaker population supported the abolitionist movement. Leading up to Virginia seceding from the Union and joining the Confederate States of America, a vote was held in Isle of Wight County to determine if the county wanted to secede or remain with the Union. Among the 861 registered voters in the county, every vote went in favor of secession (Morrison 2001).

The county's population during this time period rose from 9,028 in 1790 up to 9,977 in 1860 with the highest population being 10,517 in 1830 (USCB). This rise in population led the county to move the courthouse to a more central location within Smithfield (Morrison 2001). The new courthouse, constructed in 1800, along with its associated tavern (Boykin's Tavern) are still standing.

Civil War (1860 to 1865)

During the Civil War, the James River served as the backbone for supplies to get from the Atlantic coast to the Confederate capital of Richmond. Isle of Wight County's Location between Norfolk and Richmond required Confederate forces to construct earthwork fortifications in order to efend against Union naval attacks on supply runners (Morrison 2001). Part of these new fortifications were centered around Fort Boykin and also led to the construction of Fort Huger, named after the commander of the Confederate States' Army's Department of Norfolk Major General Benjamin Huger (Morrison 2001).

Unlike previous wars, Isle of Wight County was home to many skirmishes and battles. On May 8th, 1862, a Union flotilla bombarded Fort Boykin and forced Confederate troops to abandon the structure. The Union boats continued up the James River and bombarded Fort Huger to the point where Confederate soldiers needed to abandon the structure as well. After the Union discovered Fort Boykin was empty, Confederate forces took Fort Boykin back as a signaling station and served as a key piece in the communication line between Richmond and the Atlantic coast (Isle of Wight County Museum 2014).

The most significant Civil War battle to take place in Isle of Wight County is the Battle of Smithfield. On January 31, 1864, Union forces sailed up the Pagan River to investigate Confederate activity (Isle of Wight County Museum 2014). After engaging in a small skirmish, Union forces went back to Smithfield to leave the area. However, the Union gunboat departed without the shore party, leaving the Union troops to camp on shore for the night. This led to a three-hour-long skirmish to break out along Main Street on February 1 that resulted in Confederate forces destroying the Union gunboat *Smith-Briggs* and capturing the Union forces before they could retreat.

A noteworthy regiment of the Virginia Infantry is the 61st regiment. While the regiment formed in Petersburg under the command of Lieutenant Colonel Samuel H. Wilson, F Company was known as the "Isle of Wight Avengers" (Isle of Wight County Museum 2014).

Reconstruction and Growth (1866 to 1917)

The economic impact of a shift from agriculture to industry continued in Isle of Wight County. This shift was helped with the completion of the James River Bridge (US-17) in 1928, which connected Isle of Wight County to Newport News (Kozel 2004). The construction of this bridge allowed people and goods to gain easier access to Isle of Wight County via a road instead of the most direct route being via boat up the James River.

Economic growth also came when Joseph W. Luter Sr. and Jr. founded Smithfield Packing Company in Smithfield, Virginia in 1936 (now known as Smithfield Foods, Inc.) (Smithfield Foods 2023). The founding of Smithfield Packing Company led to an influx of job opportunities for the county's residents and is still the county's main job supplier today. The still present agricultural industry paired with the growing Smithfield Packing Company allowed Isle of Wight County to provide the United States military with supplies during World War I and especially World War II.

World War I to World War II (1917-1945)

In 1920, nearly five million pounds of tobacco were produced in the area. In addition to tobacco, the raising of chickens and dairy products represented a major sector of the agrarian based economy. Brunswick thrived prior to the Great Depression, continuing as a major market center for the rich agricultural areas evidenced by the tobacco warehouses, cotton gins, and creameries

(Brunswick County 2018). However, the population of the county steadily declined over the next forty years with the number of farms also declining.

New Dominion (1945-Present)

From 1975 to 1982, the James River Bridge was replaced with a wider four lane bridge in order to accommodate the traffic going between Smithfield and Newport News (Kozel 2004). In 1982, the Nansemond River Bridge opened, which allowed for residents of Isle of Wight County to have easier access to the independent city of Suffolk. This bridge crosses over the Nansemond River and is a part of US-17, the same US highway as the James River Bridge.

As of the 2020 United States Census, there were 38,606 people living in the county, up from 14,906 people back in 1950 (USCB). The growth of Smithfield Foods and the easier access to cities like Newport News, Norfolk, and Suffolk are likely key contributors to the large population growth in Isle of Wight County. It is estimated that of this population, 69.5% were White, 23% were Black or African American, 4.2% were Hispanic or Latino, 1.1% were Asian, 0.5% were Native American or Native Alaskan, and 2.8% were of two or more races (USCB).

4.2 Previous Investigations

Apogee conducted a file review via the Virginia Cultural Resource Information System (V-CRIS) website in January 2022 (Figure 7). According to the V-CRIS record search, there are no previously recorded archaeological sites, one previous Phase I archaeological survey (Table 2), and 11 previously recorded architectural resources (Table 3) within a half-mile radius of the project area.

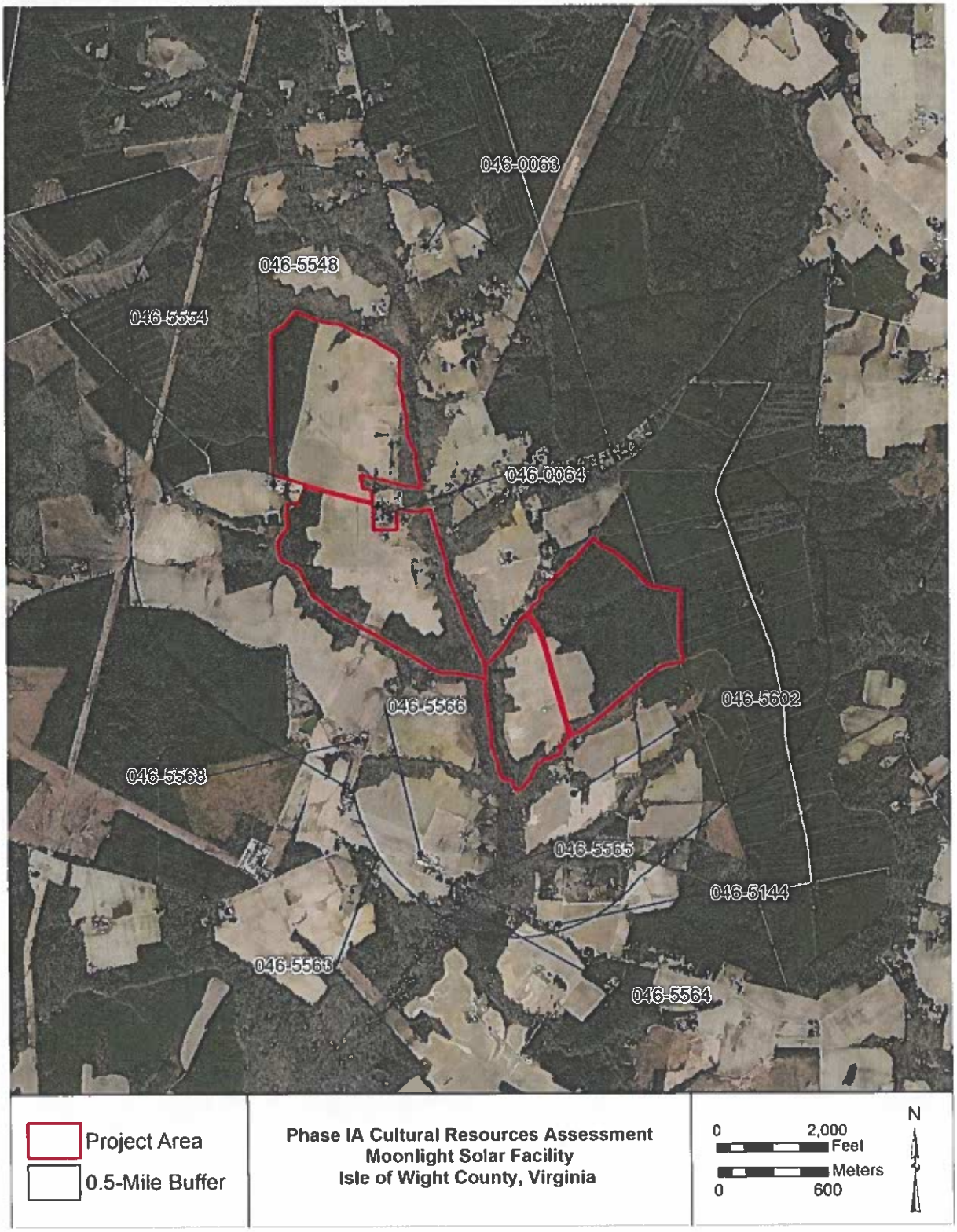

Figure 7: V-CRIS resources map within 0.5-mile buffer of Project Area.

Table 2: Previously Phase I Archaeological Surveys within 0.5-mile Buffer of Current Project.

Survey Year	Report Title	Author(s)	Company	Location Relative to APE
2020	Phase I Cultural Resource Survey of the +/- 2,106.02-Hectare (+/-5.204.1-Acre) Cavalier Solar Study Area, Isle of Wight and Surry Counties, Virginia	Hope Smith and Dara Friedberg	Dutton and Associates	outside

Table 3: Previously Recorded Architectural Resources within 0.5 miles of Project Area.

DHR ID	Site Name	NRHP Evaluation	Location Relative to APE
046-0063	House, Route 627	DHR Staff: Not Evaluated	outside
046-0064	Carroll Plantation (Current/Historic)/Gary Carroll House (Historic)	DHR Staff: Eligible	outside
046-5144	Dwelling, 9346 Moonlight Road	DHR Staff: Not Evaluated	outside
046-5548	Dwelling, 10522 Burwells Bay Road	DHR Staff: Not Eligible	outside
046-5554	Dwelling, 10338 Burwells Bay Road	DHR Staff: Not Eligible	outside
046-5563	Dwelling, 11128 Mill Swamp Road	DHR Staff: Not Eligible	outside
046-5564	Dwelling, 11292 Mill Swamp Road	DHR Staff: Not Eligible	outside
046-5565	Dwelling, 11301 Mill Swamp Road	DHR Staff: Not Eligible	outside
046-5566	Dwelling, 11231 Mill Swamp Road	DHR Staff: Potentially Eligible	outside
046-5568	Dwelling, 11128 Mill Swamp Road	DHR Staff: Not Eligible	outside
046-5602	Jordan Cemetery	DHR Staff: Not Evaluated	outside

4.3 Historic Map Review

A review of historic USGS topographic quadrangle maps was conducted to identify any potential historic resources within or adjacent to the project area. The earliest available topographic quadrangle depicting the project area is the Yorktown, VA (1907) USGS 1:62,500 scale quadrangle, on which three historic properties are depicted within the project area (Figure 8). These structures are present on both the 1907 and 1943 Yorktown, VA 1:62,500 scale quadrangle maps. Only one structure is present within the project area on the most recent historic topographic map: Bacons Castle, VA (1969) 1:24,000 quadrangle map (Figure 9).

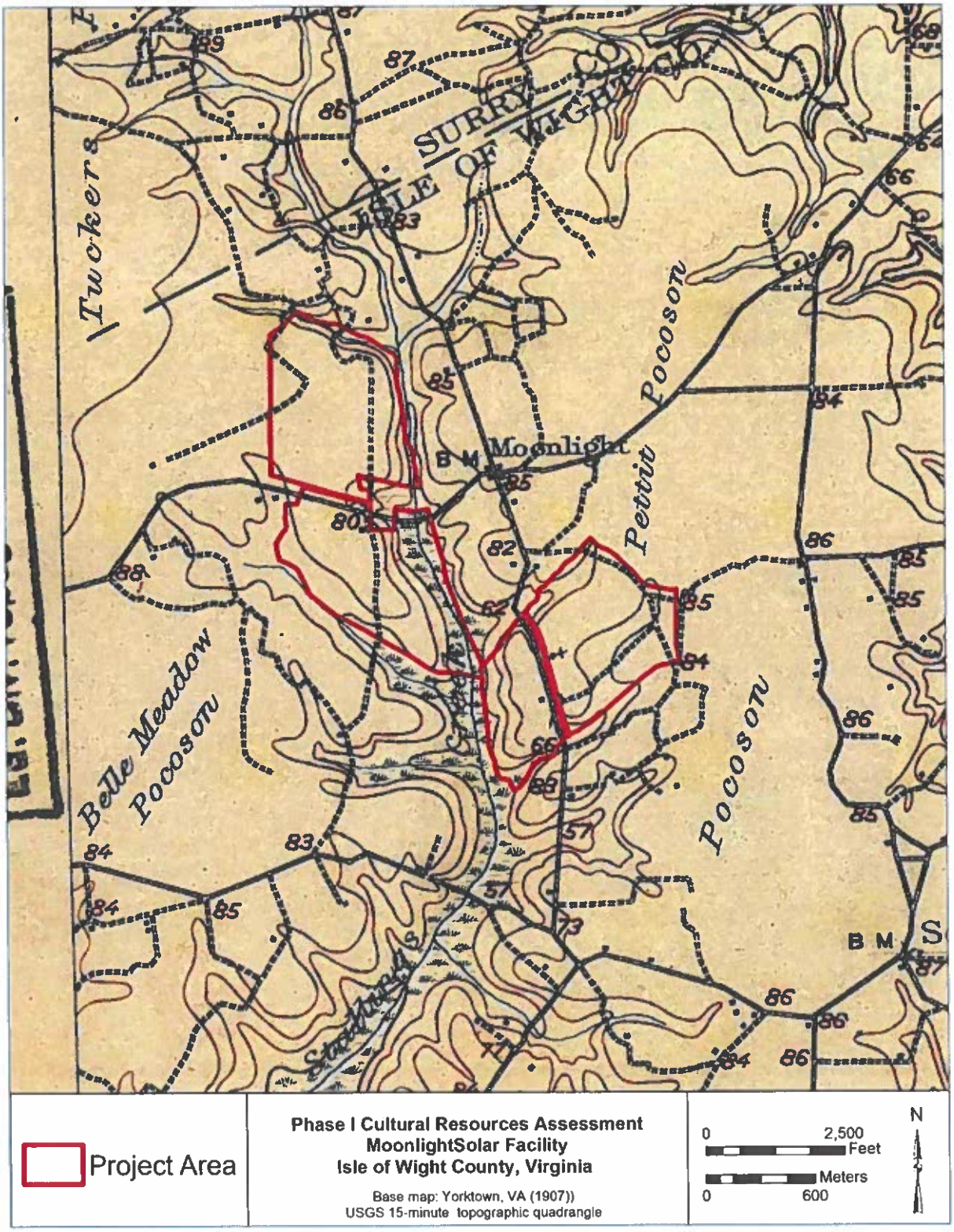

Figure 8: Project area depicted on the Yorktown, VA (1907) USGA 1:62,500 scale quadrangle.

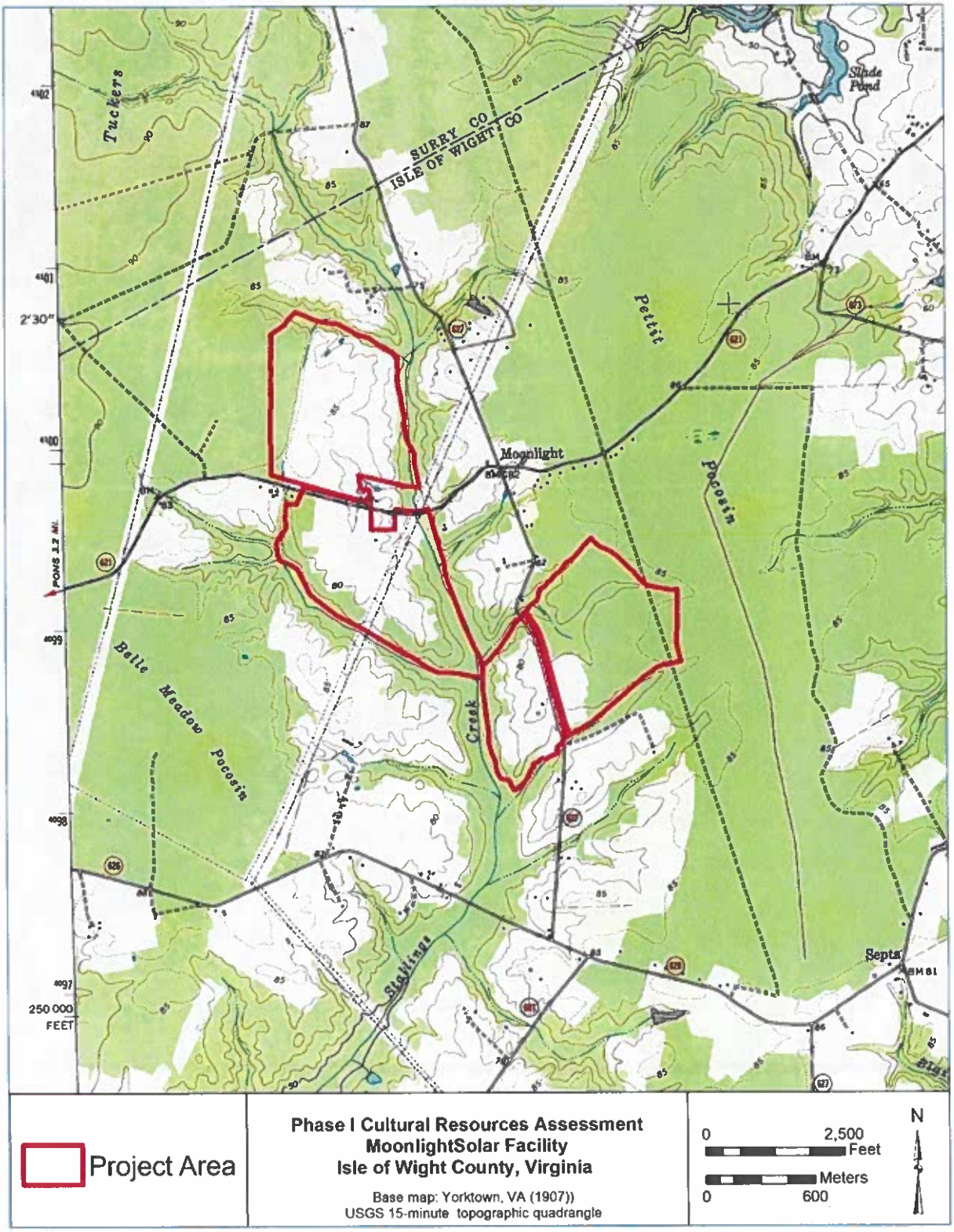

Figure 9: Project area depicted on the Bacons Castle, VA (1969) 1:24,000 scale quadrangle.

5.0 PHASE I ARCHAEOLOGICAL SURVEY RESULTS

5.1 Results Overview

From April 17th to May 5th, 2023, Apogee personnel, under the direction of David Hanley, MA, RPA, conducted a Phase I archaeological investigation including systematic shovel testing at a 15-m interval, judgmental shovel testing, and systematic pedestrian survey at a 10-m interval within the combined 516.9-acre areas of investigation (Figures 10-13). In areas that could not be tested via pedestrian survey, systematic shovel testing was conducted. Shovel testing was focused in the high probability areas where Timmons noted there would be building activities occurring. A total of 999 shovel tests were excavated across the four different portions of the APE (Appendices D and E). As a result of the cultural resources survey, Apogee identified five archaeological sites (44IW0390, 44IW0391, 44IW0392, 44IW0393, and 44IW0394) and 22 isolated artifacts across high, medium, and low probability areas.

High probability areas for this project included soils with flat topography surrounding waterways that were located outside of delineated wetlands. Medium probability areas within the project area consist of landforms with relatively flat topography removed from water sources.

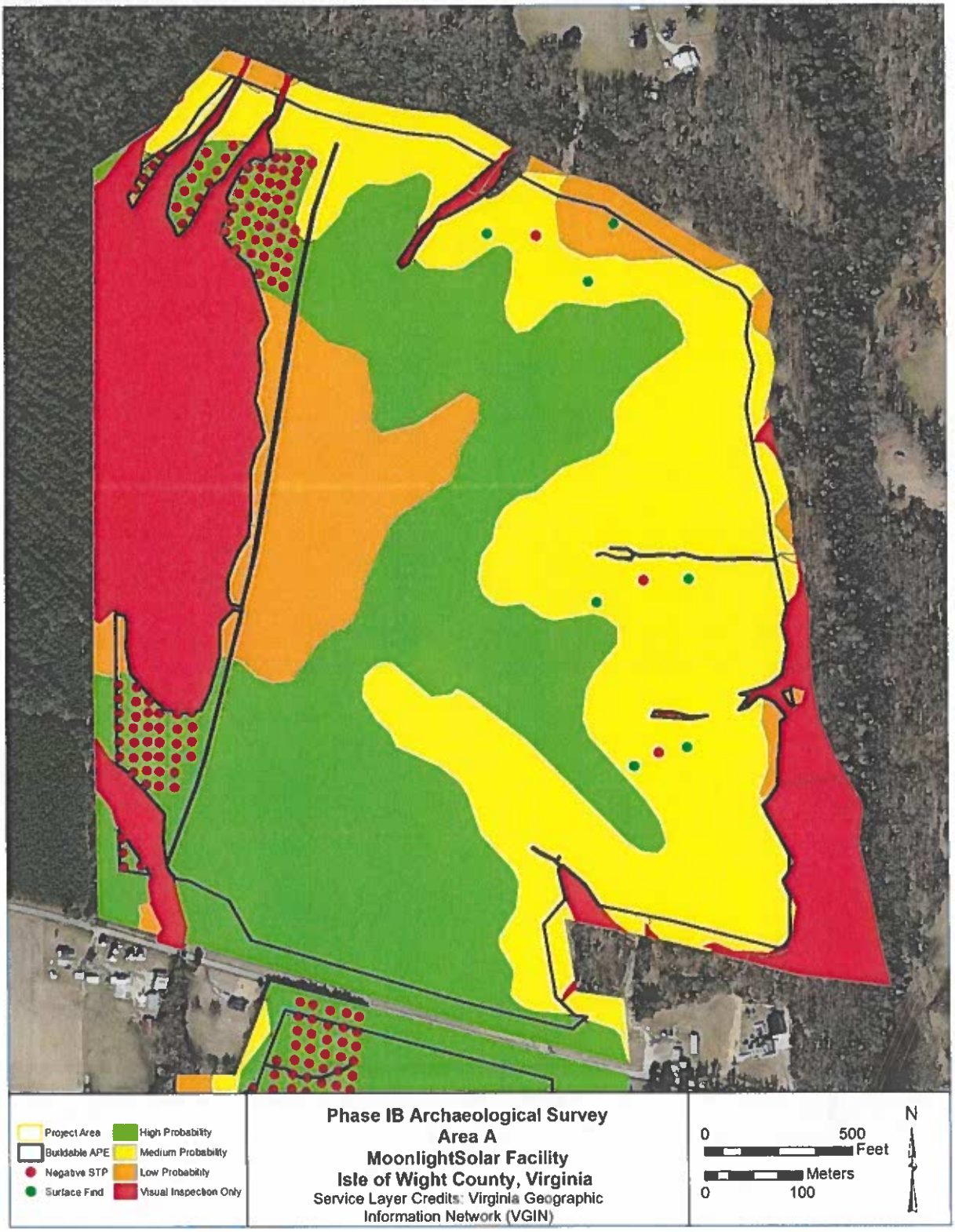

Figure 10: Results map for Area A.

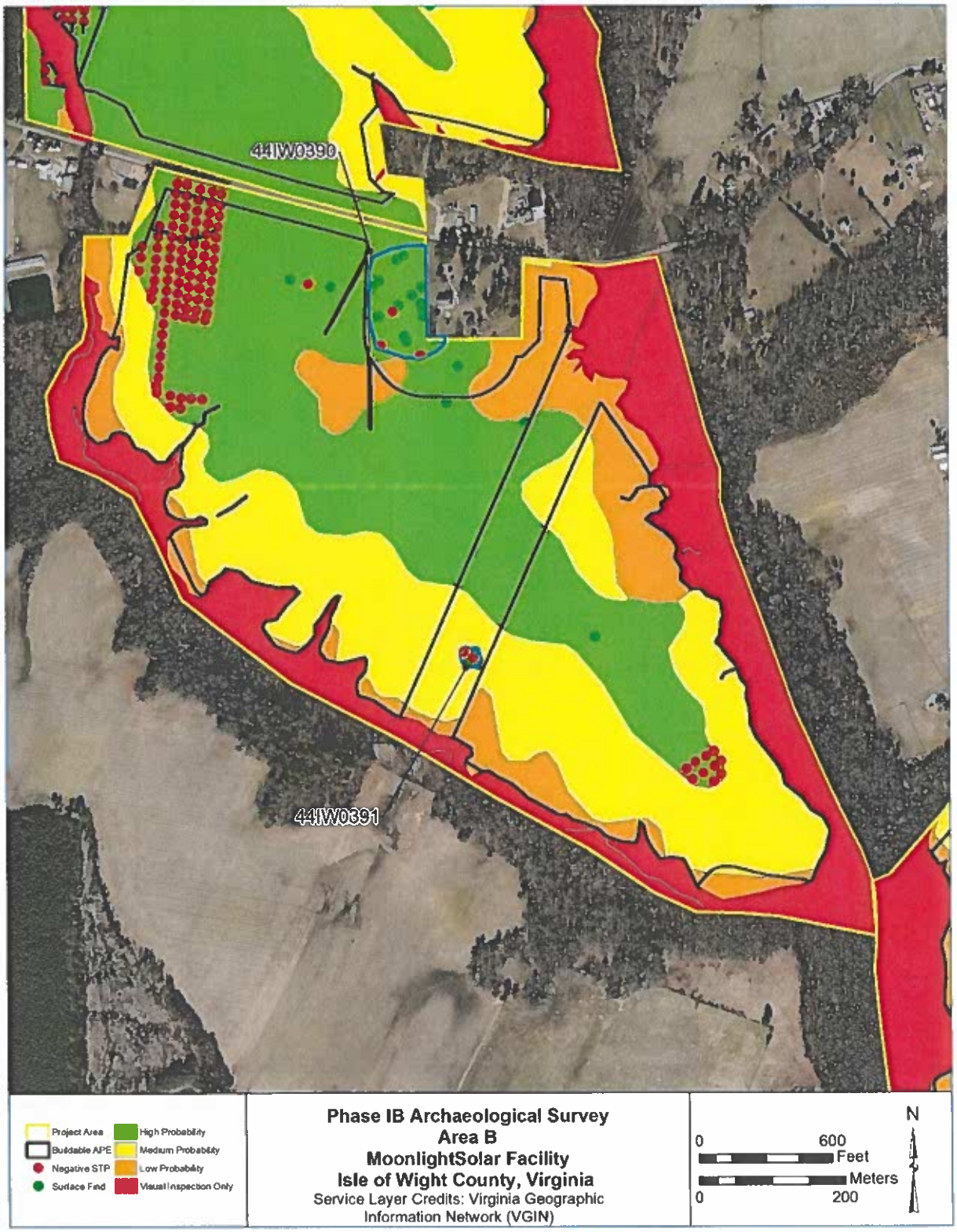

Figure 11: Results map for Area B.

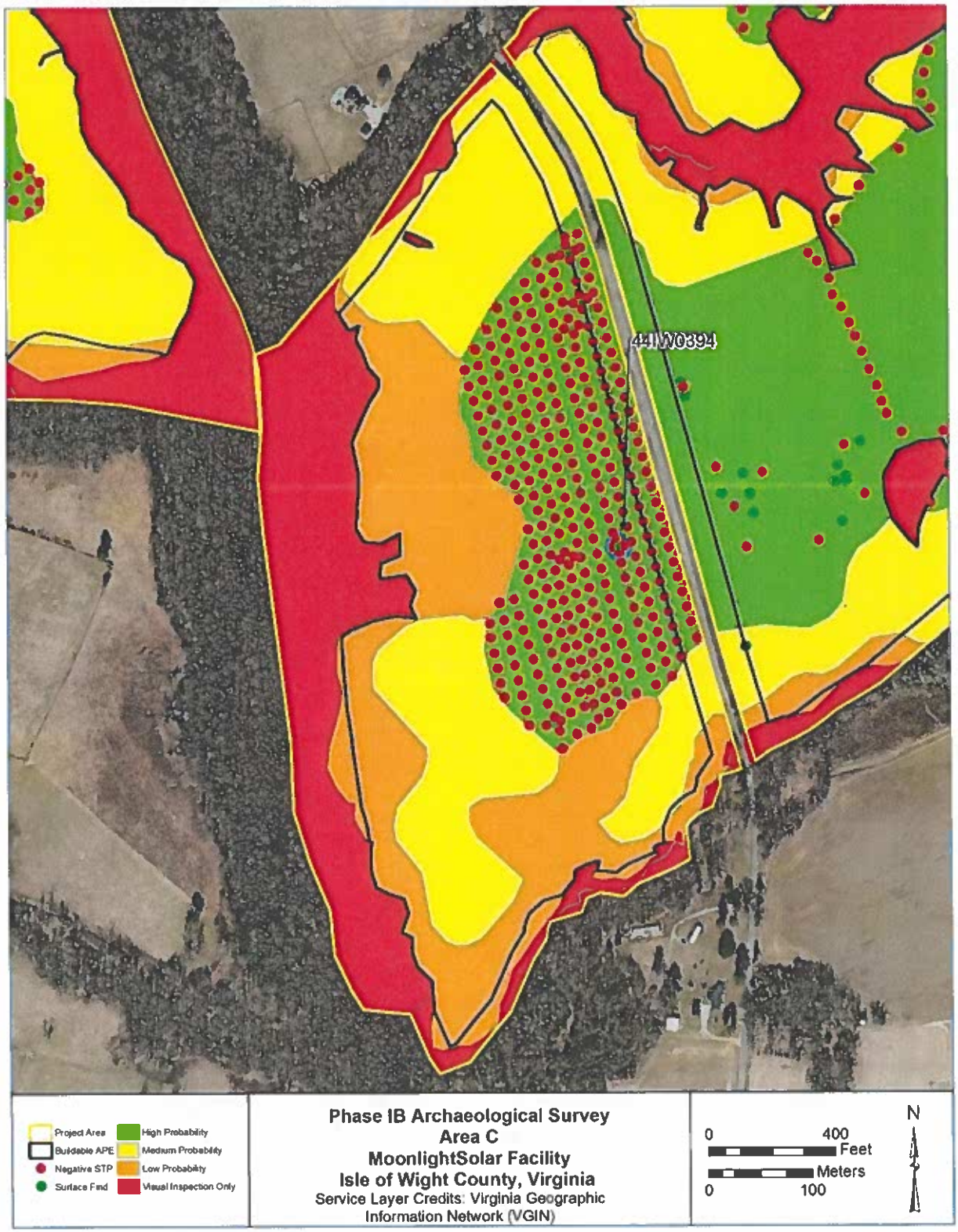

Figure 12: Results map for Area C.

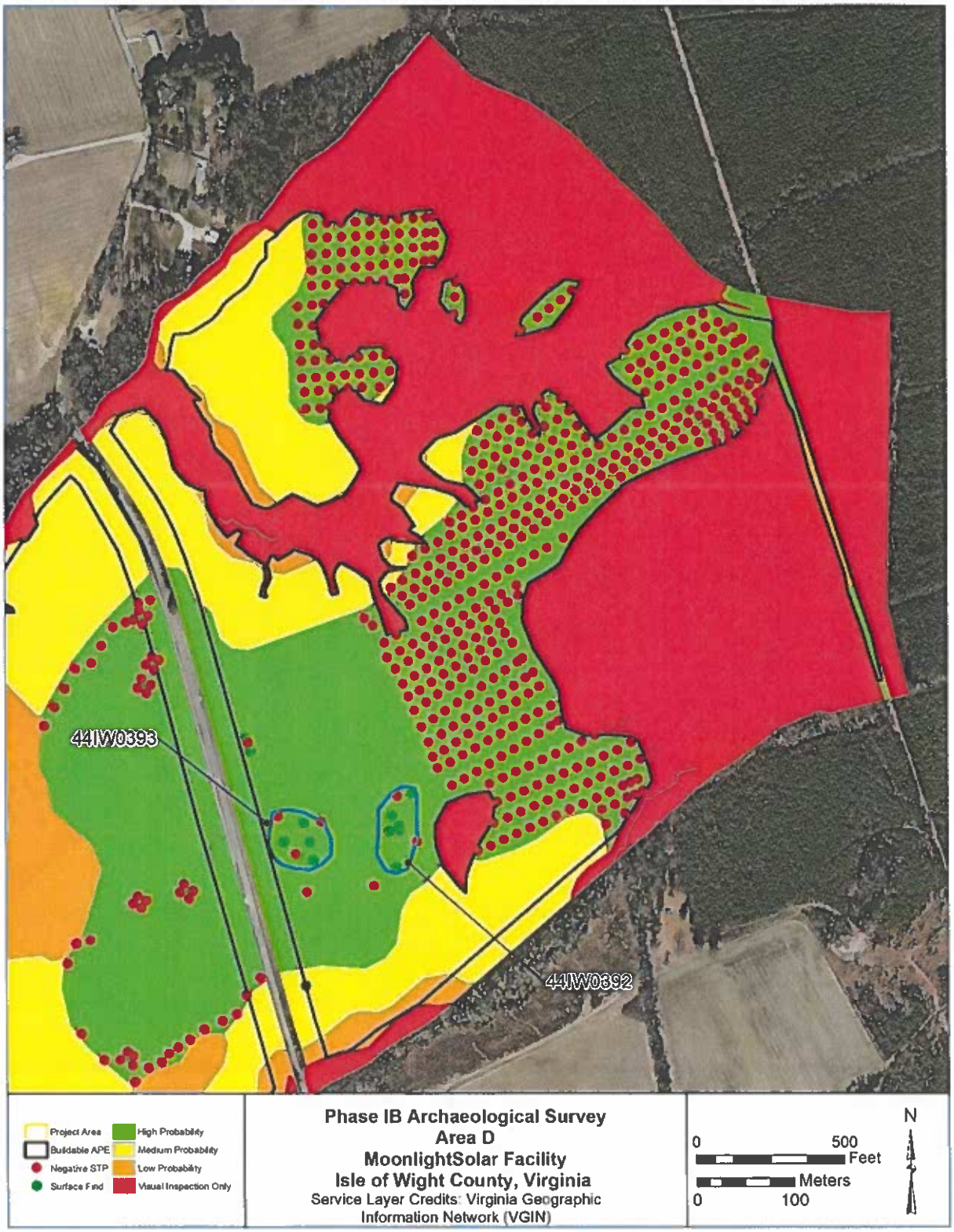

Figure 13: Results map for Area D.

5.1 Area A

Apogee archaeologists surveyed an approximate total of 157 acres of mixed probability areas within Area A (Figures 14-16). Current land use within Area A consists of active agricultural fields, planted pine, deciduous forest, and delineated wetland (Photos 1-4). Surveying included the use of both systematic pedestrian survey and systematic shovel testing. A total of 105 shovel tests were excavated within Area A: three judgmental shovel tests in between isolated finds encountered during the pedestrian survey and 102 in high probability wooded areas. A typical soil profile for the active agricultural fields portion of Area A consisted of a brown (10YR 5/3) sandy loam Ap horizon that clearly transitions to a strong brown (7.5YR 5/6) clay loam subsoil (Photo 5). A typical soil profile for the forested portion of Area A consisted of a dark grayish brown (10YR 4/2) sandy loam that clearly transitioned to a pale brown (2.5Y 7/3) clay loam subsoil (Photo 6). In some instances, an E horizon was present in the forested areas that consisted of a light brownish gray (10YR 6/2) sandy loam. All shovel tests were negative for cultural material. No archaeological sites and seven isolated finds were encountered within Area A.

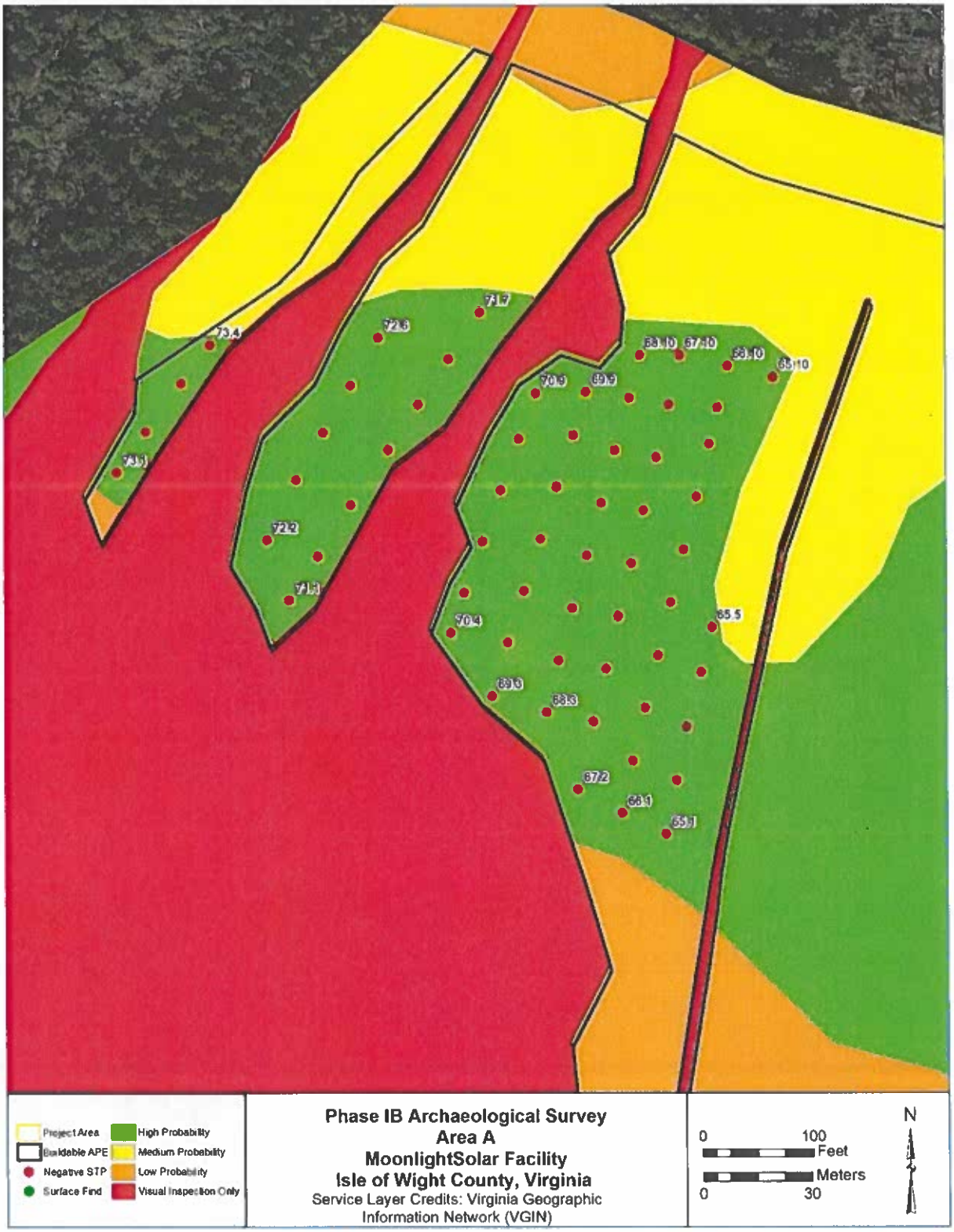

Figure 14: Results map for Area A with labeled ST transects (Northwest Section).

Figure 15: Results map for Area A with labeled ST transects (Southwest Section).

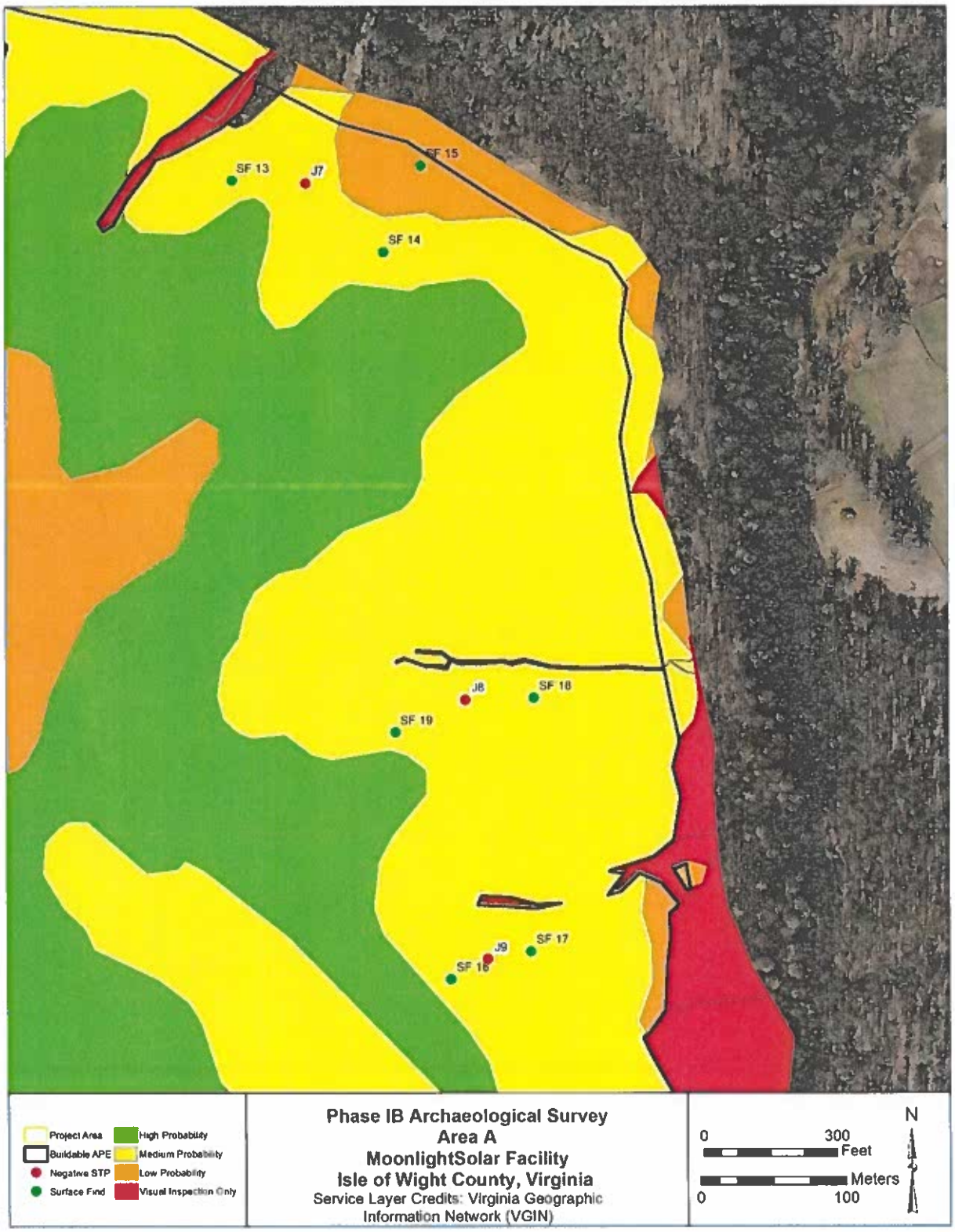

Figure 16: Results map for Area A with labeled surface finds and judgmental STs.

Photo 1: Overview of agricultural fields in Area A, facing north.

Photo 2: View of wooded areas in Area A, facing west.

Photo 3: View of ditch and berm in Area A wooded area, facing northwest.

Photo 4: View of wetland delineated area in Area A, facing southeast.

Photo 5: Fully excavated shovel test profile in agricultural field portion of Area A.

Photo 6: Fully excavated shovel test profile in wooded portion of Area A.

A total of seven isolated artifacts were recovered from the pedestrian survey of Area A: five historic in nature and two potentially precontact artifacts (Photo 7) (Appendix). The five recovered historic artifacts include two milk glass canning lid liner fragments, one blue transfer printed whiteware sherd, one undecorated soft paste porcelain sherd, and one light green bottle glass fragment. The two recovered precontact artifacts include one quartzite biface/preform fragment and one possible quartz core fragment.

Photo 7: Isolated surface finds recovered from Area A.

5.2 Area B

Apogee archaeologists surveyed approximately 159 acres of mixed probability areas within Area B (Figures 17-19). Current land use for Area B consists of pasture, active agricultural fields, planted pine, forested areas, and delineated wetland (Photos 8-11). A total of 106 shovel tests were excavated within Area B: six judgmental shovel tests to delineate surface find sites and determine if isolated finds were sites as well as 100 shovel tests within high probability areas. A typical soil profile within the agricultural field portion of Area B consisted of a brown (10YR 4/3) sandy loam Ap horizon that clearly transitions to a strong brown (7.5YR 5/6) clay loam subsoil (Photo 12). A typical soil profile within the wooded portions of Area B consisted of a very dark grayish brown (10YR 3/2) sandy loam Ap horizon that clearly transitions to a very pale brown (10YR 7/3) sandy loam E horizon. After a clear transition from the E horizon is a brownish gray (10YR 6/6) sandy clay subsoil (Photo 13). In some instances, the E horizon was not present. All shovel tests were negative for cultural material. A total of two archaeological sites (44IW0390 and 44IW0391) and six isolated finds were identified within medium probability areas.

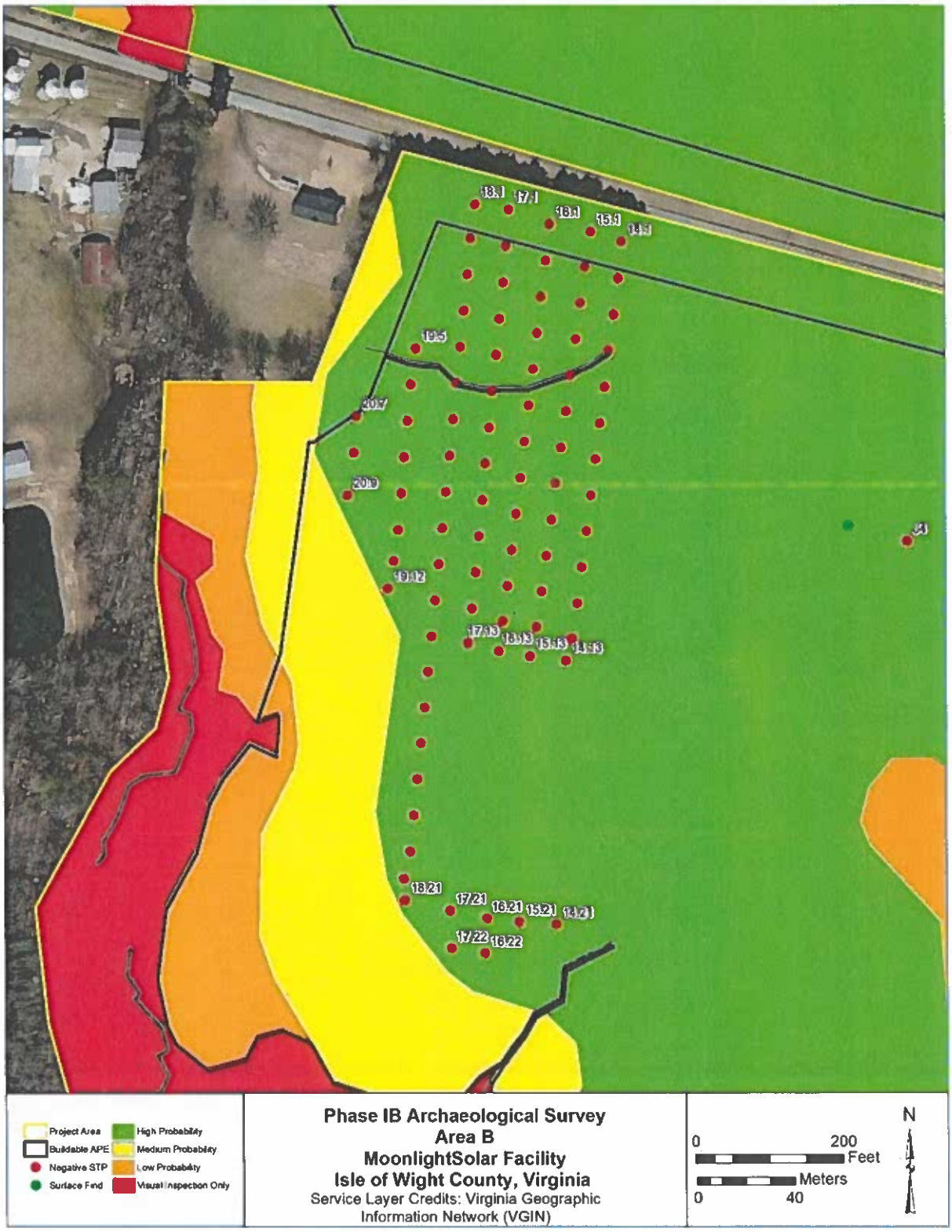

Figure 17: Results map for Area B with labeled STs (Northwest Section).

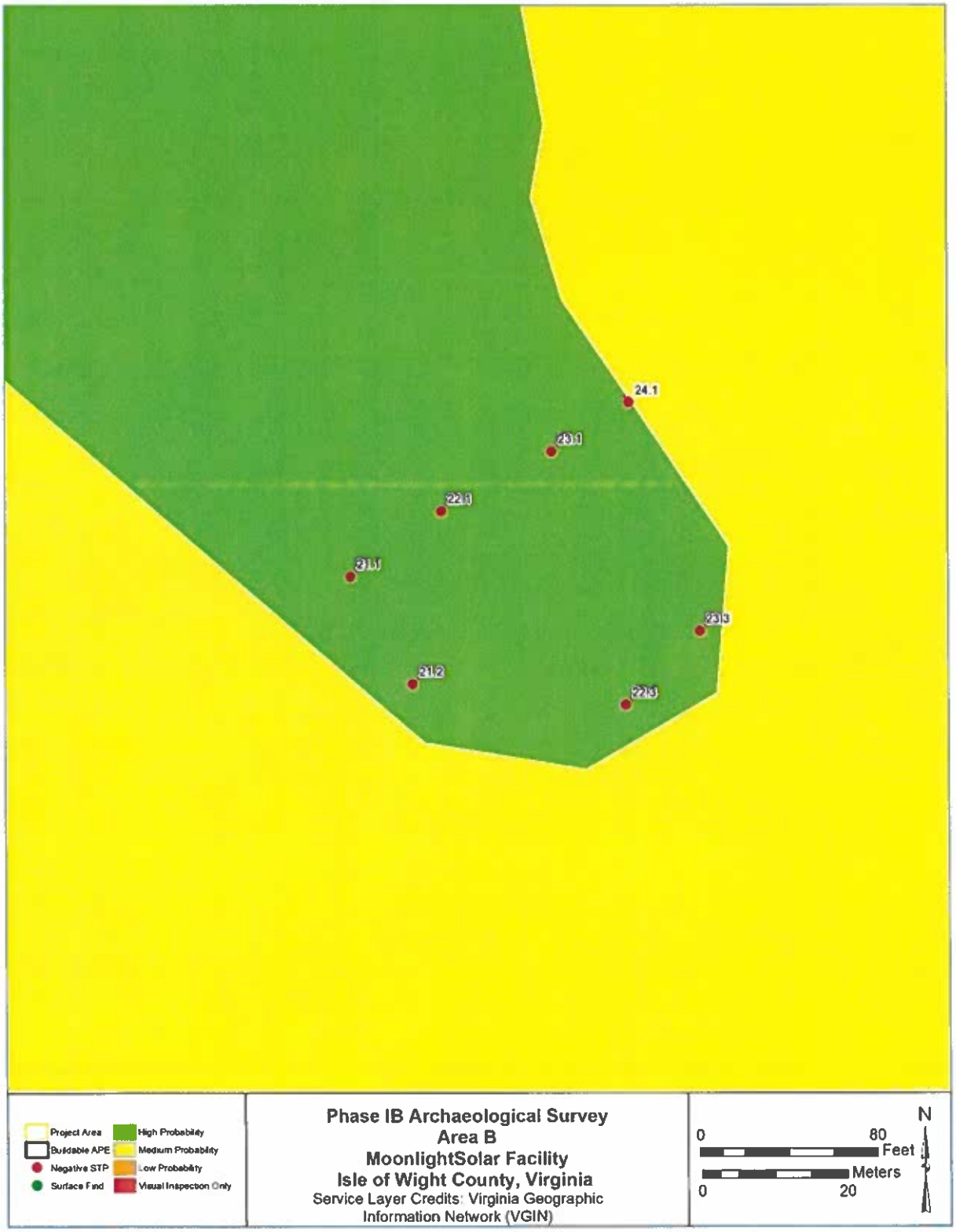

Figure 18: Results map for Area B with labeled STs (Southeast Section).

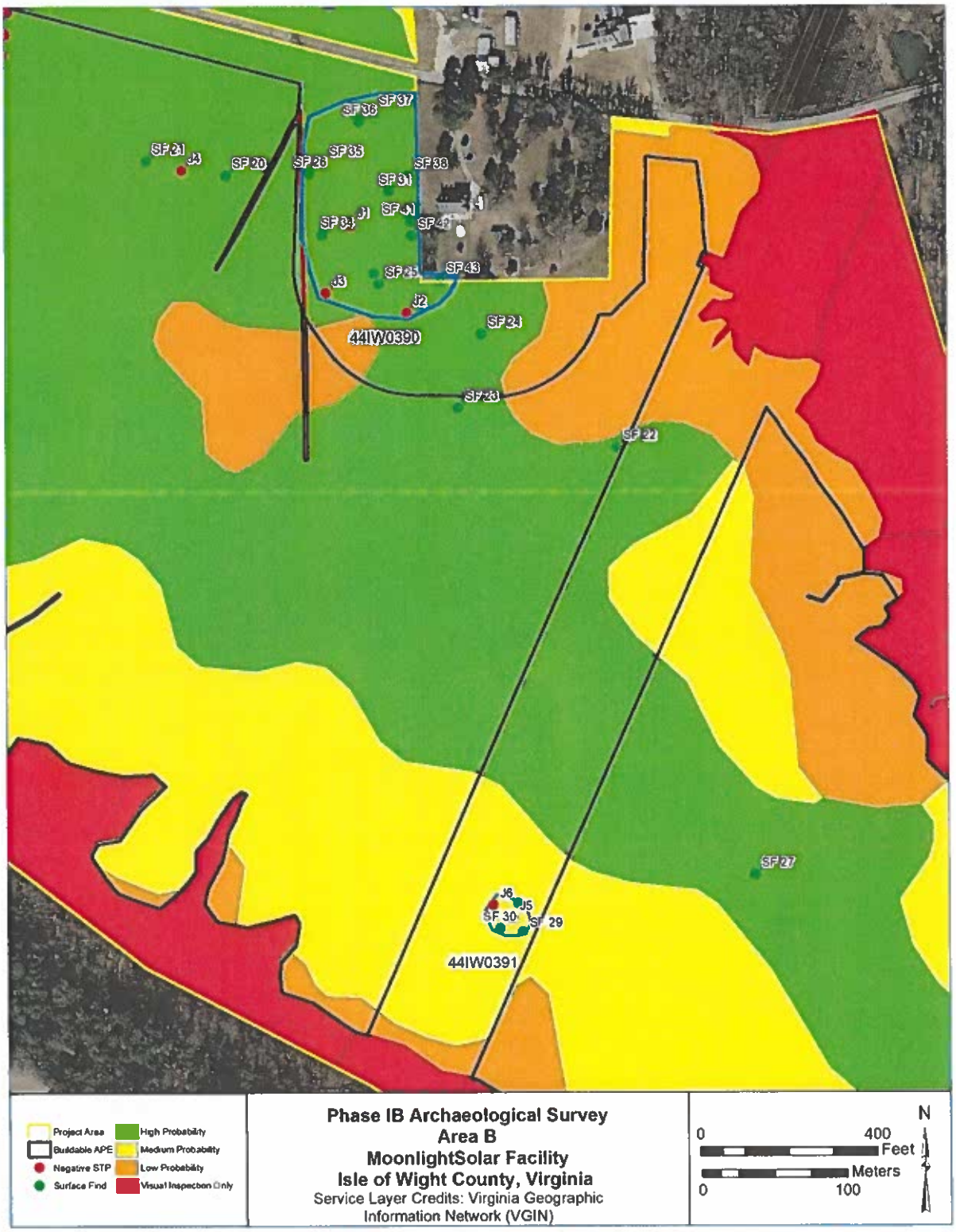

Figure 19: Results map for Area B with labeled site boundaries, surface finds, and judgmental STs.

Photo 8: Overview of agricultural fields in Area B, facing south.

Photo 9: Overview of wooded areas in Area B, facing southeast.

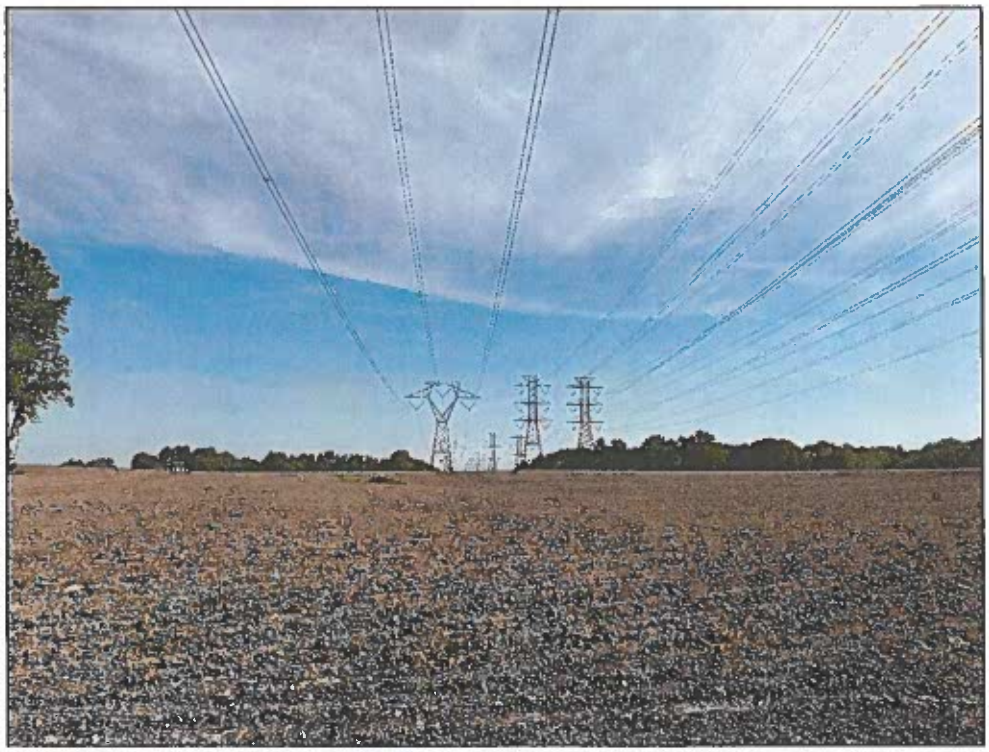

Photo 10: Overview of powerline corridor within Area B, facing northeast.

Photo 11: Overview of drainage culvert in delineated wetland within Area B, facing east.

Photo 12: Fully excavated shovel test profile in agricultural field portion of Area B (44IW0390).

Photo 13: Fully excavated shovel test profile in wooded portion of Area B.

44IW0390

Site 44IW0390 was identified during pedestrian survey of an agricultural field within a high probability portion of Area B (Photo 14). Site 44IW0390 is located south of the Burwells Bay Road directly west of architectural recourse 046-0064 (Figure 20). A total of four shovel test pits (STPs) were excavated to determine the boundary for site 44IW0390. All excavated STPs were negative. A typical STP profile for site 44IW0390 consisted of a brown (10YR 5/3) sandy loam Ap horizon that clearly transitions to a strong brown (7.5YR 5/6) clay loam subsoil (See Photo 12).

A total of 35 artifacts were recovered from the pedestrian survey of site 44IW0390. While most of the artifacts recovered did not have a discernable date range, eight artifacts allowed for a better understanding of when the site was potentially used. These artifacts with discernable date ranges include: three flow blue whiteware sherds, two blue shell edge decorated whiteware sherd, one blue dipped whiteware sherd, one blue transfer print whiteware sherd, and one black transfer print whiteware sherd (Photo 15) (APPENDIX). Flow blue printed whiteware became common around 1844 and stopped being commonly produced at the turn of the 20th century (Miller 1991). Among the two blue shell edge sherds, one sherd is impressed and scalloped and the other features a molded motif. The impressed and scalloped shell edge sherd typically dates between the 1830s and the 1890s while the molded motif sherd has a more exact date range of between the 1820s and 1830s (Hunter and Miller 1994). The sherd of blue dipped whiteware likely features the design of a cat's eye or cabling. These decorations are both multi-chambered slip decorations, which were produced between 1830 and 1900 (Sussman 1997; Rickard 2006). Finally, the two transfer printed sherds (one blue and one black) both date to the mid-19th century with the date range for blue transfer print ending around 1867 and black around 1864 (Miller 1980; Majewski and O'Brien 1986). Based on these recovered artifacts, site 44IW0390 is likely a mid-19th to early-20th century domestic trash scatter. Due to its proximity to architectural resource No. 046-0064, it is likely that 44IW0390 is the refuse from the structure's occupants that has been incidentally distributed in the agricultural field over the years.

All artifacts were recovered from the surface of the Ap horizon with no buried or sealed historic deposits encountered. The site lacks integrity and research potential as the absence of stratified deposits and features limits the potential for research questions addressing lives of rural populations in the mid-19th to early-20th century. No further work is recommended at this site.

Figure 20: 44IW0390 Site Map.

Photo 14: Overview of 44IW0390, facing northeast.

Photo 15: Recovered artifact sample from 44IW0390.

44IW0391

Site 44IW0391 was identified during pedestrian survey of an agricultural field within a medium probability portion of Area B (Photo 16). Site 44IW0391 is located south of Burwells Bay Road and south of 44IW0390 within a powerline corridor (Figure 21). A total of two STPs were excavated to determine the boundary of site 44IW0391, both of which were negative for cultural material. A typical STP profile for site 44IW0391 consisted of a brown (10YR 4/3) sandy loam Ap horizon that clearly transitions to a yellowish brown (10YR 5/6) clay loam subsoil (Photo 17).

A total of three artifacts were recovered from within the site 44IW0391 boundary, all of which were historic in nature: two flow blue transfer printed whiteware sherds and one undecorated whiteware sherd (Photo 18) (APPENDIX). While whiteware has been produced since 1820 and is still seen today (Miller 1980; Majewski and O'Brien 1986), flow blue printed whiteware became common around 1844 and stopped being commonly produced at the turn of the 20th century (Miller 1991). Based on these three recovered artifacts, it is likely that site 44IW0391 is a low-density artifact scatter dating to the mid- to late-19th century.

All artifacts were recovered from the Ap horizon with no buried or sealed historic deposits encountered. The site lacks integrity and research potential as the absence of stratified deposits and features limits the potential for research questions addressing lives of rural populations in the mid- to late-19th century. No further work is recommended at this site.

Figure 21: 44IW0391 Site Map.

Photo 16: Overview of 44IW0391, facing west.

Photo 17: Example soil profile for 44IW0391.

Photo 18: Artifact assemblage from 44IW0391.

A total of six isolated artifacts were recovered from the pedestrian survey of Area B: five historic in nature and one potentially precontact artifact (Photo 19) (Appendix). The five recovered historic artifacts include three undecorated whiteware sherds and two brick fragments. The one recovered precontact artifact is a possible biface/preform manufactured from Mitchell Chert.

Photo 19: Isolated surface finds recovered from Area B.

5.3 Area C

Apogee archaeologists surveyed approximately 17.7 acres of high probability area within Area C (Figure 22). Current land use for Area C consists of active agricultural fields, forested areas, and delineated wetland (Photos 20-21). An active barn/farming structure sits towards the southern end of Area C (Photo 22). Shovel testing was focused on the high probability portion of Area C, which consisted exclusively of active agricultural fields. A total of 307 shovel tests were excavated within Area C, all of which were surveying high probability areas. No pedestrian survey was able to be conducted within Area C due to low ground visibility. Of the 307 shovel tests, six were positive for cultural materials. A typical soil profile within the high probability portion of Area C consisted of a brownish yellow (10YR 6/6) sandy loam Ap horizon that clearly transitions to a strong brown (7.5YR 5/6) clay loam subsoil (Photo 23). In some instances, an E horizon was present between the Ap horizon and subsoil. The E horizon, when present, consisted of a very pale brown (10YR 7/3) sandy loam. All shovel tests were negative for cultural material. One archaeological site (44IW0394) and six isolated finds were identified via shovel testing.

Figure 22: Results map for Area C with labeled STs.

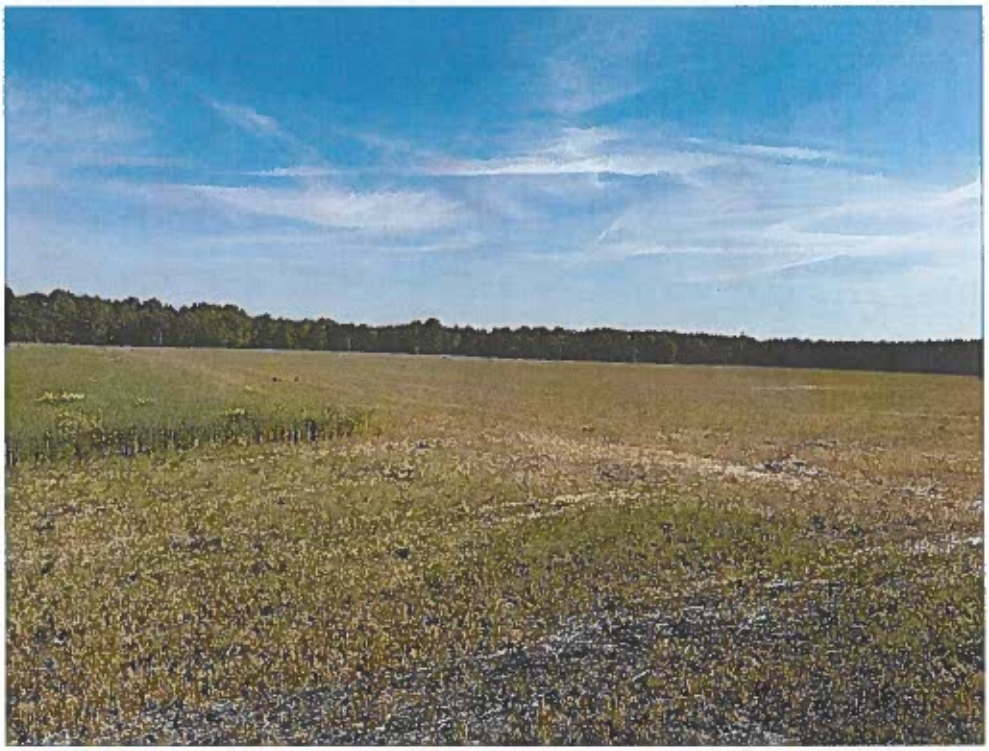

Photo 20: Overview of agricultural field in Area C, facing northeast.

Photo 21: Overview of wooded areas/wetlands in Area C, facing west.

Photo 22: Active barn/farming structure in Area C, facing northeast.

Photo 23: Fully excavated shovel test profile in Area C.

44IW0394

Site 44IW0394 was identified during systematic shovel testing of an agricultural field within a high probability portion of Area C (Photo 24). 44IW0394 is located west of Moonlight Road directly north of a barn present on the property (Figure 23). A total of five STPs were excavated to determine the boundary for site 44IW0394, with only the original STP being positive for historic materials. A typical soil profile for 44IW0394 consisted of a brownish yellow (10YR 6/6) sandy loam that clearly transitions to a strong brown (7.5YR 5/6) clay loam subsoil (Photo 25).

A total of seven historic artifacts were recovered from one STP, most of which do not possess a definitive date range: two aqua bottle glass fragments, two colorless bottle glass fragments, one oyster shell fragment, one brick fragment, and one undecorated whiteware sherd (Photo 26). The only artifact recovered with a date range is the whiteware sherd, which started to be produced in 1820 and is still produced today (Miller 1980; Majewski and O'Brien 1986). Due to the site's proximity to a barn to the south, site 44IW0394 is likely a late-19th to early-20th century domestic artifact scatter.

All artifacts were recovered from the Ap horizon with no buried or sealed historic deposits encountered. The site lacks integrity and research potential as the absence of stratified deposits and features limits the potential for research questions addressing lives of rural populations in the late-19th to early-20th century. No further work is recommended at this site.

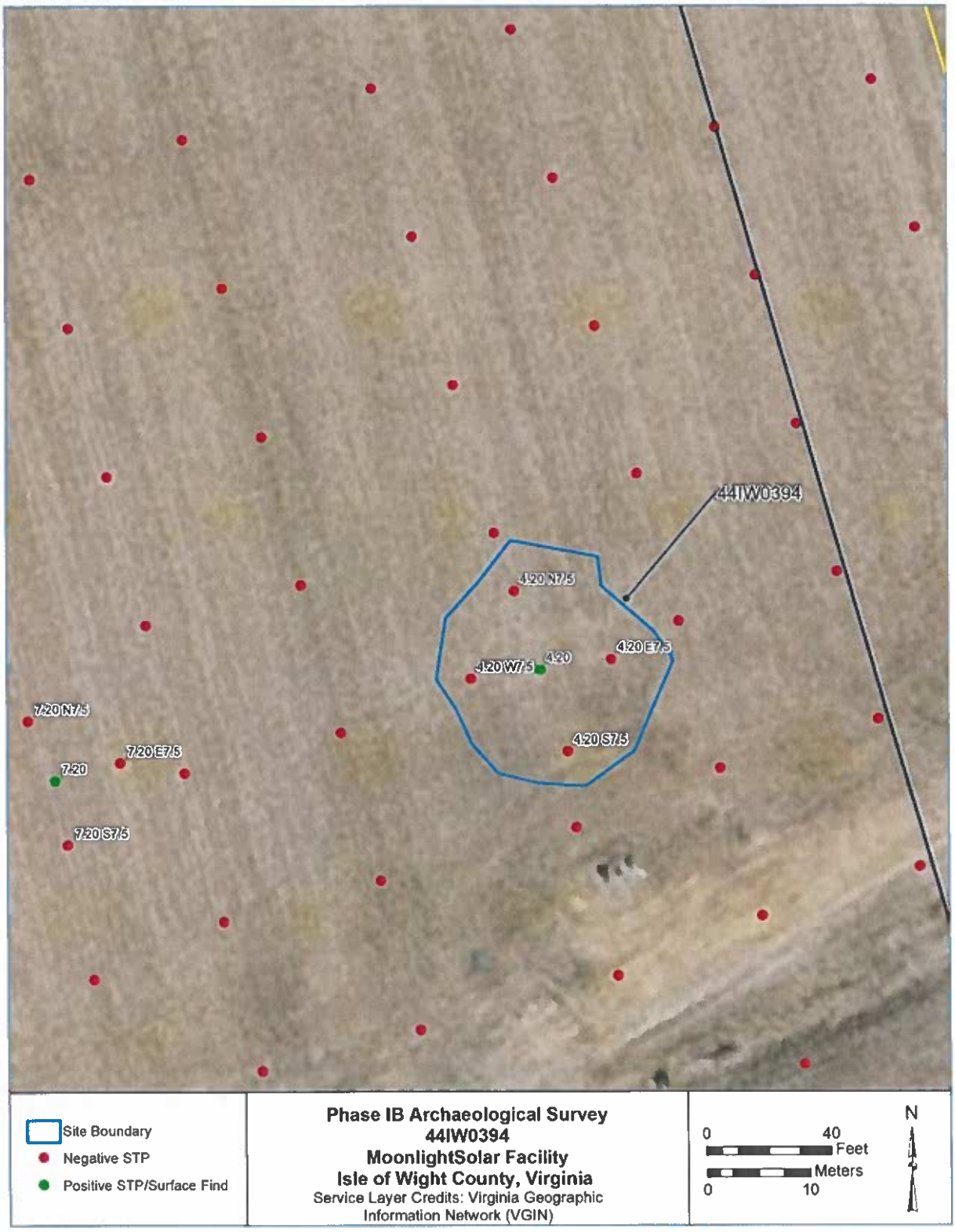

Figure 23: Site map for 44IW0394.

Photo 24: Overview of 44IW0394, facing east.

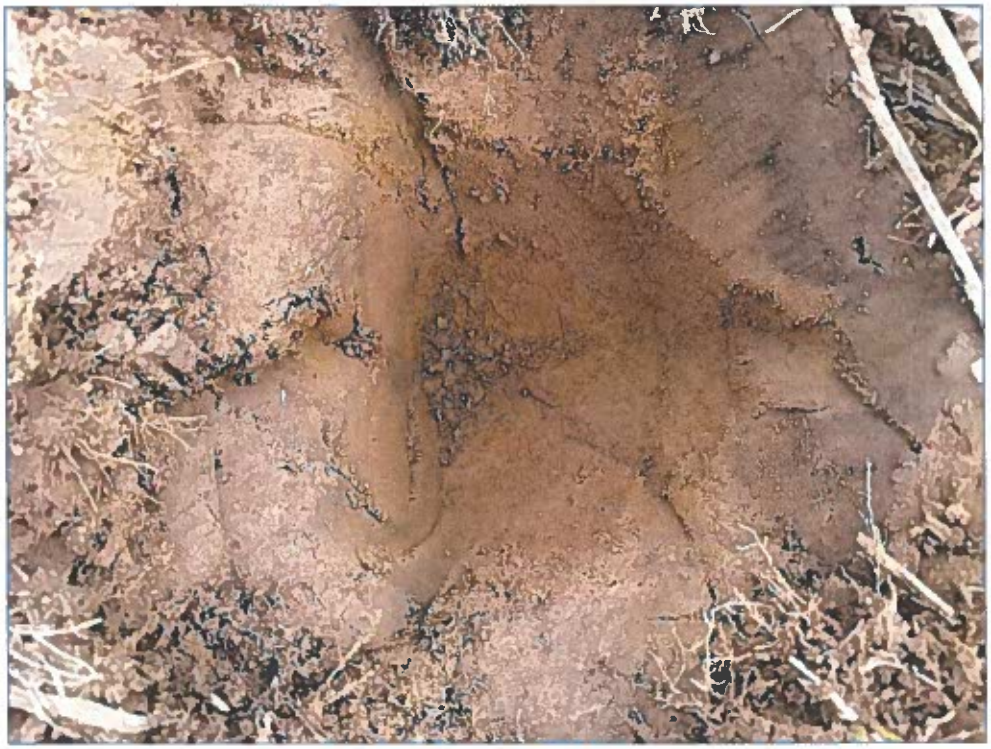

Photo 25: Soil profile for 44IW0394, facing northeast.

Photo 26: Artifact assemblage from 44IW0394.

A total of six isolated artifacts were recovered from the pedestrian survey of Area C: four historic in nature and two precontact artifacts (Photo 27) (Appendix). The four recovered historic artifacts include one blue edge decorated whiteware sherd, one salt glaze American gray stoneware sherd, one hand wrought nail, and one "black" glass bottle fragment. The two recovered precontact artifacts are one tertiary flake manufactured from quartz and one tertiary flake with retouch manufactured from rhyolite.

Photo 27: Isolated surface finds recovered from Area C.

The hand wrought nail and the "black" bottle glass fragment were recovered within 30 meters of each other, and given the lack of additional material, led Apogee archaeologists to further investigate due to their age. Apogee archaeologists returned to the area to metal detect in the

vicinity of the positive shovel test (ST 11.29), which contained the hand wrought nail. A series of cruciform survey lines, using the shovel test as a datum, were investigated. Investigations extended as far as the original glass surface find in each cardinal direction. One operator, using a Teknetics G7 metal detector, swept the area for one half day. No additional artifacts, or viable metal targets, were recovered as a result of metal detection.

5.4 Area D

Apogee archaeologists surveyed approximately 137.75 acres of mixed probability areas within Area D (Figures 24-26). Current land use for Area D consists of active agricultural fields, forested areas, and delineated wetland (Photos 28-30). Significant disturbance from previous logging activities were encountered in the wooded portions of Area D (Photo 31). Systematic shovel testing was focused on the high probability portions of Area D that were wooded. A total of 481 shovel tests were excavated within Area D: eight judgmental shovel tests used to determine site boundaries and 463 shovel tests in high probability areas that could not be pedestrian surveyed. All excavated shovel tests within Area D were negative for cultural material. A typical soil profile within an agricultural field consisted of a brownish yellow (10YR 6/6) sandy loam Ap horizon that clearly transitions to a strong brown (7.5YR 5/6) clay loam subsoil (Photo 32). A typical shovel test within the wooded portion of Area D consisted of a dark grayish brown (10YR 4/2) sandy loam Ap horizon that clearly transitions to a brownish yellow (10YR 6/8) sandy clay subsoil (Photo 33). In some instances, an E horizon was present between the Ap horizon and the subsoil. When the E horizon was present, it consisted of a very pale brown (10YR 7/3) sandy loam. All shovel tests were negative for cultural material. Two archaeological sites (44IW0392 and 44IW0393) and six isolated finds were identified via pedestrian survey.

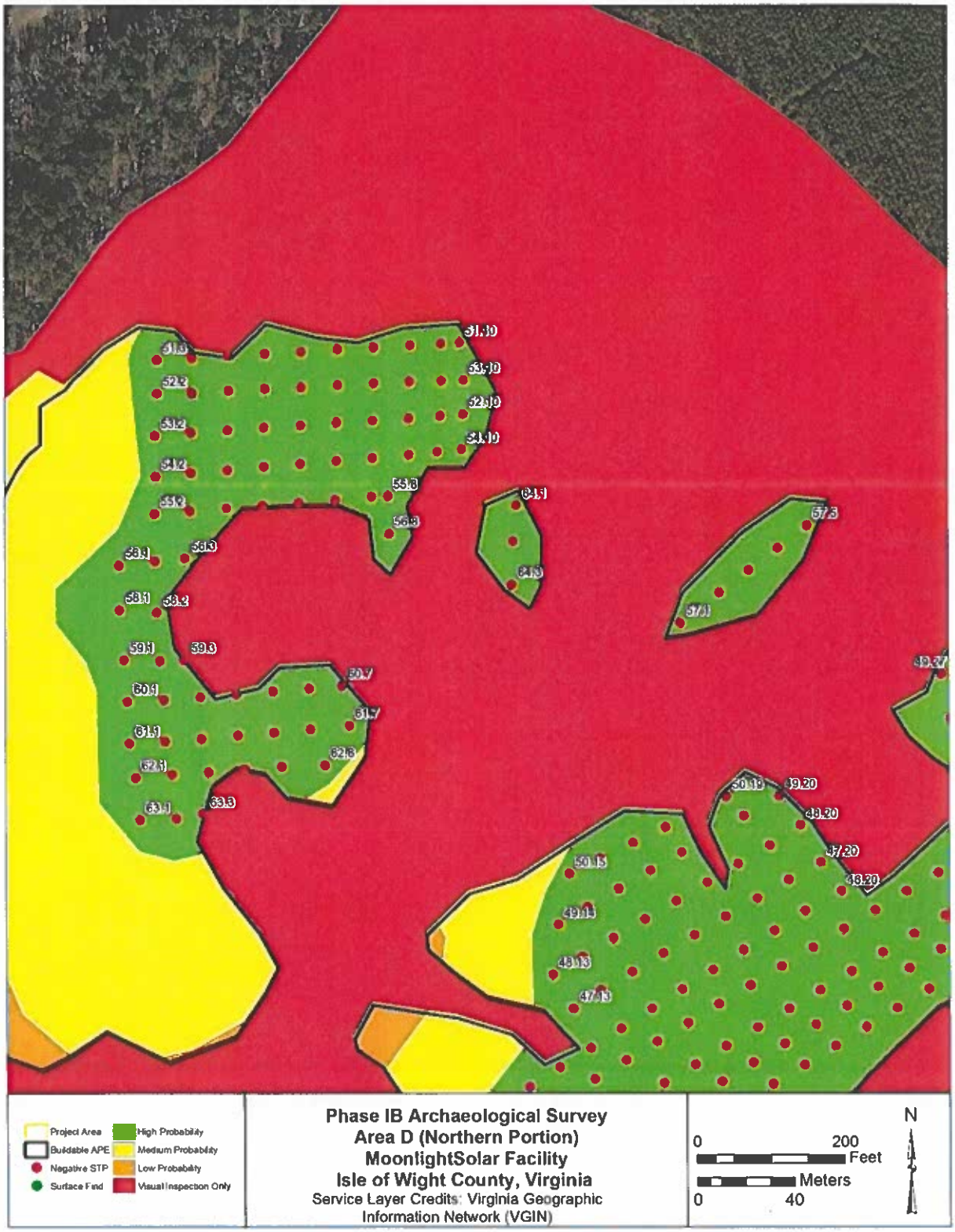

Figure 24: Results map for Area D with labeled STs (Northern Section).

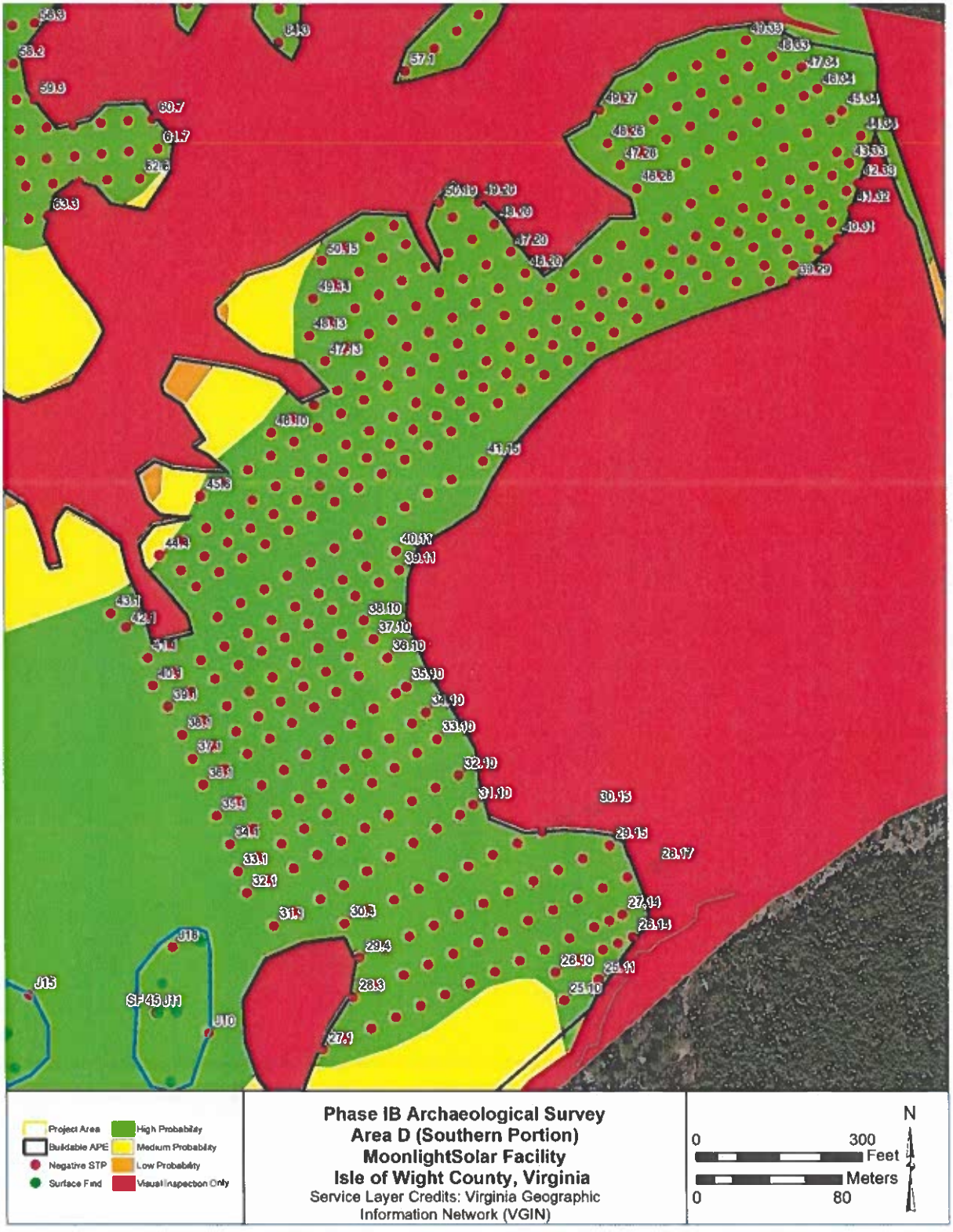

Figure 25: Results map for Area D with labeled STs (Southern Section).

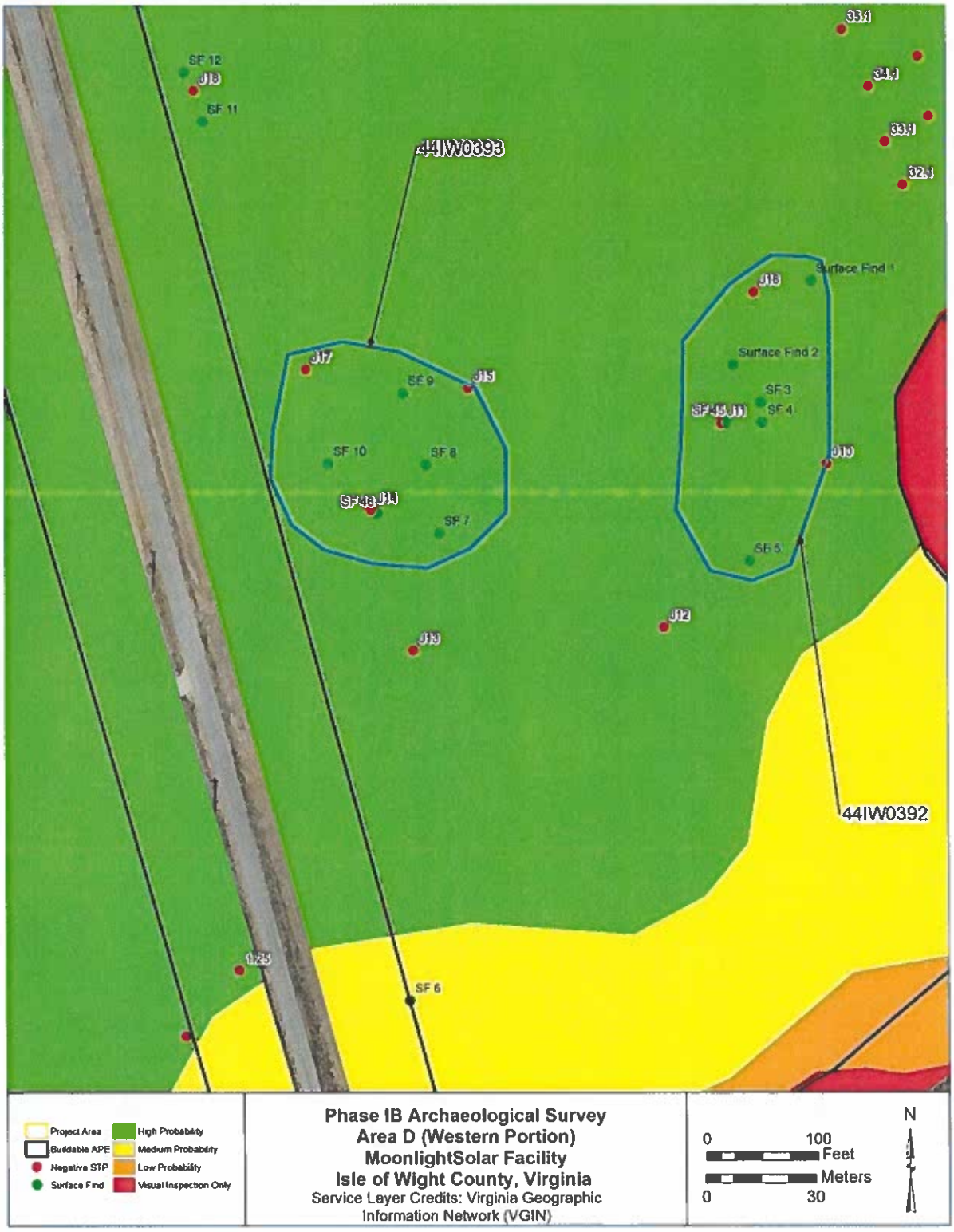

Figure 26: Results map for Area D with labeled site boundaries, surface finds, and judgmental STs.

Photo 28: Overview of agricultural field in Area D, facing northwest.

Photo 29: Overview of wooded portion in Area D, facing east.

Photo 30: Delineated wetland in Area D, facing north.

Photo 31: Example of logging disturbance in Area D, facing south.

Photo 32: Fully excavated shovel test soil profile within an agricultural field of Area D.

Photo 33: Fully excavated shovel test soil profile within the wooded portion of Area D.

44IW0392

Site 44IW0392 was identified during pedestrian survey of a plowed field within a high probability portion of Area D (Photo 34). 44IW0393 is located east along Moonlight Road northeast of site 44IW0393 (Figure 27). A total of four STPs were excavated to determine the boundary of site 44IW0392, all of which were negative. A typical STP profile for 44IW0392 consisted of a brown (10YR 5/3) sandy loam Ap horizon that clearly transitions to a strong brown (7.5YR 5/6) clay loam subsoil (Photo 35).

A total of seven artifacts were recovered from the pedestrian survey of site 44IW0392, all of which were historic in nature. Recovered artifacts include: two cobalt blue glass bottle fragments, two undecorated whiteware sherds, one milk glass canning jar lid liner fragment, one undecorated hard-paste porcelain sherd, and one "black" bottle glass fragment (Photo 36) (APPENDIX). These artifacts provide a large date range for potential use of the site. For instance, cobalt blue glass was commonly used for glass bottle production during the late-19th to the early-20th century (SHA 2023a), milk glass started to be used for canning jar lid liners during the 1930s (Toulouse 1969), and "black" glass (otherwise known as a dark olive green) was most commonly used in bottle production between the 1840s and the 1880s (SHA 2023b). Therefore, it is likely that site 44IW0392 is a low-density artifact scatter dating to the mid-19th to mid-20th century potentially associated with the agricultural structure across Moonlight Road in Area C.

All artifacts were recovered from the surface of the Ap horizon with no buried or sealed historic deposits encountered. The site lacks integrity and research potential as the absence of stratified deposits and features limits the potential for research questions addressing lives of rural populations in the mid-19th to mid-20th century. No further work is recommended at this site.

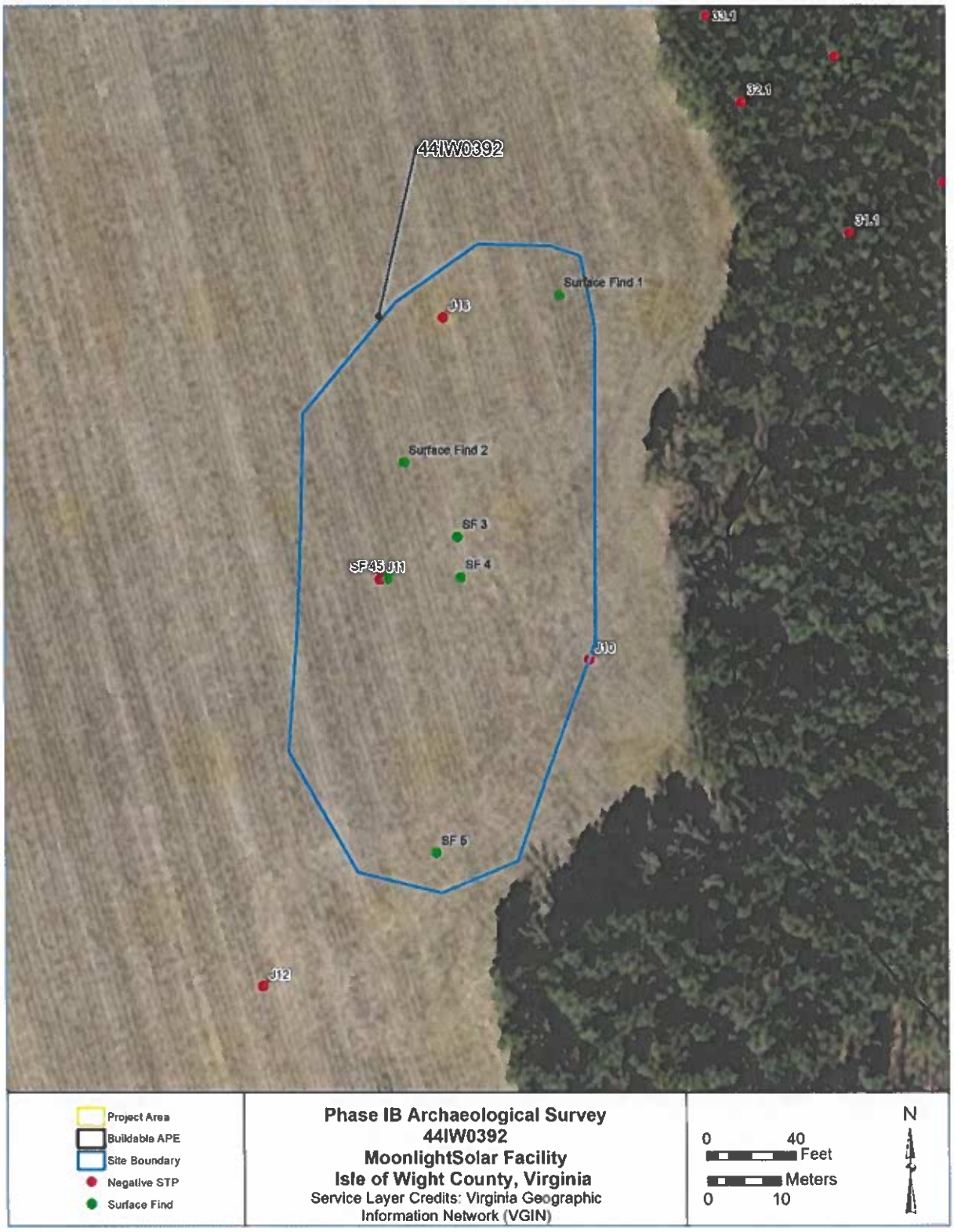

Figure 27: Site map for 44IW0392.

Photo 34: Overview of 44IW0392, facing southwest.

Photo 35: Fully excavated shovel test soil profile for 44IW0392.

Photo 36: Artifact assemblage from 44IW0392.

44IW0393

Site 44IW0393 was identified during pedestrian survey of an agricultural field within a high probability portion of Area D (Photo 37). Site 44IW0393 is located east of Moonlight Road southwest of site 44IW0392 (Figure 28). A total of four STPs were excavated to determine the boundary of site 44IW0393, none of which were positive for cultural material. A typical STP profile for site 44IW0393 consisted of a brown (10YR 5/3) sandy loam Ap horizon that clearly transitions to a strong brown (7.5YR 5/6) clay loam subsoil (Photo 38).

A total of 12 artifacts were recovered from the surface of site 44IW0393, all of which were historic in nature. Among the 12 recovered artifacts are five aqua bottle glass fragments, one color glazed whiteware sherd, one oyster shell fragment, two amethyst glass bottle fragments, one light green bottle glass fragment, one brick fragment, and one black transfer printed whiteware sherd (Photo 39) (APPENDIX). Two artifacts out of these 12 have a discernable date range that can assist in dating the site: the black transfer print whiteware sherd, and the light green glass fragment. As seen in site 44IW0390, black transfer printed wares were at the height of their production between 1820 and 1864 (Miller 1980; Majewski and O'Brien 1986). However, light green bottle glass started to be produced around 1940 and is still in use today (Toulouse 1971). Based on the recovered artifacts, Apogee determined that site 44IW0393 is likely a low-density artifact scatter dating to the mid-19th to mid-20th century potentially associated with the agricultural structure across Moonlight Road in Area C.

All artifacts were recovered from the Ap horizon with no buried or sealed historic deposits encountered. No diagnostic precontact artifacts were recovered. The site lacks integrity and research potential as the absence of stratified deposits and features limits the potential for research questions addressing lives of precontact Native American populations. No further work is recommended at this site.

Figure 28: Site map for 44IW0393.

Photo 37: Overview of 44IW0393, facing south.

Photo 38: Soil profile for 44IW0393, facing northeast.

Photo 39: Artifact assemblage from 44IW0393.

A total of three isolated artifacts were recovered from the pedestrian survey of Area D, all of which are historic in nature (Photo 40) (Appendix). The three recovered historic artifacts include one undecorated whiteware sherd, one plain salt glaze American gray stoneware sherd, and one cobalt blue bottle glass fragment.

Photo 40: Isolated surface finds recovered from Area D.

6.0 SUMMARY AND CONCLUSIONS

On behalf of Timmons, Apogee conducted a Phase IB archaeological survey for the proposed Moonlight Solar Facility in Isle of Wight County, Virginia. This survey was conducted based on guidance by the Virginia Department of Historic Resources and the Virginia State Corporation Commission, with an emphasis on flat landforms near water sources and the locations of buildings identified in historic map research. As a result of the cultural resources survey, Apogee identified five archaeological sites (44IW0390, 44IW0391, 44IW0392, 44IW0393, and 44IW0394), and 22 isolated artifacts.

All archaeological sites identified and revisited during the survey did not possess qualities to be potentially eligible for listing on the National Register of Historic Places. Therefore, no further work is recommended within the APE.

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Appendix A: DHR VCRIS Inventory Forms

Snapshot

Date Generated: May 18, 2023

Site Name:	No Data
Site Classification:	Terrestrial, open air
Year(s):	1830 - 1860, 1861 - 1865, 1866 - 1916, 1917 - 1945, 1946 - 1991
Site Type(s):	Artifact scatter
Other DHR ID:	No Data
Temporary Designation:	No Data

Site Evaluation Status

Locational Information

USGS Quad:	BACONS CASTLE
County/Independent City:	Isle Of Wight (County)
Physiographic Province:	No Data
Elevation:	No Data
Aspect:	No Data
Drainage:	Albemarle-Chowan
Slope:	0-2%
Acreage:	2.900
Landform:	Other
Ownership Status:	Private
Government Entity Name:	No Data

Site Components

Component 1

Category:	Domestic
Site Type:	Artifact scatter
Cultural Affiliation:	Euro-American
Cultural Affiliation Detail:	No Data
DHR Time Period:	Antebellum Period (1830 - 1860), Civil War (1861 - 1865), Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945), The New Dominion (1946 - 1991)
Start Year:	No Data
End Year:	No Data
Comments:	44IW0390 was identified during pedestrian survey of a planted field within a high probability portion of Area B. Apogee 1 is located south of the Burwells Bay Road directly west of architectural recourse 046-0064. A total of four shovel test pits (STPs) were excavated to determine the boundary for 44IW0390. All excavated STPs were negative. A typical STP profile for Apogee 1 consisted of a brown (10YR 5/3) sandy loam Ap horizon that clearly transitions to a strong brown (7.5YR 5/6) clay loam subsoil.

Bibliographic Information

Bibliography:

No Data

Informant Data:

No Data

CRM Events

Event Type: Survey:Phase I

Project Staff/Notes:

Garrett Silliman - Principal Investigator
David Hanley - Archaeological Field Director
Amanda Commins - Architectural Historian
Matthew Donathan - Archaeological Field Technician
Robert Kotlarek - Archaeological Field Technician
Dallon Olive - Archaeological Field Technician

Project Review File Number: No Data

Sponsoring Organization: No Data

Organization/Company: Apogee Environmental & Archaeological, Inc.

Investigator: David Hanley

Survey Date: 5/5/2023

Survey Description:

On behalf of Timmons Group, Inc. (Timmons), Apogee Environmental & Archaeological, Inc. (Apogee) conducted a Phase IB archaeological survey for the proposed Moonlight Solar Facility in Isle of Wight County, Virginia. The Phase IB survey serves as secondary step in meeting compliance requirements for The Virginia Department of Environmental Quality (DEQ). All activities were conducted in accordance with the Virginia Department of Historic Resources (DHR), as published in Guidelines for Conducting Historic Resources Survey in Virginia (2017). The project consists of the development of a solar energy facility located approximately 5.2 miles northwest of Smithfield, Virginia, situated west and south of the intersection between Moonlight Road and Burwells Bay Road. The archaeological area of potential effects (APE) contains parcels of mixed-use rural land totaling 516.9 acres (209.2 hectares). A desktop analysis cultural resources assessment was conducted in March 2023. The Phase I cultural resources survey was conducted between April 17th and May 5th, 2023.

Current Land Use	Date of Use	Comments
Agricultural field	5/5/2023	No Data

Threats to Resource: Development, Erosion

Site Conditions: Unknown Portion of Site Destroyed

Survey Strategies: Subsurface Testing, Surface Testing

Specimens Collected: Yes

Specimens Observed, Not Collected: No

Artifacts Summary and Diagnostics:

A total of 35 artifacts were recovered from the pedestrian survey of the site. While most of the artifacts recovered did not have a discernable date range, eight artifacts allowed for a better understanding of when the site was potentially used. These artifacts with discernable date ranges include: three flow blue whiteware sherds, two blue shell edge decorated whiteware sherd, one blue dipped whiteware sherd, one blue transfer print whiteware sherd, and one black transfer print whiteware sherd. Flow blue printed whiteware became common around 1844 and stopped being commonly produced at the turn of the 20th century. Among the two blue shell edge sherds, one sherd is impressed and scalloped and the other features a molded motif. The impressed and scalloped shell edge sherd typically dates between the 1830s and the 1890s while the molded motif sherd has a more exact date range of between the 1820s and 1830s. The sherd of blue dipped whiteware likely features the design of a cat's eye or cabling. These decorations are both multi-chambered slip decorations, which were produced between 1830 and 1900. Finally, the two transfer printed sherds (one blue and one black) both date to the mid-19th century with the date range for blue transfer print ending around 1867 and black around 1864. Based on these recovered artifacts, the site is likely a mid-19th to early-20th century domestic trash scatter. Due to its proximity to architectural resource No. 046-0064, it is likely that the site is the refuse from the structure's occupants thrown out in the agricultural field over the years.

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository: Apogee

Permanent Curation Repository: VDHR

Field Notes: Yes

Field Notes Repository: VDHR

Photographic Media: Digital

Survey Reports: Yes

Survey Report Information:

Silliman, Garrett and David S. Hanley, 2023, Phase I Cultural Resources Survey for the Proposed Moonlight Solar Facility, Isle of Wight County, Virginia, Report Prepared for Timmons Group, Inc., Richmond, Virginia, from Apogee Environmental and Archaeological, Inc., Pittsburgh, Pennsylvania.

Survey Report Repository: VDEQ

DHR Library Reference Number: No Data

Significance Statement: All artifacts were recovered from the surface of the Ap horizon with no buried or sealed historic deposits encountered. The site lacks integrity and research potential as the absence of stratified deposits and features limits the potential for research questions addressing lives of rural populations in the mid-19th to early-20th century. No further work is recommended

	at this site.
Surveyor's Eligibility Recommendations:	Recommended Not Eligible
Surveyor's NR Criteria Recommendations:	No Data
Surveyor's NR Criteria Considerations:	No Data

Snapshot

Date Generated: May 18, 2023

Site Name:	No Data
Site Classification:	Terrestrial, open air
Year(s):	1866 - 1916
Site Type(s):	Artifact scatter
Other DHR ID:	No Data
Temporary Designation:	No Data

Site Evaluation Status

Locational Information

USGS Quad:	BACONS CASTLE
County/Independent City:	Isle Of Wight (County)
Physiographic Province:	Coastal Plain
Elevation:	No Data
Aspect:	No Data
Drainage:	Albemarle-Chowan
Slope:	2-6%
Acreage:	0.150
Landform:	Other
Ownership Status:	Private
Government Entity Name:	No Data

Site Components

Component 1

Category:	Indeterminate
Site Type:	Artifact scatter
Cultural Affiliation:	Euro-American
Cultural Affiliation Detail:	No Data
DHR Time Period:	Reconstruction and Growth (1866 - 1916)
Start Year:	No Data
End Year:	No Data
Comments:	44IW0391 was identified during pedestrian survey of a plowed field within a medium probability portion of Area B. 44IW0391 is located south of Burwells Bay Road and south of 44IW0390. A total of two shovel test pits (STPs) were excavated to determine the boundary of Apogee 2, both of which were negative for cultural material. A typical STP profile for Apogee 2 consisted of a brown (10YR 4/3) sandy loam Ap horizon that clearly transitions to a yellowish brown (10YR 5/6) clay loam subsoil.

Bibliographic Information

Bibliography:

No Data

Informant Data:

No Data

Archaeological site data is protected under the Archaeological Resource Protection Act (ARPA 1979).

CRM Events

Event Type: Survey:Phase I

Project Staff/Notes:

Garrett Silliman - Principal Investigator
David Hanley - Archaeological Field Director
Amanda Commins - Architectural Historian
Matthew Donathan - Archaeological Field Technician
Robert Kotlarek - Archaeological Field Technician
Dallon Olive - Archaeological Field Technician

Project Review File Number: No Data

Sponsoring Organization: No Data

Organization/Company: Apogee Environmental & Archaeological, Inc.

Investigator: David Hanley

Survey Date: 5/5/2023

Survey Description:

On behalf of Timmons Group, Inc. (Timmons), Apogee Environmental & Archaeological, Inc. (Apogee) conducted a Phase IB archaeological survey for the proposed Moonlight Solar Facility in Isle of Wight County, Virginia. The Phase IB survey serves as secondary step in meeting compliance requirements for The Virginia Department of Environmental Quality (DEQ). All activities were conducted in accordance with the Virginia Department of Historic Resources (DHR), as published in Guidelines for Conducting Historic Resources Survey in Virginia (2017). The project consists of the development of a solar energy facility located approximately 5.2 miles northwest of Smithfield, Virginia, situated west and south of the intersection between Moonlight Road and Burwells Bay Road. The archaeological area of potential effects (APE) contains parcels of mixed-use rural land totaling 516.9 acres (209.2 hectares). A desktop analysis cultural resources assessment was conducted in March 2023. The Phase I cultural resources survey was conducted between April 17th and May 5th, 2023.

Current Land Use	Date of Use	Comments
Agricultural field	5/5/2023	No Data

Threats to Resource: Development, Erosion

Site Conditions: Surface Deposits Present But With No Subsurface Integrity

Survey Strategies: Subsurface Testing, Surface Testing

Specimens Collected: Yes

Specimens Observed, Not Collected: No

Artifacts Summary and Diagnostics:

A total of three artifacts were recovered from within the site boundary, all of which were historic in nature: two flow blue transfer printed whiteware sherds and one undecorated whiteware sherd. While whiteware has been produced since 1820 and is still seen today, flow blue printed whiteware became common around 1844 and stopped being commonly produced at the turn of the 20th century. Based on these three recovered artifacts, it is likely that the site is a low-density artifact scatter dating to the mid- to late-19th century.

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository: Apogee

Permanent Curation Repository: VDHR

Field Notes: Yes

Field Notes Repository: VDHR

Photographic Media: Digital

Survey Reports: Yes

Survey Report Information:

Silliman, Garrett and David S. Hanley, 2023, Phase I Cultural Resources Survey for the Proposed Moonlight Solar Facility, Isle of Wight County, Virginia, Report Prepared for Timmons Group, Inc., Richmond, Virginia, from Apogee Environmental and Archaeological, Inc., Pittsburgh, Pennsylvania.

Survey Report Repository: VDEQ

DHR Library Reference Number: No Data

Significance Statement: All artifacts were recovered from the Ap horizon with no buried or sealed historic deposits encountered. The site lacks integrity and research potential as the absence of stratified deposits and features limits the potential for research questions addressing lives of rural populations in the mid- to late-19th century. No further work is recommended at this site.

Surveyor's Eligibility Recommendations: Recommended Not Eligible

Surveyor's NR Criteria Recommendations: No Data

Surveyor's NR Criteria Considerations: No Data

Snapshot

Date Generated: May 18, 2023

Site Name:	No Data
Site Classification:	Terrestrial, open air
Year(s):	1866 - 1916, 1917 - 1945, 1946 - 1991
Site Type(s):	Artifact scatter
Other DHR ID:	No Data
Temporary Designation:	No Data

Site Evaluation Status

Locational Information

USGS Quad:	BACONS CASTLE
County/Independent City:	Isle Of Wight (County)
Physiographic Province:	Coastal Plain
Elevation:	No Data
Aspect:	No Data
Drainage:	Albemarle-Chowan
Slope:	0-2%
Acreage:	0.750
Landform:	Other
Ownership Status:	Private
Government Entity Name:	No Data

Site Components

Component 1

Category:	Domestic
Site Type:	Artifact scatter
Cultural Affiliation:	Euro-American
Cultural Affiliation Detail:	No Data
DHR Time Period:	Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945), The New Dominion (1946 - 1991)
Start Year:	No Data
End Year:	No Data
Comments:	44IW0392 was identified during pedestrian survey of a plowed field within a high probability portion of Area D. 44IW0392 is located east along Moonlight Road northeast of 44IW0393. A total of four shovel test pits (STPs) were excavated to determine the boundary of 44IW0392, all of which were negative. A typical STP profile for 44IW0392 consisted of a brown (10YR 5/3) sandy loam that clearly transitions to a strong brown (7.5YR 5/6) clay loam subsoil.

Bibliographic Information

Bibliography:

No Data

Informant Data:

No Data

CRM Events

Event Type: Survey:Phase I

Project Staff/Notes:

Garrett Silliman - Principal Investigator
David Hanley - Archaeological Field Director
Amanda Commins - Architectural Historian
Matthew Donathan - Archaeological Field Technician
Robert Kotlarek - Archaeological Field Technician
Dallon Olive - Archaeological Field Technician

Project Review File Number: No Data

Sponsoring Organization: No Data

Organization/Company: Apogee Environmental & Archaeological, Inc

Investigator: David Hanley

Survey Date: 5/5/2023

Survey Description:

On behalf of Timmons Group, Inc. (Timmons), Apogee Environmental & Archaeological, Inc. (Apogee) conducted a Phase IB archaeological survey for the proposed Moonlight Solar Facility in Isle of Wight County, Virginia. The Phase IB survey serves as secondary step in meeting compliance requirements for The Virginia Department of Environmental Quality (DEQ). All activities were conducted in accordance with the Virginia Department of Historic Resources (DHR), as published in Guidelines for Conducting Historic Resources Survey in Virginia (2017). The project consists of the development of a solar energy facility located approximately 5.2 miles northwest of Smithfield, Virginia, situated west and south of the intersection between Moonlight Road and Burwells Bay Road. The archaeological area of potential effects (APE) contains parcels of mixed-use rural land totaling 516.9 acres (209.2 hectares). A desktop analysis cultural resources assessment was conducted in March 2023. The Phase I cultural resources survey was conducted between April 17th and May 5th, 2023.

Current Land Use	Date of Use	Comments
Agricultural field	5/5/2023	No Data

Threats to Resource: Development, Erosion

Site Conditions: Surface Deposits Present But With No Subsurface Integrity

Survey Strategies: Subsurface Testing, Surface Testing

Specimens Collected: Yes

Specimens Observed, Not Collected: No

Artifacts Summary and Diagnostics:

A total of seven artifacts were recovered from the pedestrian survey of this site, all of which were historic in nature. Recovered artifacts include: two cobalt blue glass bottle fragments, two undecorated whiteware sherds, one milk glass canning jar lid liner fragment, one undecorated hard-paste porcelain sherd, and one "black" bottle glass fragment. These artifacts provide a large date range for potential use of the site. For instance, cobalt blue glass was commonly used for glass bottle production during the late-19th to the early-20th century, milk glass started to be used for canning jar lid liners during the 1930s, and "black" glass (otherwise known as a dark olive green) was most commonly used in bottle production between the 1840s and the 1880s. Therefore, it is likely that this site is a low-density artifact scatter dating to the mid-19th to mid-20th century potentially associated with the agricultural structure across Moonlight Road in Area C.

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository: Apogee

Permanent Curation Repository: VDHR

Field Notes: Yes

Field Notes Repository: VDHR

Photographic Media: Digital

Survey Reports: Yes

Survey Report Information:

Silliman, Garrett and David S. Hanley, 2023, Phase I Cultural Resources Survey for the Proposed Moonlight Solar Facility, Isle of Wight County, Virginia, Report Prepared for Timmons Group, Inc., Richmond, Virginia, from Apogee Environmental and Archaeological, Inc., Pittsburgh, Pennsylvania.

Survey Report Repository: VDEQ

DHR Library Reference Number: No Data

Significance Statement: All artifacts were recovered from the surface of the Ap horizon with no buried or sealed historic deposits encountered. The site lacks integrity and research potential as the absence of stratified deposits and features limits the potential for research questions addressing lives of rural populations in the mid-19th to mid-20th century. No further work is recommended at this site.

Surveyor's Eligibility Recommendations: Recommended Not Eligible

Surveyor's NR Criteria Recommendations: No Data

Surveyor's NR Criteria Considerations:	No Data

Snapshot

Date Generated: May 18, 2023

Site Name:	No Data
Site Classification:	Terrestrial, open air
Year(s):	1866 - 1916, 1917 - 1945, 1946 - 1991
Site Type(s):	Artifact scatter
Other DHR ID:	No Data
Temporary Designation:	No Data

Site Evaluation Status

Locational Information

USGS Quad:	BACONS CASTLE
County/Independent City:	Isle Of Wight (County)
Physiographic Province:	Coastal Plain
Elevation:	No Data
Aspect:	No Data
Drainage:	Albemarle-Chowan
Slope:	0-2%
Acreage:	0.790
Landform:	Other
Ownership Status:	Private
Government Entity Name:	No Data

Site Components

Component 1

Category:	Domestic
Site Type:	Artifact scatter
Cultural Affiliation:	Euro-American
Cultural Affiliation Detail:	No Data
DHR Time Period:	Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945), The New Dominion (1946 - 1991)
Start Year:	No Data
End Year:	No Data
Comments:	44IW0393 was identified during pedestrian survey of a plowed field within a high probability portion of Area D. 44IW0393 is located east of Moonlight Road southwest of 44IW0392. A total of four shovel test pits (STPs) were excavated to determine the boundary of 44IW0393, none of which were positive for cultural material. A typical STP profile for 44IW0393 consisted of a light gray (10YR 7/1) silt loam that clearly transitions to either a brown (10YR 5/3) or strong brown (7.5YR 5/6) clay loam subsoil.

Bibliographic Information

Bibliography:

No Data

Informant Data:

No Data

CRM Events

Event Type: Survey:Phase I

Project Staff/Notes:

Garrett Silliman - Principal Investigator
David Hanley - Archaeological Field Director
Amanda Commins - Architectural Historian
Matthew Donathan - Archaeological Field Technician
Robert Kotlarek - Archaeological Field Technician
Dallon Olive - Archaeological Field Technician

Project Review File Number: No Data

Sponsoring Organization: No Data

Organization/Company: Apogee Environmental & Archaeological, Inc.

Investigator: David Hanley

Survey Date: 5/5/2023

Survey Description:

On behalf of Timmons Group, Inc. (Timmons), Apogee Environmental & Archaeological, Inc. (Apogee) conducted a Phase IB archaeological survey for the proposed Moonlight Solar Facility in Isle of Wight County, Virginia. The Phase IB survey serves as secondary step in meeting compliance requirements for The Virginia Department of Environmental Quality (DEQ). All activities were conducted in accordance with the Virginia Department of Historic Resources (DHR), as published in Guidelines for Conducting Historic Resources Survey in Virginia (2017). The project consists of the development of a solar energy facility located approximately 5.2 miles northwest of Smithfield, Virginia, situated west and south of the intersection between Moonlight Road and Burwells Bay Road. The archaeological area of potential effects (APE) contains parcels of mixed-use rural land totaling 516.9 acres (209.2 hectares). A desktop analysis cultural resources assessment was conducted in March 2023. The Phase I cultural resources survey was conducted between April 17th and May 5th, 2023.

Current Land Use	Date of Use	Comments
Agricultural field	5/5/2023	No Data

Threats to Resource: Development, Erosion

Site Conditions: Surface Deposits Present But With No Subsurface Integrity

Survey Strategies: Subsurface Testing, Surface Testing

Specimens Collected: Yes

Specimens Observed, Not Collected: No

Artifacts Summary and Diagnostics:

A total of 12 artifacts were recovered from the surface of the site, all of which were historic in nature. Among the 12 recovered artifacts are five aqua bottle glass fragments, one color glazed whiteware sherd, one oyster shell fragment, two amethyst glass bottle fragments, one light green bottle glass fragment, one brick fragment, and one black transfer printed whiteware sherd. Two artifacts out of these 12 have a discernable date range that can assist in dating the site: the black transfer print whiteware sherd, and the light green glass fragment. As seen in another site, black transfer printed wares were at the height of their production between 1820 and 1864. However, light green bottle glass started to be produced around 1940 and is still in use today. Based on the recovered artifacts, Apogee determined that the site is likely a low-density artifact scatter dating to the mid-19th to mid-20th century potentially associated with the agricultural structure across Moonlight Road in Area C.

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository: Apogee

Permanent Curation Repository: VDHR

Field Notes: Yes

Field Notes Repository: VDHR

Photographic Media: Digital

Survey Reports: Yes

Survey Report Information:

Silliman, Garrett and David S. Hanley, 2023, Phase I Cultural Resources Survey for the Proposed Moonlight Solar Facility, Isle of Wight County, Virginia, Report Prepared for Timmons Group, Inc., Richmond, Virginia, from Apogee Environmental and Archaeological, Inc., Pittsburgh, Pennsylvania

Survey Report Repository: VDEQ

DHR Library Reference Number: No Data

Significance Statement: All artifacts were recovered from the Ap horizon with no buried or sealed historic deposits encountered. No diagnostic precontact artifacts were recovered. The site lacks integrity and research potential as the absence of stratified deposits and features limits the potential for research questions addressing lives of precontact Native American populations. No further work is recommended at this site.

Surveyor's Eligibility Recommendations: Recommended Not Eligible

Surveyor's NR Criteria Recommendations: No Data

Surveyor's NR Criteria Considerations:	No Data

Snapshot

Date Generated: May 18, 2023

Site Name:	No Data
Site Classification:	Terrestrial, open air
Year(s):	1866 - 1916, 1917 - 1945, 1946 - 1991
Site Type(s):	Artifact scatter
Other DHR ID:	No Data
Temporary Designation:	No Data

Site Evaluation Status

Locational Information

USGS Quad:	BACONS CASTLE
County/Independent City:	Isle Of Wight (County)
Physiographic Province:	Coastal Plain
Elevation:	No Data
Aspect:	No Data
Drainage:	Albemarle-Chowan
Slope:	0-2%
Acreage:	0.090
Landform:	Other
Ownership Status:	Private
Government Entity Name:	No Data

Site Components

Component 1

Category:	Domestic
Site Type:	Artifact scatter
Cultural Affiliation:	Euro-American
Cultural Affiliation Detail:	No Data
DHR Time Period:	Reconstruction and Growth (1866 - 1916), World War I to World War II (1917 - 1945), The New Dominion (1946 - 1991)
Start Year:	No Data
End Year:	No Data
Comments:	44IW0394 was identified during systematic shovel testing of an agricultural field within a high probability portion of Area C. 44IW0394 is located west of Moonlight Road directly north of a barn present on the property. A total of five shovel test pits (STPs) were excavated to determine the boundary for 44IW0394, with only the original STP being positive for historic materials. A typical soil profile for 44IW0394 consisted of a brownish yellow (10YR 6/6) sandy loam that clearly transitions to a strong brown (7.5YR 5/6) clay loam subsoil.

Bibliographic Information

Bibliography:

No Data

Informant Data:

No Data

Archaeological site data is protected under the Archaeological Resource Protection Act (ARPA 1979).

CRM Events

Event Type: Survey:Phase I

Project Staff/Notes:

Garrett Silliman - Principal Investigator
David Hanley - Archaeological Field Director
Amanda Commins - Architectural Historian
Matthew Donathan - Archaeological Field Technician
Robert Kotlarek - Archaeological Field Technician
Dallon Olive - Archaeological Field Technician

Project Review File Number: No Data

Sponsoring Organization: No Data

Organization/Company: Apogee Environmental & Archaeological, Inc.

Investigator: David Hanley

Survey Date: 5/5/2023

Survey Description:

On behalf of Timmons Group, Inc. (Timmons), Apogee Environmental & Archaeological, Inc. (Apogee) conducted a Phase IB archaeological survey for the proposed Moonlight Solar Facility in Isle of Wight County, Virginia. The Phase IB survey serves as secondary step in meeting compliance requirements for The Virginia Department of Environmental Quality (DEQ). All activities were conducted in accordance with the Virginia Department of Historic Resources (DHR), as published in Guidelines for Conducting Historic Resources Survey in Virginia (2017). The project consists of the development of a solar energy facility located approximately 5.2 miles northwest of Smithfield, Virginia, situated west and south of the intersection between Moonlight Road and Burwells Bay Road. The archaeological area of potential effects (APE) contains parcels of mixed-use rural land totaling 516.9 acres (209.2 hectares). A desktop analysis cultural resources assessment was conducted in March 2023. The Phase I cultural resources survey was conducted between April 17th and May 5th, 2023.

Current Land Use	Date of Use	Comments
Agricultural field	5/5/2023	No Data

Threats to Resource: Development, Erosion

Site Conditions: Unknown Portion of Site Destroyed

Survey Strategies: Subsurface Testing

Specimens Collected: Yes

Specimens Observed, Not Collected: No

Artifacts Summary and Diagnostics:

A total of seven historic artifacts were recovered from one STP, most of which do not possess a definitive date range: two aqua bottle glass fragments, two colorless bottle glass fragments, one oyster shell fragment, one brick fragment, and one undecorated whiteware sherd. The only artifact recovered with a date range is the whiteware sherd, which started to be produced in 1820 and is still produced today. Due to the site's proximity to a barn to the south, the site is likely a late-19th to early-20th century domestic artifact scatter.

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository: Apogee

Permanent Curation Repository: VDHR

Field Notes: Yes

Field Notes Repository: VDHR

Photographic Media: Digital

Survey Reports: Yes

Survey Report Information:

Silliman, Garrett and David S. Hanley, 2023, Phase I Cultural Resources Survey for the Proposed Moonlight Solar Facility, Isle of Wight County, Virginia, Report Prepared for Timmons Group, Inc., Richmond, Virginia, from Apogee Environmental and Archaeological, Inc., Pittsburgh, Pennsylvania.

Survey Report Repository: VDEQ

DHR Library Reference Number: No Data

Significance Statement: All artifacts were recovered from the Ap horizon with no buried or sealed historic deposits encountered. The site lacks integrity and research potential as the absence of stratified deposits and features limits the potential for research questions addressing lives of rural populations in the late-19th to early-20th century. No further work is recommended at this site.

Surveyor's Eligibility Recommendations: Recommended Not Eligible

Surveyor's NR Criteria Recommendations: No Data

Surveyor's NR Criteria Considerations: No Data

Archaeological site data is protected under the Archaeological Resource Protection Act (ARPA 1979).

Appendix B: Key Staff Curriculum Vitae

Garrett W. Silliman, RPA

Apogee Environmental and Archaeological, Inc.

garrett@apogee-environmental.com 919-748-7712

Education

BA/Archaeology, The College of Wooster, 1996

MHP/Master of Heritage Preservation (Public History /Archaeology), Georgia State University, 2008

Registration

Registered Professional Archaeologist, No. 28577953

Years of Experience

26

Mr. Silliman has over 25 years of experience in archaeology, history, and cultural resource management, with a research focus on the archaeology of American battlefields, sites associated with the African American and Indigenous experience, and historic landscapes throughout the United States and Central America. He has extensive experience in all phases of archaeological investigations (Phase I, II, and III), teaching and public archaeology, remote sensing, artifact analysis and curation, archaeological site and historic structure assessment and mitigation, and site management. Through his background in cultural resource management archaeology, he has experience with and has received formal training in Native American consultation, Section 106 and 110 of the National Historic Preservation Act (1966), and the Archaeological Resources Protection Act (1979). From 2019 through 2020, he was Lecturer and Senior Archaeologist in the Department of Sociology and Anthropology at North Carolina State University. He is currently Senior Archaeologist and Principal Investigator for Apogee Environmental & Archaeological, Inc.

Career History

Principal Investigator
Apogee Environmental & Archaeological, Inc.
Chapel Hill, NC
June 2021 – Present

Senior Archaeologist/Principal Investigator
Johnson, Mirmiran & Thompson (JMT)
Chapel Hill, NC
September 2015 – June 2021

Senior Archaeologist/Lecturer
North Carolina State University
Raleigh, NC
December 2019 – October 2020

Senior Staff Archaeologist
Cardno
Raleigh, NC
March 2014 – September 2015

Founder/Archaeologist
Terminus Archaeological Research
Atlanta, GA
September 2011 – September 2015

Adjunct Faculty, History and Anthropology Departments
Georgia State University
Atlanta, GA
January 2013 – August 2014

Adjunct, History Department
Shorter University
Rome, GA
July 2011 – January 2012

Principal Investigator
Edwards-Pitman Environmental, Inc.
Atlanta, GA
July 2004 – September 2011

Archaeologist
Prentice Thomas and Associates, Inc.
Savannah, GA
September 2003 – July 2004

Archaeological Field Director
TRC Companies, Inc.
El Paso, TX
February 2003 – September 2003

Archaeological Field Director
Mesa Field Services
New Mexico
December 2001 – February 2003

Garrett W. Silliman, RPA

Apogee Environmental and Archaeological, Inc.

garrett@apogee-environmental.com 919-748-7712

Archaeology and Cultural Resource Management Experience (selected)

Archaeological Investigation Jockey Hollow Unit, Morristown National Historic Site, Morristown, New Jersey. PEPC Number: 109295; ARPA 2022.MORR.01. *Principal Investigator.* Directed archaeological research and field efforts for Phase I investigations at site of the Continental Army's 1778-1779 winter cantonment at Jockey Hollow. Successfully conducted shovel testing and metal detection within 40 discrete loci prior to the NPS construction of new signage, trail maintenance and drainage bars. 2022

Archaeological Survey and Assessment for the Goonies Solar Project in Lycoming County, Pennsylvania. *Principal Investigator and Project Manager.* Directed and managed all aspects of the archaeological survey and assessment for the proposed +/- 1,200 acres solar facility. Field team conducted pedestrian survey, systematic shovel testing, and limited metal detection around structures during the Phase Ib of the Goonies Solar Project in Lycoming County. Bolstered with the geophysical and geoarchaeological data, test units measuring 1x1, 1x2, and 2x2 meter were employed in the tested areas to determine the presence of deeply buried precontact sites along the floodplain. These collective data were successfully used to avoid significant encountered deposits while allowing for the completion of the project in non-sensitive areas. 2021-2022

Fort Bragg Archaeological Project and Sandhills Archaeological Context Study.
Senior Archaeologist. Directed archaeological research and field efforts for North Carolina State University (NCSU). NCSU was awarded a four-year federal research grant to conduct Section 110 work at Fort Bragg Military Reservation. As part of this award, a region-wide archaeological context is being developed to provide future research directions in North Carolina. 2019-2020

Phase I Archaeological Survey and Phase II Archaeological Testing, Assessment and NRHP Evaluation, Currituck National Wildlife Refuge, Currituck County, North Carolina. *Principal Investigator and Project Manager.* US Fish and Wildlife Service. Phase I archaeological survey for 10 land tracts within the Currituck National Wildlife Refuge. Additionally, JMT conducted the Phase II archaeological testing and NRHP evaluation of four previously recorded archaeological sites located within the survey tracts. 2017-2018

Phase I Archaeological Investigations of Hawtree Solar Farm, Warren County, North Carolina. *Project Manager and Principal Investigator.* Mr. Silliman conducted this project at the request of the OSA on behalf of Carolina Solar II, LLC (Carolina Solar) in advance of their intention to install a solar farm. Approximately 520 acres were surveyed, which identified eighteen archaeological sites, ranging from single prehistoric artifacts to the remains of a historic farmstead. Due to their significant nature, the avoidance of two resources, the remains of a nineteenth century farmstead and abandoned African American cemetery, were recommended. Mr. Silliman worked in coordination with Carolina Solar and the OSA to ensure the successful documentation, evaluation, and avoidance of these resources. 2018.

Phase II Archaeological Testing, Assessment, and NRHP Evaluation, Savannah Harbor Expansion, Chatham County Georgia. *Senior Consultant.* Archaeological assessment and NRHP evaluation of 9CH1312, a historic rice trunk, Chatham County, Georgia. The purpose of this investigation was to document and evaluate site 9CH1312 for NRHP eligibility prior to the proposed Savannah Harbor Expansion Project. The site is located in the Savannah National Wildlife Refuge and was historically associated with the early nineteenth-century Red Knoll Plantation. JMT was sub-contracted for services as senior consultant to assist in the evaluation, historic research, and reporting. 2017

Phase II and III Archaeological Testing, Assessment/NRHP Evaluation, and Data Recovery/Mitigation, US 301 over the Potomac River, King George County, Virginia and Charles County, Maryland. *Principal Investigator.* Mr. Silliman has overseen all archaeological work associated with the project since September 2015, including the NRHP evaluation of two archaeological sites (one in MD and one in VA) associated with the replacement of the Harry Nice Bridge/US 301 over the Potomac by the Maryland Transportation Administration. This includes all background research, client and agency coordination, supervision of fieldwork, reporting, artifact analysis and curation. Geophysical work conducted in evaluating the Civil War component of the Barnesfield Plantation (44KG0171)/Battle of Mathias Point (June 1861). 2015-Present.

Archaeological and Historic Architecture Limited Services Contracts, North Carolina Department of Transportation. *North Carolina Cultural Resource Lead.* JMT was selected by the North Carolina Department of Transportation to provide all phases of architectural history and historic preservation work, particularly as it relates to Section 106 compliance. JMT anticipates projects

Garrett W. Silliman, RPA

Apogee Environmental and Archaeological, Inc.

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ranging from small scale projects requiring documentation of a single resource (buildings, structures [including bridges], historic districts and linear resources) to large scale projects requiring the documentation of more than one hundred resources. In 2017, JMT was selected for the 3-year open-end Archaeological Services contract. Between January 2016 and the present, JMT has successfully completed 13 tasks for the department. 2015-Present.

Phase I Archaeological Survey Fredericksburg and Spotsylvania National Military Park, Chancellorsville, VA, Contract No. GS-00F-194-CA. *Principal Investigator.* This survey was conducted at the request of the NPS, which provided for cultural resource compliance services prior to the proposed installation of a security fence around an existing water tower north of the Chancellorsville Battlefield Visitor Center. A key element in the evaluation of the area was the employment of systematic metal detection sampling. Enough data was collected from the project area to identify what is tentatively interpreted as a small portion of a May 3, 1863 Confederate firing line with associated artifacts. 2016-2017

Archeological Monitoring for the Rehabilitation of Cemetery Ridge, Gettysburg National Military Park, Gettysburg, PA, Contract No. NPS.GETT 220829. *Principal Investigator.* JMT provided archeological monitoring services to identify and document any archeological deposits or features that may be revealed during vegetation removal and grading in Zeigler's Grove and Cemetery Ridge at the Gettysburg National Military Park. JMT provided on-site archeological monitoring of those activities with the potential to cause subsurface disturbance to significant historic resources. 2016

Archaeological Monitoring/Delaware Water Gap National Recreation Area. *Principal Investigator, archaeology*. Responsible for monitoring on-site contractors conducting earth-disturbing activities within NPS boundaries, and recording/evaluating any potential archaeological material. The project was associated with mitigation for impacts from construction of the new Susquehanna to Roseland Electric Transmission Line constructed through the Delaware Water Gap. 2015

HTVA Floating House EIS, Tennessee Valley Authority, Virginia, North Carolina, Georgia, Kentucky, Tennessee, Mississippi, and Alabama: *Cultural Resources Lead.* Conducted background research, alternatives analysis, and authored cultural resources sections for the Tennessee Valley Authority's (TVA) Environmental Impact Statement (EIS) concerning the treatment of floating houses on 13 TVA reservoirs in a 7-state area. Data generated by the study will be utilized by the TVA concerning their policy towards the presence of floating houses on lands and reservoirs managed by the authority. Of particular concern are the impacts to potential cultural resources located in the littoral and benthic zones as well overall shoreline erosion. July 2015.

Dalton Expansion Project, Transco-Williams/FERC., Coweta, Carroll, Douglas, Paulding, Bartow, Gordon, Whitfield and Murray Counties, Georgia: *Project Manager and Field Lead.* Project Manager and Cultural Resources field lead for the Phase I archaeological investigations of the proposed Dalton Expansion project, a natural gas pipeline extending 110 miles through an eight-county area of north Georgia. Project required the coordination with the GA SHPO, tribal groups, FERC, local stakeholders/preservation groups, and Transco-Williams. Project resulted in the identification and documentation of over 180 archaeological sites, of which 19 were recommended for evaluative testing as potentially eligible for listing to the NRHP. 2014-2015.

Archaeological and Historical Investigations in Talladega National Forest, USDA Forest Service, Alabama. *Principal Investigator.* Mr. Silliman served as Principal Investigator for cultural resources, project manager, and contract administrator for cultural resource survey of over 2200 acres in the Talladega National Forest near Heflin, Alabama. Project resulted in the identification and evaluation of 68 pre-Columbian and Historic period sites. Project conducted during 2014 contract year.

Archaeological and Historical Investigations in Chattahoochee and Oconee National Forests, USDA Forest Service, Georgia. As a sub consultant, directed archaeological field investigations for intensive survey of approximately 2500 acres for the Chattahoochee and Oconee National Forests in Georgia. Project resulted in the identification and evaluation of 112 pre-Columbian and Historic period sites. 2012-2013.

Appendix C: Artifact Catalogs

Provenience	Historic/Precontact	Functional Category	Material	Artifact Type	Count	Notes
Surface Find 25	Historic	Kitchen	Ceramic	Undecorated Whiteware Body Sherd	2	
Surface Find 26	Historic	Kitchen	Ceramic	Undecorated Soft Paste Porcelain Body Sherd	1	
Surface Find 26	Historic	Kitchen	Ceramic	Undecorated Redware Body Sherd	1	
Surface Find 31	Historic	Kitchen	Ceramic	Flow Blue Transfer Print Whiteware Rim Sherd	1	1840-1900
Surface Find 31	Historic	Kitchen	Shell	Oyster Shell Fragment	1	
Surface Find 32	Historic	Kitchen	Glass	Unidentified Aqua Bottle Glass Body Fragment	1	
Surface Find 33	Historic	Architectural	Glass	Colorless Window Glass Fragment	1	
Surface Find 33	Historic	Architectural	Brick	Unidentified Brick Fragment	1	
Surface Find 34	Historic	Kitchen	Ceramic	Undecorated Whiteware Body Sherd	1	
Surface Find 35	Historic	Kitchen	Ceramic	Undecorated Whiteware Body Sherd	1	
Surface Find 36	Historic	Architectural	Brick	Unidentified Brick Fragment	1	
Surface Find 36	Historic	Kitchen	Ceramic	Undecorated Whiteware Body Sherd	1	
Surface Find 37	Historic	Kitchen	Ceramic	Undecorated Whiteware Body Sherd	1	
Surface Find 38	Historic	Kitchen	Ceramic	Undecorated Whiteware Body Sherd	1	
Surface Find 39	Historic	Kitchen	Ceramic	Blue Shell Edge Decorated Whiteware Rim Sherd	1	incised and scalloped (1830s-1890s)
Surface Find 39	Historic	Kitchen	Ceramic	Blue Dipped Whiteware Body Sherd	1	cats eye or cabeled (1830-1900)
Surface Find 40	Historic	Kitchen	Ceramic	Undecorated Soft Paste Porcelain Body Sherd	1	
Surface Find 40	Historic	Kitchen	Ceramic	Undecorated Whiteware Body Sherd	1	
Surface Find 40	Historic	Kitchen	Ceramic	Blue Transfer Print Whiteware Rim Sherd	1	1820-1867
Surface Find 40	Historic	Kitchen	Ceramic	Blue Salt Glazed American Gray Stoneware Body Sherd	1	
Surface Find 40	Historic	Kitchen	Glass	Unidentified Colorless Glass Bottle Base Fragment	1	
Surface Find 41	Historic	Architectural	Brick	Unidentified Brick Fragment	2	
Surface Find 41	Historic	Kitchen	Ceramic	Undecorated Whiteware Body Sherd	1	
Surface Find 41	Historic	Kitchen	Ceramic	Molded Blue Shell Edge Whiteware Rim Sherd	1	incised (1820s-1830s)
Surface Find 42	Historic	Kitchen	Ceramic	Undecorated Ironstone Rim Sherd	1	1840-present
Surface Find 42	Historic	Architectural	Brick	Unidentified Brick Fragment	2	1 burnt
Surface Find 42	Historic	Kitchen	Shell	Oyster Shell Fragment	1	
Surface Find 42	Historic	Kitchen	Ceramic	Undecorated Whiteware Body Sherd	2	
Surface Find 42	Historic	Kitchen	Ceramic	Flow Blue Transfer Print Whiteware Rim Sherd	1	1840-1900
Surface Find 43	Historic	Kitchen	Ceramic	Black Transfer Print Whiteware Body Sherd	1	1820-1864
Surface Find 43	Historic	Kitchen	Ceramic	Flow Blue Transfer Print Whiteware Body Sherd	1	1840-1900
				Total	35	mid-19th to early-20th century

Provenience	Historic/Precontact	Functional Category	Material	Artifact Type	Count	Notes
Surface Find 28	Historic	Kitchen	Ceramic	Undecorated Whiteware Body Sherd	1	
Surface Find 29	Historic	Kitchen	Ceramic	Flow Blue Decorated Whiteware Rim Sherd	1	1840-1900
Surface Find 30	Historic	Kitchen	Ceramic	Flow Blue Decorated Whiteware Rim Sherd	1	scalloped edge (1840-1900)
				Total	3	mid- to late-19th century

Provenience	Historic/Precontact	Functional Category	Material	Artifact Type	Count	Notes
Surface Find 1	Historic	Kitchen	Glass	Cobalt Blue Bottle Glass Base Fragment	1	late-19th to early-20th century
Surface Find 2	Historic	Kitchen	Glass	Milk Glass Canning Lid Liner Fragment	1	1930s
Surface Find 3	Historic	Kitchen	Glass	Cobalt Blue Bottle Glass Fragment	1	late-19th to early-20th century
Surface Find 3	Historic	Kitchen	Ceramic	Undecorated Whiteware Body Sherd	1	
Surface Find 4	Historic	Kitchen	Ceramic	Undecorated Hard-Paste Porcelain Body Sherd	1	
Surface Find 5	Historic	Kitchen	Glass	"Black" Bottle Glass Body Fragment	1	1840s-1880s
Surface Find 5	Historic	Kitchen	Ceramic	Undecorated Whiteware Body Sherd	1	
				Total:	7	mid-19th to mid-20th century

Provenience	Historic/Precontact	Functional Caterogy (Historic)	Material	Artifact Type	Count	Notes
Surface Find 7	Historic	Kitchen	Glass	Aqua Bottle Glass Fragment	2	
Surface Find 7	Historic	Kitchen	Ceramic	Brown Glaze Interior Whiteware Body Sherd	1	
Surface Find 8	Historic	Kitchen	Glass	Aqua Bottle Glass Fragment	1	
Surface Find 8	Historic	Kitchen	Glass	Amethyst/Solarized Bottle Glass Fragment	1	
Surface Find 8	Historic	Kitchen	Shell	Oyster Shell Fragment	1	
Surface Find 9	Historic	Kitchen	Glass	Aqua Bottle Glass Fragment	1	
Surface Find 10	Historic	Kitchen	Glass	Amethyst/Solarized Bottle Glass Fragment	1	
Surface Find 10	Historic	Kitchen	Glass	Aqua Bottle Glass Fragment	1	
Surface Find 10	Historic	Kitchen	Glass	Light Green Bottle Glass Fragment	1	1940-present
Surface Find 10	Historic	Architectural	Brick	Unidentified Brick Fragment	1	
Surface Find 46	Historic	Kitchen	Ceramic	Black Transfer Printed Whiteware Body Sherd	1	1820-1864
				Total	12	mid-19th to mid-20th century

Provenience	Historic/Precontact	Functional Category	Material	Artifact Type	Count
ST 4.20 Strat 1 (0-28cm)	Historic	Kitchen	Shell	Oyster Shell Fragment	1
ST 4.20 Strat 1 (0-28cm)	Historic	Kitchen	Glass	Aqua Bottle Glass Fragment	2
ST 4.20 Strat 1 (0-28cm)	Historic	Kitchen	Glass	Colorless Bottle Glass Fragment	2
ST 4.20 Strat 1 (0-28cm)	Historic	Kitchen	Ceramic	Undecorated Whiteware Body Sherd	1
ST 4.20 Strat 1 (0-28cm)	Historic	Architectural	Brick	Unidentified Brick Fragment	1
				Total	7

Provenience	Historic/Precontact	Functional Category	Material	Artifact Type	Count
Surface Find 13	Historic	Kitchen	Glass	Milk Glass Canning Lid Liner Fragment	1
Surface Find 14	Historic	Kitchen	Ceramic	Blue Transfer-Printed Hard-Paste Porcelain Body Sherd	1
Surface Find 15	Historic	Kitchen	Glass	Milk Glass Canning Lid Liner Fragment	1
Surface Find 16	Historic	Kitchen	Ceramic	Undecorated Soft Paste Porcelain Handle Sherd	1
Surface Find 17	Historic	Kitchen	Glass	Unidentified Light Green Bottle Glass Base Fragment	1
Surface Find 18	Precontact	N/A	Quartzite (White)	Biface/Preform Fragment	1
Surface Find 19	Precontact	N/A	Quartz	Possible Core Fragment	1
				Total	7

Provenience	Historic/Precontact	Functional Category	Material	Artifact Type	Count
Surface Find 20	Historic	Kitchen	Ceramic	Undecorated Whiteware Body Sherd	1
Surface Find 21	Historic	Kitchen	Ceramic	Undecorated Whiteware Body Sherd	1
Surface Find 22	Historic	Kitchen	Ceramic	Undecorated Whiteware Body Sherd	1
Surface Find 23	Historic	Architectural	Brick	Unidentified Brick Fragment	1
Surface Find 24	Precontact	N/A	Mitchell Chert	Possible Biface/Preform	1
Surface Find 27	Historic	Architectural	Brick	Glazed Brick Edge Fragment	1
				Total	6

Provenience	Historic/Precontact	Functional Category	Material	Artifact Type	Count
ST 2.2 Strat 1 (0-30cm)	Historic	Kitchen	Ceramic	Blue Edge Decorated Whiteware Rim Sherd	1
ST 2.5 Strat 1 (0-29cm)	Precontact	N/A	Quartz	Tertiary Flake	1
ST 3.6 Strat 2 (14-27cm)	Precontact	N/A	Rhyolite	Tertiary Flake (Possible Scraper)	1
ST 7.20 Strat 1 (0-24cm)	Historic	Kitchen	Ceramic	Salt Glaze American Gray Stoneware Body Sherd	1
ST 11.29 Strat 1 (0-24cm)	Historic	Architectural	Iron	Hand Wrought Nail	1
Surface Find 44	Historic	Kitchen	Glass	Unidentified "Black" Glass Bottle Fragment	1
				Total	6

Provenience	Historic/Precontact	Functional Category	Material	Artifact Type	Count
Surface Find 6	Historic	Kitchen	Ceramic	Undecorated Whiteware Rim Sherd	1
Surface Find 11	Historic	Kitchen	Ceramic	Plain Salt Glaze American Gray Stoneware Base Sherd	1
Surface Find 12	Historic	Kitchen	Glass	Unidentified Cobalt Blue Bottle Glass Body Fragment	1
				Total	3

Appendix D: Representative Shovel Test Profiles

Area	Transect	ST Number	Strat 1: Depth (cm), Soil Color, and Texture	Strat 2: Depth (cm), Soil Color, and Texture	Strat 3: Depth (cm), Soil Color, and Texture	Positive or Negative
A	68	5	0-17 cm dark grayish brown (10YR 4/2) sandy loam	17-25 cm light brownish gray (10YR 6/2) sandy loam	25-35 cm pale brown (2.5Y 7/3) sandy clay	Negative
	72	3	0-14 cm very dark brown (10YR 2/2) sandy loam	14-30 cm light yellowish brown (10YR 6/4) sandy clay		Negative
	73	4	0-20 cm dark grayish brown (10YR 4/2) sandy loam	20-25 cm light brownish gray (10YR 6/2) sandy loam	25-35 cm pale brown (2.5Y 7/3) sandy clay	Negative
	77	6	0-19 cm dark grayish brown (10YR 4/2) sandy loam	19-30 cm pale brown (2.5Y 7/2) sandy clay		Negative
	81	3	0-21 cm dark grayish brown (10YR 4/2) sandy loam	21-31 cm light gray (10YR 7/2) sandy cly loam with yellowish red (5YR 5/6) and yellowish brown (10YR 5/6) mottling		Negative
	J8	N/A	0-24 cm brown (10YR 5/3) sandy loam	24-36 cm strong brown (7.5YR 5/6) clay loam		Negative
B	14	21	0-11 cm dark grayish brown (10YR 4/2) sandy loam	11-19 cm very pale brown (10YR 7/4) sandy loam	19-30 cm yellowish brown (10YR 5/8) clay loam	Negative
	17	4	0-17 cm very dark grayish brown (10YR 3/2) sandy loam	17-28 cm pale brown (2.5Y 8/3) loamy sand		Negative
	24	2	0-22 cm brown (10YR 5/3) sandy loam	22-28 cm very pale brown (10YR 7/4) sandy loam	28-40 cm strong brown (7.5YR 5/6) clay loam	Negative
	J4	N/A	0-29 cm brown (10YR 5/3) sandy loam	29-40 cm yellowish brown (10YR 5/6) clay loam		Negative
	J6	N/A	0-27 cm brown (10YR 4/3) sandy loam	27-39 cm yellowish brown (10YR 5/6) clay loam		Negative
C	4	20	0-28 cm brownish yellow (10YR 6/6) sandy loam	28-40 cm strong brown (7.5YR 5/6) clay loam		Positive
	5	27	0-26 cm brown (10YR 5/3) sandy loam	26-30 cm very pale brown (10YR 7/3) sandy loam	30-41 cm strong brown (7.5YR 5/6) clay loam	Negative
	12	28	0-20 cm dark yellowish brown (10YR 5/4) sandy loam	20-30 cm brownish yellow (10YR 6/8) sandy clay		Negative
D	26	11	0-15 cm dark grayish brown (10YR 4/2) sandy loam	15-22 cm very pale brown (10YR 7/3) sandy loam	22-32 cm brownish yellow (10YR 6/6) sandy clay	Negative
	45	34	0-17 cm dark grayish brown (10YR 4/2) sandy loam	17-29 cm pale brown (2.5Y 7/3) sandy clay		Negative
	52	9	0-15 cm dark grayish brown (10YR 4/2) sandy loam	15-17 cm brown (10YR 5/3) sandy loam	17-28 cm very pale brown (10YR 7/3) sandy clay	Negative
	64	2	0-17 cm dark grayish brown (10YR 4/2) sandy loam	17-27 cm pale brown (2.5Y 7/3) sandy clay		Negative
	J11	N/A	0-27 cm brown (10YR 5/3) sandy loam	27-37 cm strong brown (7.5YR 5/6) clay loam		Negative
	J15	N/A	0-27 cm brown (10YR 5/3) sandy loam	27-39 cm strong brown (7.5YR 5/6) clay loam		Negative

Appendix E: DHR Project Communications

COMMONWEALTH of VIRGINIA

Travis A. Voyles
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

August 16, 2023

Garrett Silliman
Apogee
1493 Butler Plank Road, Suite 6
Glenshaw, Pennsylvania 15116

RE- Moonlight Solar Facility
Isle of Wight County, VA
DHR File No. 2023-4075

Dear. Mr. Silliman

We have received for review two reports, *Phase IB Archaeological Survey for the Proposed Moonlight Facility, Isle of Wight County, Virginia,* and *Phase I Historic Architecture Survey and Effects Assessment for the Proposed Moonlight Solar Facility, Isle of Wight County, Virginia* prepared by Apogee Environmental & Archaeological, Inc. (Apogee) on behalf of Timmons Group Inc 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. Our comments are provided as technical assistance to DEQ. We have not been notified by any Federal agency of their involvement in this project; however, we reserve the right to provide additional comment pursuant to the National Historic Preservation Act, if applicable.

Archaeology

The report documents an archaeological survey of 516.9 acres for Moonlight Solar Facility. During the course of the survey, Apogee identified five archaeological sites (44IW0390, 44IW0391, 44IW0392, 44IW0393, and 44IW0394). Site 44IW0390 is a mid-19th to early-20th century domestic trash scatter. site 44IW0391 is a low-density artifact scatter dating to the mid- to late-19th century. Site 44IW0392 and 44IW0393 are a low-density artifact scatters dating to the mid-19th to mid-20th century potentially associated with the agricultural structure across Moonlight Road. Site 44IW0394 is a late-19th to early-20th century domestic artifact scatter. Apogee recommends that all five sites (**44IW0390, 44IW0391, 44IW0392, 44IW0393,** and **44IW0394)** are *not eligible* for listing the National Register of Historic Places (NRHP). No additional work is recommended for the project area. DHR agrees with these recommendations.

Please revise the VCRIS forms to remove the temporary site names (e.g. Apogee 1). Please submit comb-bound hard copies of the report.

Historic Architecture

Apogee identified a total of twenty-one (21) historic architectural resources. Eleven (11) previously recorded resources were identified within the 0.5-mile buffer. Of the eleven (11) resources, nine (9) had been surveyed within the past 5 years. The remaining two (2) previously recorded resources and nineteen (19) newly identified resources were surveyed. Apogee recommends none of the surveyed resources as eligible for listing in the National Register of Historic Places (NRHP) and Virginia Landmarks Register (VLR) and DHR concurs. See the attached table for details.

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

Cc: Chris Egghart, DEQ
Amber Foster, DEQ

COMMONWEALTH of VIRGINIA

Travis A. Voyles
Secretary of Natural and Historic Resources

Department of Historic Resources
2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan
Director
Tel: (804) 367-2323
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Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
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Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

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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

Cc: Chris Egghart, DEQ
Amber Foster, DEQ

DHR ID #	Resource Name	Apogee Eligibility	DHR Eligibility	Apogee Impact	DHR Impact
046-0063	House	Not Eligible	Not Eligible	N/A	N/A
046-5144	House	Not Eligible	Not Eligible	N/A	N/A
046-5721	House	Not Eligible	Not Eligible	N/A	N/A
046-5722	House	Not Eligible	Not Eligible	N/A	N/A
046-5723	House	Not Eligible	Not Eligible	N/A	N/A
046-5724	House	Not Eligible	Not Eligible	N/A	N/A
046-5725	House	Not Eligible	Not Eligible	N/A	N/A
046-5726	House	Not Eligible	Not Eligible	N/A	N/A
046-5727	House	Not Eligible	Not Eligible	N/A	N/A
046-5728	House	Not Eligible	Not Eligible	N/A	N/A
046-5729	House	Not Eligible	Not Eligible	N/A	N/A
046-5780	House	Not Eligible	Not Eligible	N/A	N/A
046-5781	House	Not Eligible	Not Eligible	N/A	N/A
046-5783	House	Not Eligible	Not Eligible	N/A	N/A
046-5784	House	Not Eligible	Not Eligible	N/A	N/A
046-5785	House	Not Eligible	Not Eligible	N/A	N/A
046-5786	House	Not Eligible	Not Eligible	N/A	N/A

TABLE KEY:	Warrants Mitigation	Needs Attention	DHR does not concur

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
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Eastern Region Office
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Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

610 East Morehead Street
Suite 250
Charlotte, NC 28202

P 704.602.8600
F 704.376.1076
www.timmons.com

MEMORANDUM

TO: Palladium Energy

FROM: Timmons Group

DATE: May 4th, 2023

RE: Isle of Wight County Moonlight Solar Impacts (AG2-137)

Moonlight Solar Impact Study Background

An injection study was performed to detail the impact of the Moonlight Solar Project on the transmission system within Isle of Wight County, VA. Moonlight Solar is a 44 MWac solar project connecting to the Surry – Chuckatuck 230 kV Dominion-owned transmission line and is currently in the PJM queue as project number AG2-137.

The initial set up of the study model included the following steps:

- Adding all queued generation projects with an Interconnection Agreement (IA) within a two-county radius
- Confirming that PJM transmission projects in the local area are considered
- Confirming that PJM's planned decommissioned plants are turned off in the model
- Running a sensitivity with the two sets of offshore wind projects within the queue (AE2-122/123/124 and AF1-123/124/125)

PJM models queued projects as capacity and energy components to separately test different sets of contingencies. When considering single contingency outages, only the capacity of the project is considered since most of these outages can be planned ahead of the actual event. Bus, line, and tower contingencies will consider the full output of the project (capacity and energy). To account for this, two cases were created: the first being the capacity case and the second one including both capacity and energy.

Within the two-county radius there are nine solar projects with an Interconnection Agreement and two sets of offshore wind projects with an interim study performed (AE2-122/123/124 and AF1-123/124/125). The queued solar projects account for 630 MW of energy and 357.5 MW of capacity while the queued offshore wind projects account for 5040.3 MW of energy and 1273.2 MW of capacity. Since the offshore wind projects do not yet have an Interconnection Agreement but do have an interim study that was performed, a secondary sensitivity scenario was evaluated to include the wind projects within the model. Both sets of results are supplied.

There are additional projects within the queue in the vicinity of Moonlight Solar; however, they have not yet completed an Interconnection Agreement. It is unknown at this time which of these queued projects will move forward and were therefore excluded from the study herein.

Only one transmission upgrade was found in PJM's reports to be in the region of study. The upgrade consists of increasing the capacity of a 230 kV line near the City of Colonial Heights.

The listed in-service date of this line was 12/31/2022 and was included to be in the base model used.

As for plant retirements, there are two coal powered units (Chesterfield 5 and 6) and one oil powered unit (Yorktown 3) that are scheduled to be decommissioned in 2023. The two Chesterfield units account for 1014.9 MW capacity and were already turned off in the base model while the Yorktown unit which accounts for 767.1 MW capacity needed to be turned off.

Study and Results

Timmons Group ("Timmons"), on behalf of Palladium Energy, requested and received the 2024 AG1 SIS PJM model. Timmons then updated the model as described above.

Table 1 below shows the amount of power that can be injected at the Moonlight Solar site before overloading any section of the transmission system. Scenario 1 results exclude the offshore wind projects previously mentioned whereas Scenario 2 includes the added 5040.3 MW of energy between the two sets of projects.

Table 1. Limits of the transmission system within the vicinity of Isle of Wight County.

Scenario	Facility at risk of overloading if injection limit exceeded by Moonlight Solar	Injection Limit (MW)
1	Moonlight Solar Tap – Chuckatuck 230 kV Line	474.4
2	Battleboro – Rocky Mount 115 kV Line	-960.1
	Hopewell – Chesterfield A 230 kV Line	-822.6
	Chuckatuck – Ben's Church 230 kV Line	-511.6
	Hopewell – Chesterfield B 230 kV Line	-450.2
	Ben's Church – Copeland 230 kV Line	-193.6
	Prince George 230/115 kV Transformer	-156.1
	Copeland – Newport News 230 kV Line	230
	Moonlight Solar Tap – Chuckatuck 230 kV Line	532.7

Table 1 shows that after considering existing projects with an Interconnection Agreement, the Moonlight Solar Project does not have significant impact to the surrounding transmission system unless it were to exceed 474.4 MW. Since this project is only 44 MW, the 230 kV line from the project's point of interconnection to Chuckatuck would not be overloaded because of Moonlight Solar.

Once considering the more than 5 GW of offshore wind in the model, there are a couple facilities along the 230 kV system that are overloaded (negative injection limits); however, Moonlight Solar would just contribute to these upgrades, not cause them directly. If the offshore wind projects are not considered, then Moonlight Solar does not trigger these upgrades as shown in the Case 1 results as discussed. If the offshore wind projects are considered, then they are directly causing the overloads listed in Table 1 above, not Moonlight Solar.

Based on the results identified herein, there is adequate capacity on the system to accept the 44 MW generation from Moonlight Solar when considering previously queued projects with an interconnection agreement. As other projects are completed in the area, these results could fluctuate.

Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Phone (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

April 28, 2023

Chance Zajicek
Palladium Energy
25 N. Market Street
Jacksonville, FL 32202

RE: Moonlight Solar, Burwells Bay Road, Smithfield, Isle of Wight County, VA

Mr. Zajicek

At your request, I have considered the impact of a 44 MW solar farm proposed to be constructed on a portion of approximately 523.75 acres of land off Burwells Bay Road, Smithfield, Isle of Wight County, Virginia. Specifically, I have been asked to give my professional opinion on whether the proposed solar farm will have any impact on adjoining property value and whether "the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located."

To form an opinion on these issues, I have researched and visited existing and proposed solar farms in Virginia as well as other states, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is Palladium Energy, represented to me by Mr. Chance Zajicek. My findings support the Application. The effective date of this consultation is April 28, 2023.

Conclusion

The adjoining properties are well set back from the proposed solar panels and will use a combination of existing vegetation and planted vegetation to provide a screen from adjoining properties.

The matched pair analysis shows no impact on home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land where the solar farm is properly screened and buffered. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas and that it would function in a harmonious manner with this area.

Data from the university studies, broker commentary, and other appraisal studies support a finding of no impact on property value adjoining a solar farm with proper setbacks and landscaped buffers.

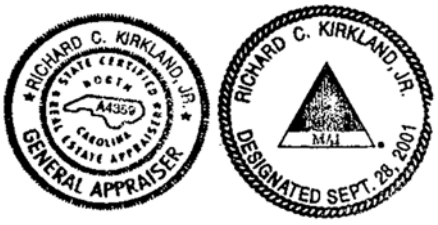
Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial negative effect to abutting or adjoining properties, and many of those

findings of no impact have been upheld by appellate courts. Similar solar farms have been approved with adjoining agricultural uses, schools, churches, and residential developments.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting properties and that the proposed use is in harmony with the area in which it is located. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is minimal traffic.

If you have any questions, please let me know.

Sincerely,



Richard C. Kirkland, Jr., MAI
NC Certified General Appraiser #A4359
VA Certified General Appraiser # 4001017291

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I. Proposed Project and Adjoining Uses

Proposed Use Description

This 44 MW solar farm is proposed to be constructed on a portion of approximately 523.75 acres of land off Burwells Bay Road, Smithfield, Isle of Wight County, Virginia.

Adjoining Properties

I have considered adjoining uses and included a map to identify each parcel's location. The closest adjoining home will be 165 feet from the closest solar panel and the average distance to adjoining homes will be 382 feet to the nearest solar panel.

Adjoining land is a mix of residential, agricultural and industrial uses. There is also a religious facility that will adjoin this project, which is common among the solar farms researched for this report.

The breakdown of those uses by acreage and number of parcels is summarized below.

Adjoining Use Breakdown

	Acreage	**Parcels**
Residential	4.85%	41.67%
Agricultural	92.41%	54.17%
Agri/Res	2.73%	4.17%
Total	**100.00%**	**100.00%**

On the following page, I have the GIS tax map shown with the parent tracts and numbered adjoining parcels. I also have the second image of the area proposed to be leased pulled from GoogleEarth.

1
2
3
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22
5-7
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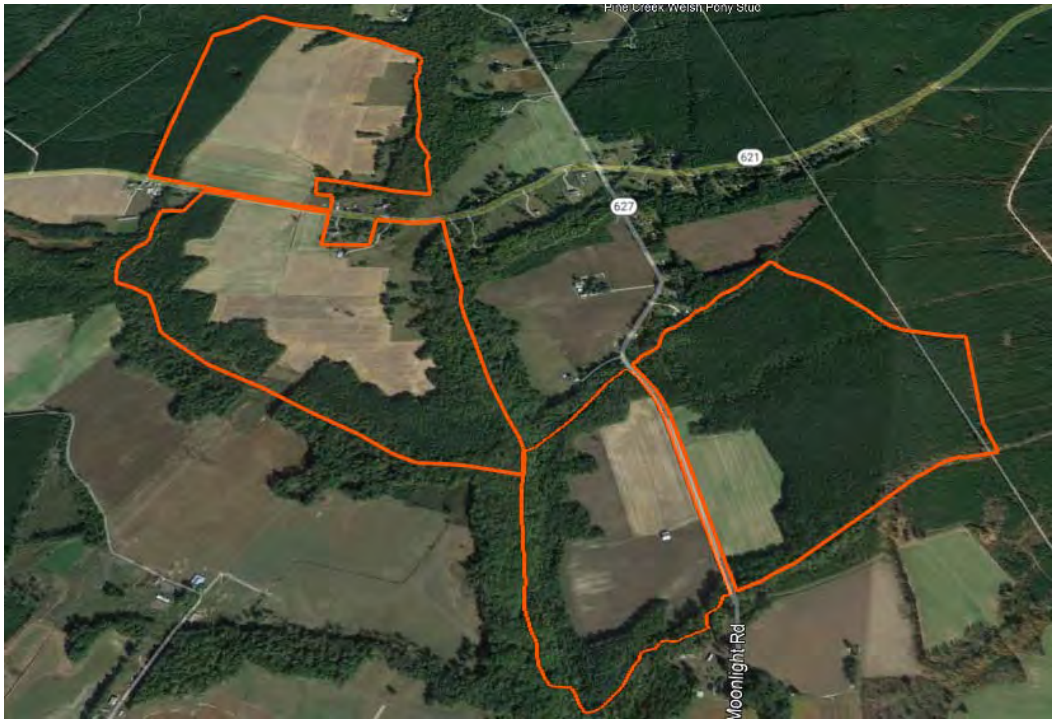
Pine Creek Welsh Pony Stud
621
627
Moonlight Rd

Surrounding Uses

#	MAP ID	Owner	GIS Data Acres	Present Use	Adjoin Acres	Adjoin Parcels	Distance (ft) Home/Panel
1	05-01-002	Doggett	27.00	Agricultural	1.89%	4.17%	N/A
2	05-01-002A	Walling	11.50	Residential	0.81%	4.17%	585
3	11-01-019	Goodrich	28.30	Residential	1.98%	4.17%	1,105
4	11-01-021Y	Edwards	15.00	Residential	1.05%	4.17%	N/A
5	11-01-018A	Edwards	1.00	Residential	0.07%	4.17%	270
6	11-01-017C	Lawton	2.00	Residential	0.14%	4.17%	N/A
7	11-01-017B	Villa	1.93	Residential	0.14%	4.17%	170
8	11-01-021P	Evans	3.27	Residential	0.23%	4.17%	180
9	11-01-022	Edwards	65.00	Agricultural	4.55%	4.17%	N/A
10	11-01-022	Edwards	1.86	Residential	0.13%	4.17%	280
11	11-01-022G	Upton	2.20	Residential	0.15%	4.17%	165
12	11-01-022	Edwards	25.50	Agricultural	1.79%	4.17%	N/A
13	11-01-042	Hofler	148.43	Agricultural	10.40%	4.17%	N/A
14	12-01-008	Hofler	121.47	Agricultural	8.51%	4.17%	N/A
15	11-01-041	Joyner	111.00	Agricultural	7.78%	4.17%	N/A
16	11-01-040	Gwaltney	51.60	Agricultural	3.62%	4.17%	N/A
17	11-01-024	Gwaltney	39.00	Agri/Res	2.73%	4.17%	510
18	11-01-015	Batten	95.00	Agricultural	6.66%	4.17%	N/A
19	11-01-016	Thacker	131.00	Agricultural	9.18%	4.17%	N/A
20	11-01-004	Thacker	55.00	Agricultural	3.85%	4.17%	N/A
21	11-01-003	Thacker	110.00	Agricultural	7.71%	4.17%	N/A
22	11-01-002	Edwards	38.00	Agricultural	2.66%	4.17%	N/A
23	11-01-017A	Edwards	2.20	Residential	0.15%	4.17%	175
24	11-01-001	Hancock	340.00	Agricultural	23.82%	4.17%	N/A
		Total	**1427.260**		**100.00%**	**100.00%**	382

Demographics Around Subject Property

I have pulled demographic data around a 1-mile, 3-mile and 5-mile radius from the middle of the project as shown on the following pages.

Housing Profile

9301-11399 Burwells Bay Rd, Smithfield, Virginia, 23430
Ring: 1 mile radius

Prepared by Esri
Latitude: 37.03196
Longitude: -76.72843

Population		Households	
2010 Total Population	74	2022 Median Household Income	$78,887
2020 Total Population	78	2027 Median Household Income	$97,279
2022 Total Population	79	2022-2027 Annual Rate	4.28%
2027 Total Population	81		
2022-2027 Annual Rate	0.50%		

	Census 2010		2022		2027	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	39	100.0%	41	100.0%	42	100.0%
Occupied	32	82.1%	34	82.9%	35	83.3%
Owner	27	69.2%	26	63.4%	27	64.3%
Renter	5	12.8%	8	19.5%	8	19.0%
Vacant	7	17.9%	6	14.6%	7	16.7%

	2022		2027	
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	27	100.0%	27	100.0%
<$50,000	2	7.4%	1	3.7%
$50,000-$99,999	1	3.7%	0	0.0%
$100,000-$149,999	1	3.7%	0	0.0%
$150,000-$199,999	4	14.8%	2	7.4%
$200,000-$249,999	2	7.4%	1	3.7%
$250,000-$299,999	3	11.1%	2	7.4%
$300,000-$399,999	7	25.9%	8	29.6%
$400,000-$499,999	2	7.4%	3	11.1%
$500,000-$749,999	2	7.4%	3	11.1%
$750,000-$999,999	3	11.1%	6	22.2%
$1,000,000-$1,499,999	0	0.0%	1	3.7%
$1,500,000-$1,999,999	0	0.0%	0	0.0%
$2,000,000+	0	0.0%	0	0.0%
Median Value	$307,143		$393,750	
Average Value	$350,000		$506,481	

Census 2010 Housing Units	Number	Percent
Total	39	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	0	0.0%
Rural Housing Units	39	100.0%

Data Note: Persons of Hispanic Origin may be of any race.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 20, 2023

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Housing Profile

9301-11399 Burwells Bay Rd, Smithfield, Virginia, 23430
Ring: 3 mile radius

Prepared by Esri
Latitude: 37.03196
Longitude: -76.72843

Population		Households	
2010 Total Population	956	2022 Median Household Income	$80,159
2020 Total Population	947	2027 Median Household Income	$94,375
2022 Total Population	954	2022-2027 Annual Rate	3.32%
2027 Total Population	970		
2022-2027 Annual Rate	0.33%		

	Census 2010		2022		2027	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	390	100.0%	406	100.0%	417	100.0%
Occupied	331	84.9%	344	84.7%	352	84.4%
Owner	278	71.3%	261	64.3%	270	64.7%
Renter	53	13.6%	83	20.4%	82	19.7%
Vacant	59	15.1%	62	15.3%	64	15.3%

	2022		2027	
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	261	100.0%	270	100.0%
<$50,000	13	5.0%	8	3.0%
$50,000-$99,999	8	3.1%	3	1.1%
$100,000-$149,999	12	4.6%	6	2.2%
$150,000-$199,999	33	12.6%	20	7.4%
$200,000-$249,999	30	11.5%	23	8.5%
$250,000-$299,999	28	10.7%	22	8.1%
$300,000-$399,999	73	28.0%	75	27.8%
$400,000-$499,999	25	9.6%	35	13.0%
$500,000-$749,999	14	5.4%	25	9.3%
$750,000-$999,999	22	8.4%	46	17.0%
$1,000,000-$1,499,999	3	1.1%	6	2.2%
$1,500,000-$1,999,999	0	0.0%	1	0.4%
$2,000,000+	0	0.0%	0	0.0%
Median Value	$308,904		$370,667	
Average Value	$349,425		$455,648	

Census 2010 Housing Units	Number	Percent
Total	390	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	23	5.9%
Rural Housing Units	368	94.4%

Data Note: Persons of Hispanic Origin may be of any race.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 20, 2023

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Housing Profile

9301-11399 Burwells Bay Rd, Smithfield, Virginia, 23430
Ring: 5 mile radius

Prepared by Esri
Latitude: 37.03196
Longitude: -76.72843

Population		Households	
2010 Total Population	4,139	2022 Median Household Income	$82,691
2020 Total Population	3,941	2027 Median Household Income	$96,892
2022 Total Population	3,999	2022-2027 Annual Rate	3.22%
2027 Total Population	4,101		
2022-2027 Annual Rate	0.51%		

	Census 2010		2022		2027	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,830	100.0%	1,883	100.0%	1,949	100.0%
Occupied	1,618	88.4%	1,642	87.2%	1,694	86.9%
Owner	1,360	74.3%	1,282	68.1%	1,335	68.5%
Renter	258	14.1%	360	19.1%	359	18.4%
Vacant	212	11.6%	241	12.8%	256	13.1%

	2022		2027	
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	1,283	100.0%	1,335	100.0%
<$50,000	68	5.3%	43	3.2%
$50,000-$99,999	40	3.1%	17	1.3%
$100,000-$149,999	55	4.3%	31	2.3%
$150,000-$199,999	132	10.3%	87	6.5%
$200,000-$249,999	162	12.6%	126	9.4%
$250,000-$299,999	148	11.5%	122	9.1%
$300,000-$399,999	370	28.8%	385	28.8%
$400,000-$499,999	148	11.5%	211	15.8%
$500,000-$749,999	65	5.1%	115	8.6%
$750,000-$999,999	80	6.2%	169	12.7%
$1,000,000-$1,499,999	13	1.0%	26	1.9%
$1,500,000-$1,999,999	2	0.2%	3	0.2%
$2,000,000+	0	0.0%	0	0.0%
Median Value	$309,865		$362,727	
Average Value	$341,621		$427,378	

Census 2010 Housing Units	Number	Percent
Total	1,830	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	172	9.4%
Rural Housing Units	1,658	90.6%

Data Note: Persons of Hispanic Origin may be of any race.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 20, 2023

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II. Methodology and Discussion of Issues

Standards and Methodology

I conducted this analysis using the standards and practices established by the Appraisal Institute and that conform to the Uniform Standards of Professional Appraisal Practice. The analyses and methodologies contained in this report are accepted by all major lending institutions, and they are used in Virginia and across the country as the industry standard by certified appraisers conducting appraisals, market analyses, or impact studies and are considered adequate to form an opinion of the impact of a land use on neighboring properties. These standards and practices have also been accepted by the courts at the trial and appellate levels and by federal courts throughout the country as adequate to reach conclusions about the likely impact a use will have on adjoining or abutting properties.

The aforementioned standards compare property uses in the same market and generally within the same calendar year so that fluctuating markets do not alter study results. Although these standards do not require a linear study that examines adjoining property values before and after a new use (e.g. a solar farm) is developed, some of these studies do in fact employ this type of analysis. Comparative studies, as used in this report, are considered an industry standard.

The type of analysis employed is a Matched Pair Analysis or Paired Sales Analysis. This methodology is outlined in **The Appraisal of Real Estate**, Twelfth Edition by the Appraisal Institute pages 438-439. It is further detailed in **Real Estate Damages**, Third Edition, pages 33-36 by Randall Bell PhD, MAI. Paired sales analysis is used to support adjustments in appraisal work for factors ranging from the impact of having a garage, golf course view, or additional bedrooms. It is an appropriate methodology for addressing the question of impact of an adjoining solar farm. The paired sales analysis is based on the theory that when two properties are in all other respects equivalent, a single difference can be measured to indicate the difference in price between them. Dr. Bell describes it as comparing a test area to control areas. In the example provided by Dr. Bell he shows five paired sales in the test area compared to 1 to 3 sales in the control areas to determine a difference. I have used 3 sales in the control areas in my analysis for each sale developed into a matched pair.

Determining what is an External Obsolescence

An external obsolescence is a use of property that, because of its characteristics, might have a negative impact on the value of adjacent or nearby properties because of identifiable impacts. Determining whether a use would be considered an external obsolescence requires a study that isolates that use, eliminates any other causing factors, and then studies the sales of nearby versus distant comparable properties. The presence of one or a combination of key factors does not mean the use will be an external obsolescence, but a combination of these factors tends to be present when market data reflects that a use is an external obsolescence.

External obsolescence is evaluated by appraisers based on several factors. These factors include but are not limited to:

1) Traffic. Solar Farms are not traffic generators.

2) Odor. Solar farms do not produce odor.

3) Noise. Solar farms generate minimal noise and are even quieter at night typically with no noise above ambient sounds outside of the fenceline.

4) Environmental. Solar farms do not produce toxic or hazardous waste. Grass is maintained underneath the panels so there is minimal impervious surface area.

5) Appearance/Viewshed. This is the one area that potentially applies to solar farms. However, solar farms are generally required to provide significant setbacks and landscaping buffers to address that concern. Furthermore, any consideration of appearance of viewshed impacts has to be considered in comparison with currently allowed uses on that site. For example if a residential subdivision is already an allowed use, the question becomes in what way does the appearance impact adjoining property owners above and beyond the appearance of that allowed subdivision or other similar allowed uses.

6) Other factors. I have observed and studied many solar farms and have never observed any characteristic about such facilities that prevents or impedes neighbors from fully using their homes or farms or businesses for the use intended.

Relative Solar Farm Sizes

Solar farms have been increasing in size in recent years. Much of the data collected is from existing, older solar farms of smaller size, but there are numerous examples of sales adjoining 75 to 80 MW facilities that show a similar trend as the smaller solar farms. This is understandable given that the primary concern relative to a solar farm is the appearance or view of the solar farm, which is typically addressed through setbacks and landscaping buffers. The relevance of data from smaller solar farms to larger solar farms is due to the primary question being one of appearance. If the solar farm is properly screened, then little of the solar farm would be seen from adjoining property regardless of how many acres are involved.

Larger solar farms are often set up in sections where any adjoining owner would only be able to see a small section of the project even if there were no landscaping screen. Once a landscaping screen is in place, the primary view is effectively the same whether adjoining a 5 MW, 20 MW or 100 MW facility.

I have split out the data for the matched pairs adjoining larger solar farms only to illustrate the similarities later in this report.

Steps Involved in the Analysis

The paired sales analysis employed in this report follows the following process:

1. Identify sales of property adjoining existing solar farms.
2. Compare those sales to similar property that does not adjoin an existing solar farm.
3. Confirmation of sales are noted in the analysis write ups.
4. Distances from the homes to panels are included as a measure of the setbacks.
5. Topographic differences across the solar farms themselves are likewise noted along with demographic data for comparing similar areas.

There are a number of Sale/Resale comparables included in the write ups, but most of the data shown is for sales of homes after a solar farm has been announced (where noted) or after a solar farm has been constructed.

III. Research on Solar Farms

A. Appraisal Market Studies

I have also considered a number of impact studies completed by other appraisers as detailed below.

CohnReznick – Property Value Impact Study: Adjacent Property Values Solar Impact Study: A Study of Eight Existing Solar Facilities

Patricia McGarr, MAI, CRE, FRICS, CRA and Andrew R. Lines, MAI with CohnReznick completed an impact study for a proposed solar farm in Cheboygan County, Michigan completed on June 10, 2020. I am familiar with this study as well as a number of similar such studies completed by CohnReznick. I have not included all of these studies but I submit this one as representative of those studies.

This study addresses impacts on value from eight different solar farms in Michigan, Minnesota, Indiana, Illinois, Virginia and North Carolina. These solar farms are 19.6 MW, 100 MW, 11.9 MW, 23 MW, 71 MW, 61 MW, 40 MW, and 19 MW for a range from 11.9 MW to 100 MW with an average of 31 MW and a median of 31.5 MW. They analyzed a total of 24 adjoining property sales in the Test Area and 81 comparable sales in the Control Area over a five-year period.

The conclusion of this study is that there is no evidence of any negative impact on adjoining property values based on sales prices, conditions of sales, overall marketability, potential for new development or rate of appreciation.

Christian P. Kaila & Associates – Property Impact Analysis – Proposed Solar Power Plant Guthrie Road, Stuarts Draft, Augusta County, Virginia

Christian P. Kaila, MAI, SRA and George J. Finley, MAI developed an impact study as referenced above dated June 16, 2020. This was for a proposed 83 MW facility on 886 acres.

Mr. Kaila interviewed appraisers who had conducted studies and reviewed university studies and discussed the comparable impacts of other development that was allowed in the area for a comparative analysis of other impacts that could impact viewshed based on existing allowed uses for the site. He also discussed in detail the various other impacts that could cause a negative impact and how solar farms do not have such characteristics.

Mr. Kaila also interviewed county planners and real estate assessors in eight different Virginia counties with none of the assessor's identifying any negative impacts observed for existing solar projects.

Mr. Kaila concludes on a finding of no impact on property values adjoining the indicated solar farm.

Fred Beck, MAI, CCIM – Impact Analysis in Lincoln County 2013

Mr. Fred Beck, MAI, CCIM completed an impact analysis in 2013 for a proposed solar farm that concluded on a negative impact on value. That report relied on a single cancelled contract for an adjoining parcel where the contracted buyers indicated that the solar farm was the reason for the cancellation. It also relied on the activities of an assessment impact that was applied in a nearby county.

Mr. Beck was interviewed as part of the Christian Kalia study noted above. From that I quote "Mr. Beck concluded on no effect on moderate priced homes, and only a 5% change in his limited research of higher priced homes. His one sale that fell through is hardly a reliable sample. It also

was misleading on Mr. Beck's part to report the lower re-assessments since the primary cause of the re-assesments were based on the County Official, who lived adjacent to the solar farm, appeal to the assessor for reductions with his own home." In that Clay County Case study the noted lack of lot sales after announcement of the solar farm also coincided with the recession in 2008/2009 and lack of lot sales effectively defined that area during that time.

I further note, that I was present at the hearing where Mr. Beck presented these findings and the predominance of his argument before the Lincoln County Board of Commissioner's was based on the one cancelled sale as well as a matched pair analysis of high-end homes adjoining a four-story call center. He hypothesized that a similar impact from that example could be compared to being adjacent solar farm without explaining the significant difference in view, setbacks, landscaping, traffic, light, and noise. Furthermore, Mr. Beck did have matched pairs adjoining a solar farm in his study that he put in the back of his report and then ignored as they showed no impact on property value.

Also noted in the Christian Kalia interview notes is a response from Mr. Beck indicating that in his opinion "the homes were higher priced homes and had full view of the solar farm." Based on a description of screening so that "the solar farm would not be in full view to adjoining property owners. Mr. Beck said in that case, he would not see any drop in property value."

NorthStar Appraisal Company – Impact Analysis for Nichomus Run Solar, Pilesgrove, NJ, September 16, 2020

Mr. William J. Sapio, MAI with NorthStar Appraisal Company considered a matched pair analysis for the potential impact on adjoining property values to this proposed 150 MW solar farm. Mr. Sapio considered sales activity in a subdivision known as Point of Woods in South Brunswick Township and identified two recent new homes that were constructed and sold adjoining a 13 MW solar farm and compared them to similar homes in that subdivision that did not adjoin the solar farm. These homes sold in the $1,290,450 to $1,336,613 price range and these homes were roughly 200 feet from the closest solar panel.

Based on this analysis, he concluded that the adjoining solar farm had no impact on adjoining property value.

MR Valuation Consulting, LLC – The Kuhl Farm Solar Development and The Fischer Farm Solar Development – June 7, 2012

Mr. Mark Pomykacaz, MAI MRICS with MR Valuation Consulting, LLC considered a matched pair analysis for sales near these solar farms. The sales data presented supported a finding of no impact on property value for nearby and adjoining homes and concludes that there is no impact on marketing time and no additional risk involved with owning, building, or selling properties next to the solar farms.

Mary McClinton Clay, MAI – McCracken County Solar Project Value Impact Report, July 10, 2021

Ms. Mary Clay, MAI reviewed a report by Kirkland Appraisals in this case and also provided a differing opinion of impact. She cites a number of other appraisal studies and interestingly finds fault with heavily researched opinions, while praising the results of poorly researched studies that found the opposing view.

Her analysis includes details from solar farms that show no impact on value, but she dismisses those.

She cites the University of Texas study noted later in this report, but she cites only isolated portions of that study to conclude the opposite of what that study specifically concludes.

She cites the University of Rhode Island study noted alter in this report, but specifically excludes the conclusion of that study that in rural areas they found no impact on property value.

She cites lot sales near Spotsylvania Solar without confirming the purchase prices with brokers as indicative of market impact and has made no attempt to compare lot prices that are contemporaneous. In her 5 lot sales that she identifies, all of the lot prices decline with time from 2015 through 2019. This includes the 3 lot sales prior to the approval of the solar farm. The decrease in lot values shown in this chart are more indicative of the trend in the market, than of any impact related to the solar farm. Otherwise, how does she explain the drop in price from 2015 to 2017 prior to the solar farm approval.

She considers data at McBride Place Solar Farm and does a sale/resale analysis based on Zillow Home Value Index, which is not a reliable indication for appreciation in the market. She then adjusted her initial sales prior to the solar farm over 7 years to determine what she believes the home should have appreciated by and then compares that to an actual sale. She has run no tests or any analysis to show that the appreciation rates she is using are consistent with the market but more importantly she has not attempted to confirm any of these sales with market participants. I have spoken with brokers active in the sales that she cites and they have all indicated that the solar farm was not a negative factor in marketing or selling those homes.

She has considered lot sales at Sunshine Farms in Grandy, NC. She indicates that the lots next to the solar farm are selling for less than lots not near the solar farm, but she is actually using lot sales next to the solar farm prior to the solar farm being approved. She also ignores recent home sales adjoining this solar farm after it was built that show no impact on property value.

She also notes a couple of situations where solar developers have purchased adjoining homes and resold them or where a neighbor agreement was paid as proof of a negative impact on property value. Given that there are over 2,500 solar farms in the USA as of 2018 according to the U.S. Energy Information Administration and there are only a handful of such examples, this is clearly not an industry standard but a business decision. Furthermore, solar developers are not in the business of flipping homes and are in a position very similar to a bank that acquires a home as OREO (Other Real Estate Owned), where homes are frequently sold at discounted prices, not because of any drop in value, but because they are not a typically motivated seller. Market value requires an analysis of a typically motivated buyer and seller. So these are not good indicators of market value impacts.

The comments throughout this study are heavy in adjectives, avoids stating facts contrary to the conclusion and shows a strong selection bias.

Conclusion of Impact Studies

Of the five studies noted two included actual sales data to derive an opinion of no impact on value. The two studies to conclude on a negative impact includes the Fred Beck study based on no actual sales data, and he has since indicated that with landscaping screens he would not conclude on a negative impact. The other study by Mary Clay shows improper adjustments for time, a lack of confirmation of sales comparables, and exclusion of data that does not support her position.

I have relied on these studies as additional support for the findings in this impact analysis.

B. Articles

I have also considered a number of articles on this subject as well as conclusions and analysis as noted below.

Farm Journal Guest Editor, March 22, 2021 – Solar's Impact on Rural Property Values

Andy Ames, ASFMRA (American Society of Farm Managers and Rural Appraisers) published this article that includes a discussion of his survey of appraisers and studies on the question of property value related to solar farms. He discusses the university studies that I have cited as well as Patricia McGarr, MAI.

He also discusses the findings of Donald A. Fisher, ARA, who served six years at the Chair of the ASFMRA's National Appraisal Review Committee. He is also the Executive Vice President of the CNY Pomeroy Appraiser and has conducted several market studies on solar farms and property impact. He is quoted in the article as saying, "Most of the locations were in either suburban or rural areas, and all of those studies found either a neutral impact, or ironically, a positive impact, where values on properties after installation of solar farms went up higher than time trends."

Howard Halderman, AFM, President and CEO of Halderman Real Estate and Farm Management attended the ASFMRA solar talk hosted by the Indiana Chapter of the ASFMRA and he concludes that other rural properties would likely see no impact and farmers and landowners shown even consider possible benefits. "In some cases, farmers who rent land to a solar company will insure the viability of their farming operation for a longer time period. This makes them better long-term tenants or land buyers so one can argue that higher rents and land values will follow due to the positive impact the solar leases offer."

More recently in August 2022, Donald Fisher, ARA, MAI and myself led a webinar on this topic for the ASFMRA discussing the issues, the university studies and specific examples of solar farms having no impact on adjoining property values.

National Renewable Energy Laboratory – Top Five Large-Scale Solar Myths, February 3, 2016

Megan Day reports form NREL regarding a number of concerns neighbors often express. Myth #4 regarding property value impacts addresses specifically the numerous studies on wind farms that show no impact on property value and that solar farms have a significantly reduced visual impact from wind farms. She highlights that the appearance can be addressed through mitigation measures to reduce visual impacts of solar farms through vegetative screening. Such mitigations are not available to wind farms given the height of the windmills and again, those studies show no impact on value adjoining wind farms.

North Carolina State University: NC Clean Energy Technology Center White Paper: Balancing Agricultural Productivity with Ground-Based Solar Photovoltaic (PV) Development (Version 2), May 2019

Tommy Cleveland and David Sarkisian wrote a white paper for NCSU NC Clean Energy Technology Center regarding the potential impacts to agricultural productivity from a solar farm use. I have interviewed Tommy Cleveland on numerous occasions and I have also heard him speak on these issues at length as well. He addresses many of the common questions regarding how solar farms work and a detailed explanation of how solar farms do not cause significant impacts on the soils, erosion and other such concerns. This is a heavily researched paper with the references included.

North Carolina State University: NC Clean Energy Technology Center White Paper: Health and Safety Impacts of Solar Photovoltaics, May 2017

Tommy Cleveland wrote a white paper for NCSU NC Clean Energy Technology Center regarding the health and safety impacts to address common questions and concerns related to solar farms. This is a heavily researched white paper addressing questions ranging from EMFs, fire safety, as well as vegetation control and the breakdown of how a solar farm works.

C. Broker Commentary

In the process of working up the matched pairs used later in this report, I have collected comments from brokers who have actually sold homes adjoining solar farms indicating that the solar farm had no impact on the marketing, timing, or sales price for the adjoining homes. I have included comments from brokers within this report where they discussed specific solar projects including brokers from Kentucky, Virginia, Tennessee, and North Carolina.

I have additional commentary from other states including New Jersey and Michigan that provide the same conclusion.

IV. University Studies

I have also considered the following studies completed by four different universities related to solar farms and impacts on property values.

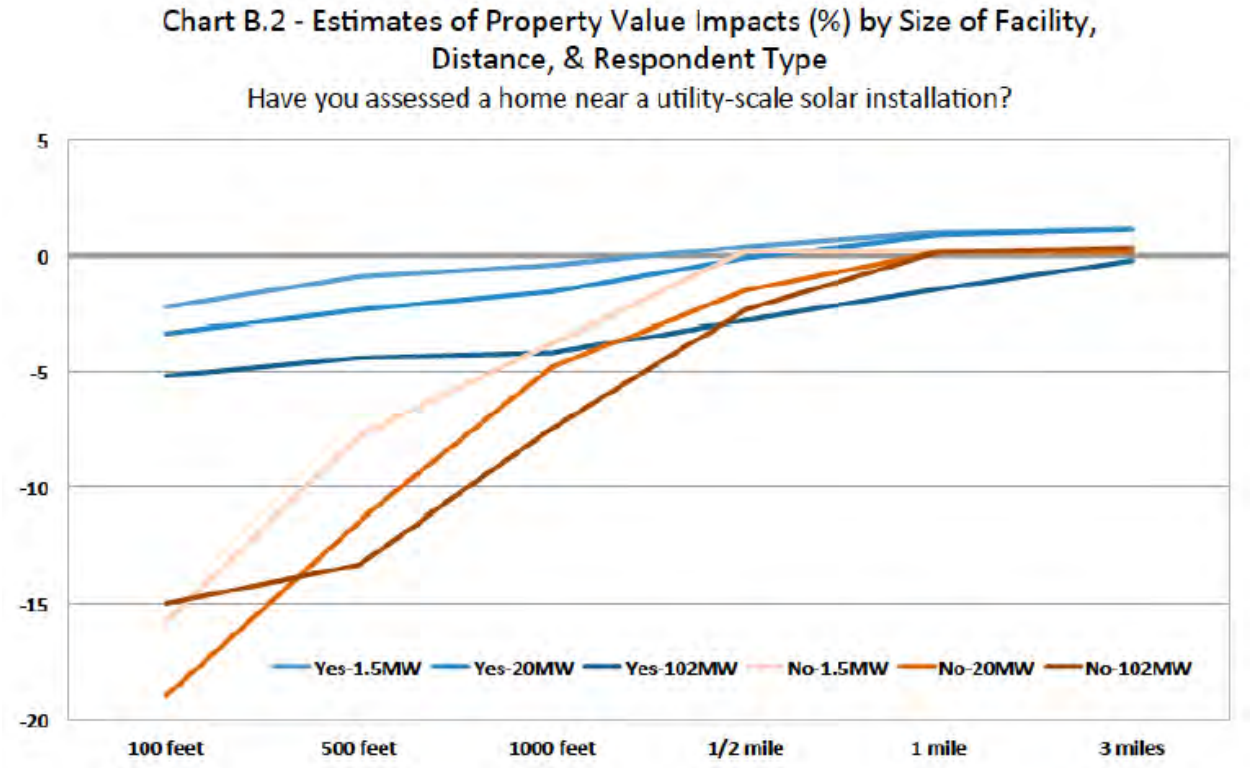
A. University of Texas at Austin, May 2018

An Exploration of Property-Value Impacts Near Utility-Scale Solar Installations

This study considers solar farms from two angles. First it looks at where solar farms are being located and concludes that they are being located primarily in low density residential areas where there are fewer homes than in urban or suburban areas.

The second part is more applicable in that they conducted a survey of appraisers/assessors on their opinions of the possible impacts of proximity to a solar farm. They consider the question in terms of size of the adjoining solar farm and how close the adjoining home is to the solar farm. I am very familiar with this part of the study as I was interviewed by the researchers multiple times as they were developing this. One very important question that they ask within the survey is very illustrative. They asked if the appraiser being surveyed had ever appraised a property next to a solar farm. There is a very noticeable divide in the answers provided by appraisers who have experience appraising property next to a solar farm versus appraisers who self-identify as having no experience or knowledge related to that use.

On Page 16 of that study they have a chart showing the responses from appraisers related to proximity to a facility and size of the facility, but they separate the answers as shown below with appraisers with experience in appraising properties next to a solar farm shown in blue and those inexperienced shown in brown. Even within 100 feet of a 102 MW facility the response from experienced appraisers were -5% at most on impact. While inexperienced appraisers came up with significantly higher impacts. This chart clearly shows that an uninformed response widely diverges from the sales data available on this subject.



Furthermore, the question cited above does not consider any mitigating factors such as landscaping buffers or screens which would presumably reduce the minor impacts noted by experienced appraisers on this subject.

The conclusion of the researchers is shown on Page 23 indicated that "Results from our survey of residential home assessors show that the majority of respondents believe that proximity to a solar installation has either no impact or a positive impact on home values."

This analysis supports the conclusion of this report that the data supports no impact on adjoining property values.

B. University of Rhode Island, September 2020

Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island

The University of Rhode Island published a study entitled **Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island** on September 29, 2020 with lead researchers being Vasundhara Gaur and Corey Lang. I have read that study and interviewed Mr. Corey Lang related to that study. This study is often cited by opponents of solar farms but the findings of that study have some very specific caveats according to the report itself as well as Mr. Lang from the interview.

While that study does state in the Abstract that they found depreciation of homes within 1-mile of a solar farm, that impact is limited to non-rural locations. On Pages 16-18 of that study under Section 5.3 Heterogeneity in treatment effect they indicate that the impact that they found was limited to non-rural locations with the impact in rural locations effectively being zero. For the study they defined "rural" as a municipality/township with less than 850 population per square mile.

They further tested the robustness of that finding and even in areas up to 2,000 population per square mile they found no statistically significant data to suggest a negative impact. They have not specifically defined a point at which they found negative impacts to begin, as the sensitivity study stopped checking at the 2,000-population dataset.

Where they did find negative impacts was in high population density areas that was largely a factor of running the study in Massachusetts and Rhode Island which the study specifically cites as being the 2nd and 3rd most population dense states in the USA. Mr. Lang in conversation as well as in recorded presentations has indicated that the impact in these heavily populated areas may reflect a loss in value due to the scarce greenery in those areas and not specifically related to the solar farm itself. In other words, any development of that site might have a similar impact on property value.

Based on this study I have checked the population for Carrsville District of Isle of Wight County, which has a population of 6,676 for 2022 based on HomeTownLocator.com and a total area of 142.04 square miles. This indicates a population density of 47 people per square mile which puts this well below the threshold indicated by the Rhode Island Study.

I therefore conclude that the Rhode Island Study supports a finding of no impact on adjoining properties for the proposed solar farm.

Carrsville District Data & Demographics (As of July 1, 2022)

POPULATION	
Total Population	6,676 (100%)
Population in Households	6,657 (99.7%)
Population in Families	5,644 (84.5%)
Population in Group Quarters[1]	19 (0.3%)
Population Density	47
Diversity Index[2]	43

HOUSING	
Total HU (Housing Units)	3,034 (100%)
Owner Occupied HU	2,246 (74.0%)
Renter Occupied HU	489 (16.1%)
Vacant Housing Units	299 (9.9%)
Median Home Value	$281,813
Average Home Value	$286,782
Housing Affordability Index[3]	126

INCOME	
Median Household Income	$72,931
Average Household Income	$89,472
% of Income for Mortgage[4]	20%
Per Capita Income	$36,737
Wealth Index[5]	82

HOUSEHOLDS	
Total Households	2,735
Average Household Size	2.43
Family Households	1,977
Average Family Size	3

C. Georgia Institute of Technology, October 2020

Utility-Scale Solar Farms and Agricultural Land Values

This study was completed by Nino Abashidze as Post-Doctoral Research Associate of Health Economics and Analytics Labe (HEAL), School of Economics, Georgia Institute of Technology. This research was started at North Carolina State University and analyzes properties near 451 utility-scale ground-mount solar installations in NC that generate at least 1 MW of electric power. A total of 1,676 land sales within 5-miles of solar farms were considered in the analysis.

This analysis concludes on Page 21 of the study "Although there are no direct effects of solar farms on nearby agricultural land values, we do find evidence that suggests construction of a solar farm may create a small, positive, option -value for land owners that is capitalized into land prices. Specifically, after construction of a nearby solar farm, we find that agricultural land that is also located near transmission infrastructure may increase modestly in value."

This study supports a finding of no impact on adjoining agricultural property values and in some cases could support a modest increase in value.

D. Master's Thesis: ECU by Zachary Dickerson July 2018

A Solar Farm in *My* Backyard? Resident Perspectives of Utility-Scale Solar in Eastern North Carolina

This study was completed as part of a Master of Science in Geography Master's Thesis by Zachary Dickerson in July 2018. This study sets out to address three questions:

1. Are there different aspects that affect resident satisfaction regarding solar farms?

2. Are there variations in satisfaction for residents among different geographic settings, e.g. neighborhoods adjacent to the solar farms or distances from the solar farms?

3. How can insight from both the utility and planning sectors, combined with knowledge gained from residents, fill gaps in communication and policy writing in regard to solar farms?

This was done through survey and interview with adjacent and nearby neighbors of existing solar farms. The positive to neutral comments regarding the solar farms were significantly higher than negative. The researcher specifically indicates on Page 46 "The results show that respondents generally do not believe the solar farms pose a threat to their property values."

The most negative comments regarding the solar farms were about the lack of information about the approval process and the solar farm project prior to construction.

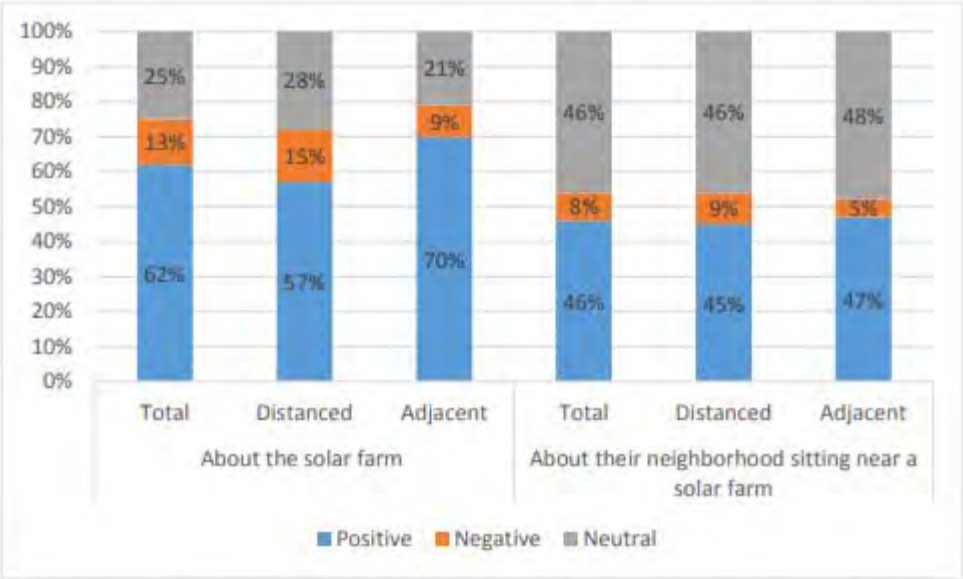


Figure 11: Residents' positive/negative word choices by geographic setting for both questions

E. Honors Thesis: Trinity College of Duke University by Megan Wang with Dr. Christopher Timmins, Faculty Advisor April 2022

Impact of Utility-Scale Solar Farms on Property Values in North Carolina

This study was completed as partial fulfillment of the requirements for Graduation with Distinction in Economics in Trinity College of Duke University.

This analysis focused on solar farms in NC and found a significant 12% increase in sale values for high-income homes within 3 miles of a solar farm, but that low-income homes were associated with a 1.4% decreased in value. This report relied on CoreLogic data and uses sales up to 10 miles from a solar farm for analysis in comparison to sales within 3 miles. No connection is established between how a home 3 miles from a solar farm might be impacted by that solar farm and given the wide range of results I find this to be a good example of how this type of analysis can look impressive, but have significant flaws in reasoning. There is no consideration of whether homes 10 miles out from the site are really in the same market or not. There is no consideration of landscaping buffers or visibility of the site. There is no establishment of any actual relationship in this data and the solar farm other than proximity. There is no indication that any control was performed to look at a similar ring of data to determine if the 3 mile/10 mile comparison really just reflects a difference between rural and suburban/urban areas.

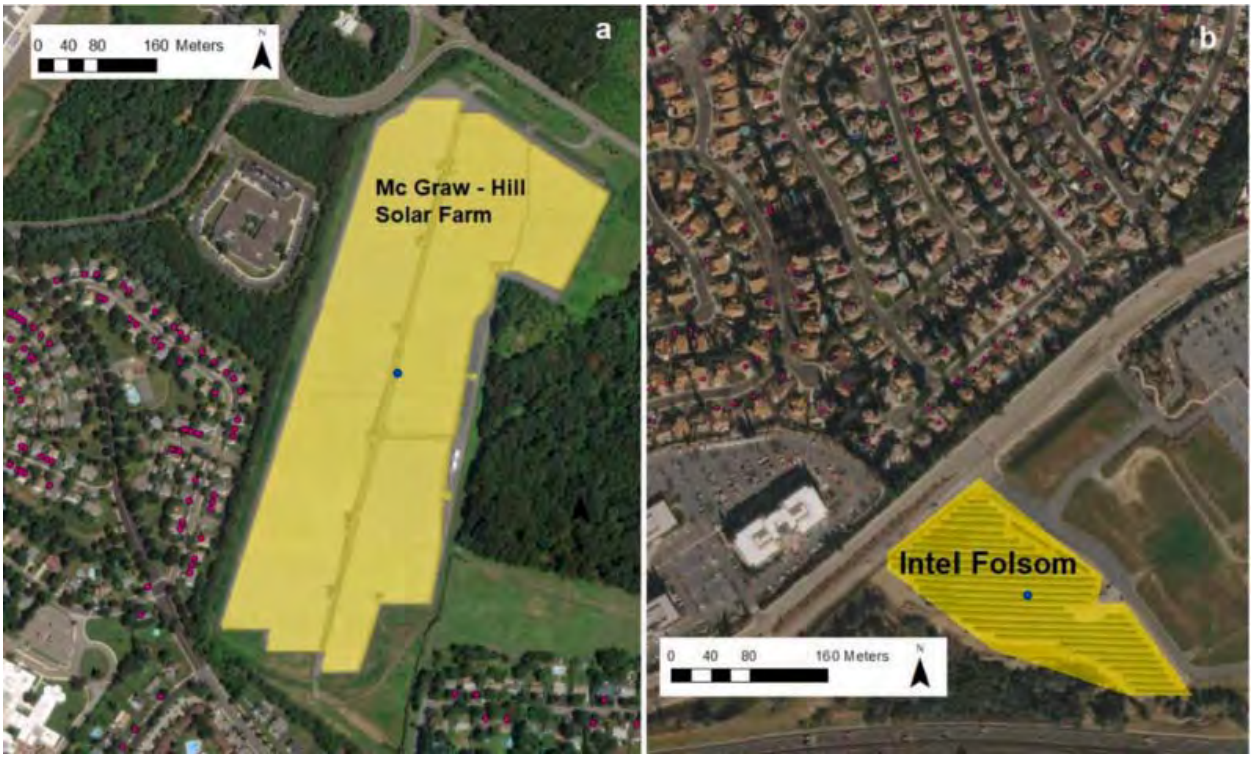
I have included this as it is on point but the conclusion suggests a significant positive relationship from the solar farm in most cases and a negligible impact in others. I have not relied heavily on this study for the reasons stated above.

F. Lawrence Berkeley National Lab, March 2023

Shedding light on large-scale solar impacts: An analysis of property values and proximity to photovoltaics across six U.S. states

This study was completed by researchers including Salma Elmallah, Ben Hoen, K. Sydny Fujita, Dana Robson, and Eric Brunner. This analysis considers home sales before and after solar farms were installed within a 1 mile radius and compared them to home sales before and after the solar farms at a 2-4 mile radius. The conclusion found a 1.5% impact within 1 mile of a solar farm as

compared to homes 2-4 miles from solar farms. This is the largest study of this kind on solar and addresses a number of issues, but also does not address a number of items that could potentially skew these results. First of all, the study found no impact in the three states with the most solar farm activity and only found impacts in smaller sets of data. The data does not in any way discuss actual visibility of solar farms or address existing vegetation screens. This lack of addressing this is highlighted by the fact that they suggest in the abstract that vegetative shading may be needed to address possible impacts. Another notable issue is the fact that they do not address other possible impacts within the radii being considered. This lack of consideration is well illustrated within the study on Figure A.1 where they show satellite images of McGraw Hill Solar Farm in NJ and Intel Folsom in CA. The Folsom image clearly shows large highways separating the solar farm from nearby housing, but with tower office buildings located closer to the housing being considered. In no place do they address the presence of these towers that essentially block those homes from the solar farm in some places. An excerpt of Fig. A.1. is shown below.



For each of these locations, I have panned out a little further on Google Earth to show the areas illustrated to more accurately reflect the general area. For the McGraw Hill Solar Farm you can see there is a large distribution warehouse to the west along with a large offices and other industrial uses. Further to the west is a large/older apartment complex (Princeton Arms). To the east there are more large industrial buildings. However, it is even more notable that 1.67 miles away to the west is Cranbury Golf Club. Given how this analysis was set up, these homes around the industrial buildings are being compared to homes within this country club to help establish impacts from the solar farm. Even considering the idea that each set is compared to itself before and after the solar farm, it is not a reasonable supposition that homes in each area would appreciate at the same rates even if no solar farm was included. Furthermore the site where the solar farm is located an all of the surrounding uses not improved with residential housing to the south is zoned Research Office (RO) which allows for: manufacturing, preparation, processing or fabrication of products, with all activities and product storage taking place within a completely enclosed building, scientific or research laboratories, warehousing, computer centers, pharmaceutical operations, office buildings, industrial office parks among others. Homes adjoining such a district would likely have impacts and influences not seen in areas zoned and surrounded by zoning strictly for residential uses.

East Windsor Township
Windsor Corporate Park
Healthy Kids Pediatric Group
EAG Laboratories
Oak Creek Estates Association
Oak Creek Rd
Oak Creek Dr
Pebble Rd
Princeton Pl
Princeton Dr
Princeton Dr
Princeton Dr

COVENTRY AT NATOMA STATION
NATOMA STATION
Natoma Station Elementary School
Waterford Place
Deer Rabbit Mini Park
Petite Scholars
Redfin | Sacramento Real Estate Agents
RBK Architects
Mylapore South Indian Vegetaria
Safeway
Intel Corporation
Intel - FM7
Intel - FM5
Iron Point Rd
Prairie City Rd
El Dorado Hwy
Alder Creek
50

On the Intel Folsom map I have shown the images of two of the Intel Campus buildings, but there are roughly 8 such buildings on that site with additional solar panels installed in the parking lot as shown in that image. I included two photos that show the nearby housing having clear and close views of adjoining office parking lots. This illustrates that the homes in that 1 mile radius are significantly more impacted by the adjoining office buildings than a solar farm located distantly that are not within the viewshed of those homes. Also, this solar farm is located on land adjoining the Intel Campus on a tract that is zoned M-1 PD, which is a Light Industrial/Manufacturing zoning. Nearby homes. Furthermore, the street view at the solar farm shows not only the divided four-lane highway that separates the office buildings and homes from the solar farm, but also shows that there is no landscaping buffer at this location. All of these factors are ignored by this study. Below is another image of the Folsom Solar at the corner of Iron Point Road and Intel West Driveway which shows just how close and how unscreened this project is.

Compare that image from the McGraw Hill street view facing south from County Rte 571. There is a distant view and much of the project is hidden by a mix of berms and landscaping. The analysis makes no distinction between these projects.

The third issue with this study is that it identifies impacts following development in areas where they note that "more adverse home price impacts might be found where LSPVPS (large-scale

photovoltaic project) displace green space (consistent with results that show higher property values near green space." The problem with this statement is that it assumes that the greenspace is somehow guaranteed in these areas, when in fact, they could just as readily be developed as a residential subdivision and have the same impacts. They have made no effort to differentiate loss of greenspace through other development purposes such as schools, subdivisions, or other uses versus the impact of solar farms. In other words, they may have simply identified the impact of all forms of development on property value. This would in fact be consistent with the comments in the Rhode Island study where the researchers noted that the loss of greenspace in the highly urban areas was likely due to the loss of greenspace in particular and not due to the addition of solar panels.

Despite these three shortcomings in the analysis – the lack of differentiating landscape screening, the lack of consideration of other uses within the area that could be impacting property values, and the lack of consideration of alternative development impacts – the study still only found impacts between 0 and 5% with a conclusion of 1.5% within a 1-mile radius. As discussed later in this report, real estate is an imperfect market and real estate transactions typically sell for much wider variability than 5% even where there are no external factors operating on property value.

I therefore conclude that the minor impacts noted in this study support a finding of no impact on property value. Most appraisals show a variation between the highest and lowest comparable sale that is substantially greater than 1.5% and this measured impact for all it flaws would just be lost in the static of normal real estate transactions.

V. Assessor Surveys

I have been working on a survey of Virginia Assessors regarding property values related to solar farms and whether or not the local assessors have found any data to support any changes to value on property adjoining solar farms. In this process I have contacted every assessor's office by email and I have received responses by email and by phone from a number of these counties. Many of the counties in Virginia rely on outside firms to assist in gathering data for the assessments and where that is the case, we have contacted the outside firms regarding the question of whether or not the assessors are currently making any adjustments to properties adjoining solar farms.

I currently have response from 16 counties that have solar farms in them and of those 16 responses none of the assessors are currently applying a negative impact on property value. One response suggested that adjoining values may go up.

I did speak with Randy Willis with Pearson Assessors. His company assists in the assessments in many of the counties south of Richmond. He indicated that they had found no data to suggest a negative impact on property value and they have looked as they were concerned about that issue. He indicated that they would make no negative impact adjustments and that he recognizes that there are a number of agricultural adjoining uses that have a greater impact on adjoining properties in terms of noise, dust and odor than a solar farm would have. He did indicate that there could be situations where an individual home might have a greater visual impact and those should be looked at on a case-by-case basis, but he also agreed that many allowed agricultural uses could have similar visual impacts on such properties as well.

VIRGINIA Commissioner of the Revenue

County	Assessor Name	Number of Farms in Operation	Change in adjacent property value
Appomattox	Sara Henderson	1, plus one in process	No
Augusta	W. Jean Shrewsbury	no operational	No
Buckingham	Stephanie D. Love	1	No
Charlotte	Naisha Pridgen Carter	1, several others in the works	No
Clarke	Donna Peake	1	No
Frederick	Seth T. Thatcher	none, 2 appoved for 2022	No, assuming compatible with rural area
Goochland	Mary Ann Davis		No
Hanover	Ed Burnett	1	No
Louisa	Stacey C. Fletcher	2 operational by end of year	No, only if supported by market data
Mecklenburg	Joseph E. "Ed" Taylor		No
Nottoway	Randy Willis with Pearson Assessors		No
Powhatan	Charles Everest	2 approved, 1 built	Likely increase in value
Rockingham	Dan Cullers	no operational	Likely no
Southampton	Amy B. Carr	1	Not normally
Surry	Jonathan F. Judkins	1	None at this time
Westmoreland	William K. Hoover	4	No

Responses: 16
Negative Impact on Adjoining Value = Yes: 0
Negative Impact on Adjoining Value = No: 16

I have also attempted to contact all of the assessor departments in North Carolina to determine how local assessors are handling solar farms and adjoining property values. I have spoken personally with a number of assessors, but much of this data was obtained via email. I have 39 counties in NC that have both responded to these questions on property value and also have solar farms in that county. I have excluded responses from assessors from counties where there are no current solar farms.

As can be seen in the chart below, of the 39 responses all of the responses have indicated that they make no adjustment to properties adjoining solar farms. Several assessors indicated that it would require an adjoining property owner to appeal their property value with data showing a negative impact before they would make any adjustment and to date they have not had that happen.

I also point out specifically Clay County. I spoke with the assessor there specifically about adjustments that were applied to some properties near a solar farm back in 2008. She was unaware of the details of that event as she was not in this position at that time. As discussed earlier in this report the lower re-assessments at that solar farm were based on a County Official, who owned property adjacent to the solar farm, who made an appeal to the assessor for reductions for his own property. The noted lack of lot sales after announcement of the solar farm however coincided with the recession in 2008/2009 and lack of lot sales effectively defined that area during that time, but without relying on any data the assessor made that change in that time frame based on conversations with the assessor. Since then, Clay County has confirmed that they do not currently make any changes to adjoining property values and the current county assessor was not even aware that they had in the past done so.

NC Assessor Survey on Solar Farm Property Value Impacts

County	Assessor's Name	Number of Farms	Change in Adjacent Property Value
Alexander	Doug Fox	3	No
Buncombe	Lisa Kirbo	1	No
Burke	Daniel Isenhour	3, 2 on 1 parcel, 1 on 3 parcels	No
Cabarrus	Justin	less than 10, more in the works	No
Caldwell	Monty Woods	3 small	No, but will look at data in 2025
Catawba	Lori Ray	14	No
Chatham	Jenny Williams	13	No
Cherokee	Kathy Killian	9	No
Chowan	Melissa Radke	3, I almost operational	No
Clay	Bonnie L. Lyvers		No
Davidson	Libby	1	No
Duplin	Gary Rose	34, 2 more in planning	No
Franklin	Marion Cascone	11	No
Gaston	Traci Hovis	3	No
Gates	Chris Hill	3	No
Granville	Jenny Griffin	8	No
Halifax	C. Shane Lynch	Multiple	No
Hoke	Mandi Davis	4	No
Hyde	Donnie Shumate	1 to supplement egg processing plant	No
Iredell	Wes Long	2, 3 others approved	No
Lee	Lisa Faulkner	8	No
Lincoln	Susan Sain	2	No
Moore	Michael Howery	10	No
New Hanover	Rhonda Garner	35	No
Orange	Chad Phillip	2 or 7 depending on breakdown	No
Pender	Kayla Bolick Futrell	6	No
Person	Russell Jones	9	No
Pitt	Russell D. Hill	8, 1 in planning	No
Randolph	Mark Frick	19	No
Rockingham	Mark C McClintock	6	No
Rutherford	Kim Aldridge	20	No
Sampson	Jim Johnson	9, 1 in construction	No
Scotland	James Brown	15, 1 in process	No
Stokes	Richard Brim	2	No
Surry	Penny Harrison	4, 2 more in process	No
Union	Robin E. Merry	6	No
Vance	Cathy E. Renn	13	No
Warren	John Preston	7	No
Wayne	Alan Lumpkin	32	No
Wilson	William (Witt) Putney	~16	No, mass appraisal standards applied

Responses: 39
Negative Impact on Adjoining Value = Yes: 0
Negative Impact on Adjoining Value = No: 39

I have also completed surveys in Colorado, New Mexico, and Mississippi as shown below.

I have so far found no responses from any assessor that they make negative adjustments to adjoining properties. I currently have 39 responses in North Carolina, 16 responses from Virginia, 4 from Mississippi, and 15 from Colorado. Adding in the 5 responses in New Mexico, I have a total of 79 assessor responses and all 79 indicate either no negative impacts on adjoining property values, or else they did not respond to that part of the question. A total of 69 of the responses were definitively "No" with an additional 10 being "No response" to that question.

I have included the breakdown of that data on the following pages.

New Mexico Tax Assessors

County	Number of Farms in Operation	Change in adjacent property value
Colfax	3, 1 in planning	No
Curry	1, quite a few in talks	No
Dona Ana	2 owned by city and county	No
Lincoln	1	No
Union	1	No
	Total Responses With Solar	5
	Total Responses "No"	5
	Total Responses "Yes"	0

MS Assessor Survey on Solar Farm Property Value Impacts

County	Assessor's Name	Number of Farms	Change in Adjacent Property Value
Desoto	Jeff Fitch	1, 1 in planning	No response
Monroe	Mitzi Presley	2 in planning	No response
Stone	Charles Williams, Jr.	1 in planning	No
Union	Tameri Dunnam	1	No

CO Assessor Survey on Solar Farm Property Value Impacts

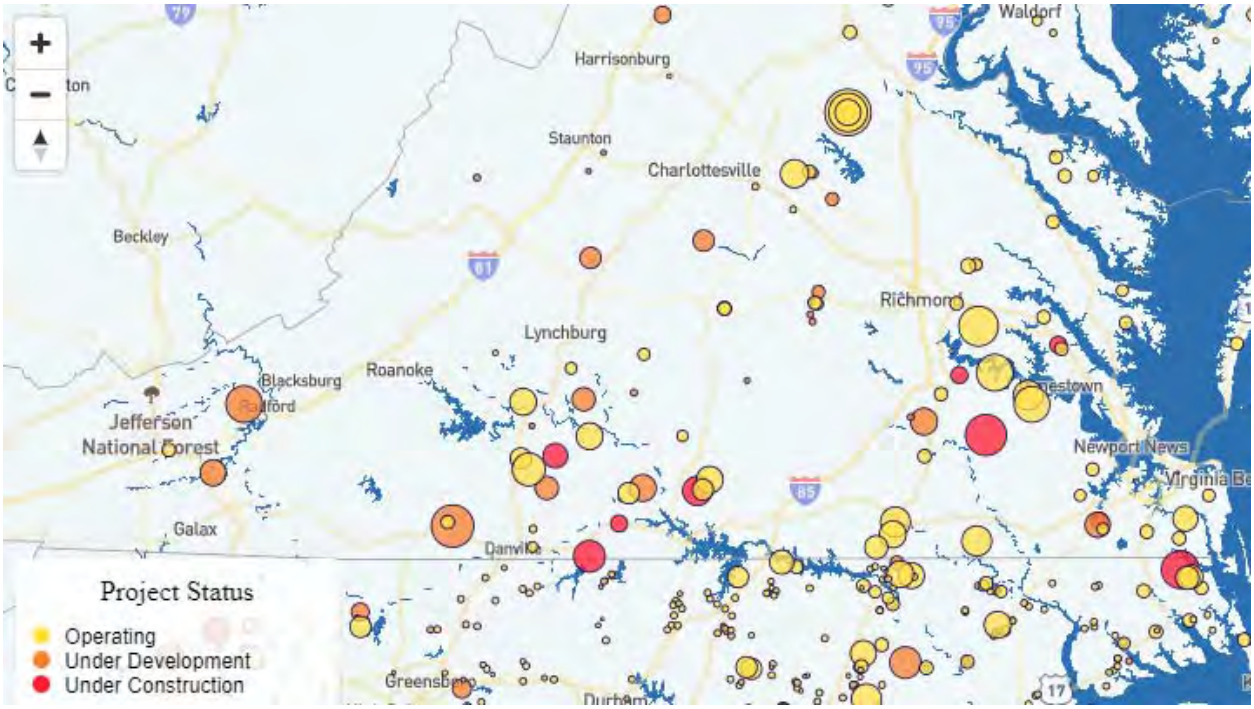
County	Assessor's Name	Number of Farms	Change in Adjacent Property Value
Conejos	Naomi Keys	3 or 4	No response
Denver	Keith Erffmeyer	3	No
Garfield	Jim Yellico (Vicki Riley)	No response	Classification and value could change
Kiowa	Marci Miller	0, 2 in planning	No
La Plata	Carrie Woodson	0, 1 in planning	No response
Las Animas	Jodi Amato	1 operational, 1 in planning	No
Moffat	Charles "Chuck" Cobb	0, 5 in planning	No
Montezuma	Leslie Bugg	3 approved	No
Montrose	Brad Hughes	2, 1 in planning	Maybe, but would be based on sales data
Morgan	Tim Amen	2, operational, 3 in planning	No
Pitkin	Wendy Schultz	1	No
Rio Blanco	Renae Neilson	2	No response
Saguache	Peter Peterson	1	No
San Miguel	Sarah Enders	1	Not enough data
Yuma	Cindy Taylor	1 in planning	No response

Responses: 15
Negative Impact on Adjoining Value = Yes: 0
Negative Impact on Adjoining Value = No: 7
Negative Impact on Adjoining Value = No Response: 8

VI. Summary of Solar Projects In Virginia

I have researched the solar projects in Virginia. I identified the solar farms through the Solar Energy Industries Association (SEIA) Major Projects List and then excluded the roof mounted facilities. I focused on larger solar farms over 10 MW though I have included a couple of smaller solar farms as shown in the chart below.

Below I have an excerpt from that map showing the area around Virginia.



I was able to identify and research 85 additional solar farms in Virginia as shown below. These are primarily over 20 MW in size with adjoining homes as close as 100 feet and the mix of adjoining uses is primarily agricultural and residential.

Solar #	Name	State	County	City	Output (MW)	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre			
										Res	Agri	Agri/Res	Com
115	Buckingham I	VA	Buckingham	Cumberland	19.8	481.18		N/A	N/A	8%	73%	18%	0%
121	Scott	VA	Powhatan	Powhatan	20	898.4		1,421	730	29%	28%	44%	0%
204	Walker-Correctiona	VA	New Kent	Barhamsville	20	484.65		516	103	13%	68%	20%	0%
205	Sappony	VA	Sussex	Stony Creek	20	322.68				2%	98%	0%	0%
216	Beetle	VA	Southampton	Boykins	40	422.19		1,169	310	0%	10%	90%	0%
222	Grasshopper	VA	Mecklenburg	Chase City	80	946.25				6%	87%	5%	1%
226	Belcher/Desper	VA	Louisa	Louisa	88	1238.1			150	19%	53%	28%	0%
228	Bluestone Farm	VA	Mecklenburg	Chase City	4.99	332.5				0%	100%	0%	0%
257	Nokesville	VA	Prince William	Nokesville		331.01				12%	49%	17%	23%
261	Buckingham II	VA	Buckingham	Buckingham	19.8	460.05				6%	79%	15%	0%
262	Mount Jackson	VA	Shenandoah	Mount Jackson	15.65	652.47				21%	51%	14%	13%
263	Gloucester	VA	Gloucester	Gloucester	20	203.55		508	190	17%	55%	28%	0%
267	Scott II	VA	Powhatan	Powhatan		701				41%	25%	34%	0%
270	TWE Myrtle	VA	Suffolk	Suffolk	15	258.97	120	1,115	150	34%	48%	17%	0%
272	Churchview	VA	Middlesex	Church View	20	567.91				9%	64%	27%	0%
303	Turner	VA	Henrico	Henrico	20	463.12		N/A	N/A	21%	37%	0%	42%
311	Sunnybrook Farm	VA	Halifax	Scottsburg		527.88	340	N/A	N/A	15%	59%	26%	0%
312	Powell Creek	VA	Halifax	Alton		513		N/A	N/A	7%	71%	22%	0%
339	Crystal Hill	VA	Halifax	Crystal Hill		628.67	218	1,570	140	6%	41%	35%	18%
353	Amazon East(ern sh	VA	Accomack	Oak Hall	80	1000		645	135	8%	75%	17%	0%
354	Alton Post	VA	Halifax	Alton		501.96		749	100	2%	58%	40%	0%
357	Water Strider	VA	Halifax	Nathalie		1134	960	821	250	7%	55%	38%	0%
363	Remington	VA	Fauquier	Remington	20	277.2	125	2,755	1,280	10%	41%	31%	18%
364	Greenwood	VA	Culpepper	Stevensburg	100	2266.6	1800	788	200	8%	62%	29%	0%
366	Culpeper Sr	VA	Culpeper	Culpeper		12.53		N/A	N/A	15%	0%	86%	0%
369	Cherrydale	VA	Northampton	Kendall Grove	20	180.17		N/A	N/A	5%	0%	92%	3%
370	Clarke	VA	Clarke	White Post	10	234.84		N/A	N/A	14%	39%	46%	1%
371	Bedford	VA	Bedford	Bedford	3	101	20	N/A	N/A	8%	0%	66%	26%
372	Woodland,VA	VA	Isle of Wight	Smithfield	19.7	211.12		606	190	9%	0%	91%	0%
373	Whitehouse	VA	Louisa	Louisa	20	499.52		1,195	110	24%	55%	18%	4%
406	Foxhound	VA	Halifax	Clover	91	1311.8		885	185	5%	61%	17%	18%
483	Essex Solar Center	VA	Essex	Center Cross	20	106.12		693	360	3%	70%	27%	0%
484	Southampton	VA	Southampton	Newsoms	100	3243.9		-	-	3%	78%	17%	3%
494	Walnut	VA	King and Queen	Shacklefords	110	1700	1173	641	165	14%	72%	13%	1%
496	Piney Creek	VA	Halifax	Clover	80	776.18	422	523	195	15%	62%	24%	0%
500	Rappahannock	VA	Lancaster	White Stone	2	184	25	831	560	30%	0%	70%	0%
510	UVA Puller	VA	Middlesex	Topping	15	120	120	1,095	185	59%	32%	0%	10%
516	Dogwood	VA	Page	Stanley	20	360.7	110	2,207	225	12%	22%	65%	0%
518	Fountain Creek	VA	Greensville	Emporia	80	798.3	595	862	300	6%	23%	71%	0%
557	Winterpock 1	VA	Chesterfield	Chesterfield		518	308	2,106	350	4%	78%	18%	0%
559	Wood Brothers	VA	Middlesex	Hartfield	5	60.61	38.67	878	205	12%	86%	0%	2%
577	Windsor	VA	Isle of Wight	Windsor	85	760.87	760.87	459	160	8%	71%	21%	0%
579	Spotsylvania	VA	Spotsylvania	Paytes	500	6412	3500			9%	52%	11%	27%
586	Sweet Sue	VA	King William	Aylett	77	1262	576	1,617	680	7%	68%	25%	0%
591	Warwick	VA	Prince George	Disputanta	26.5	1090.1	564.53	555	115	12%	67%	21%	0%
621	Loblolly	VA	Surry	Spring Grove	150	2181.9	1000	1,860	110	7%	62%	31%	0%
622	Woodridge	VA	Albemarle	Scottsville	138	2260.9	1000	1,106	215	9%	63%	28%	0%
624	Reams	VA	Dinwiddie	Dinwiddie	5	64.1	37.8	873	270	28%	40%	32%	0%
633	Brunswick	VA	Greensville	Emporia	150.2	2076.4	1387.3	1,091	240	4%	85%	11%	0%
642	Belcher 3	VA	Louisa	Louisa		749.36	658.56	598	180	14%	71%	14%	1%
649	Endless Caverns	VA	Rockingham	New Market	31.5	355	323.6	624	190	15%	27%	51%	7%
664	Watlington	VA	Halifax	South Boston	20	240.09	137	536	215	24%	48%	28%	0%
672	Spout Spring	VA	Appomattox	Appomattox	60	881.12	673.37	836	335	16%	30%	46%	8%

Solar #	Name	State	County	City	Output (MW)	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre Res	Agri	Agri/Res	Com
703	Lily Pond	VA	Dinwiddie	Carson	80	1107.5	600	628	110	13%	75%	12%	0%
704	Midway	VA	Albemarle	Batesville	8	136	90	858	340	20%	46%	34%	0%
749	Martin	VA	Goochland	Richmond	5	114.2	114.2	1,491	470	7%	54%	39%	0%
750	Palmer	VA	Fluvanna	Zion Crossroads	5	57	41	525	165	31%	55%	0%	14%
755	Danville	VA	Pittsylvania	Danville	6	72.08	72.08	616	135	22%	63%	15%	0%
756	Martin Trail	VA	Halifax	Clover	6	43	37	254	115	6%	13%	81%	0%
757	Route 360	VA	Halifax	Clover	5.65	110	40	1,957	1,275	6%	18%	76%	0%
769	Cavalier	VA	Surry/Isle of Wigh	Elberon	240	5050	3323	1,231	215	2%	78%	20%	0%
772	Riverstone	VA	Buckingham	Arvonia	149.5	1939	1193	814	355	4%	90%	6%	0%
773	Sunfish	VA	Orange	Culpeper	80	1131.5	679.5	1,121	120	4%	13%	38%	44%
776	West Lake	VA	Franklin	Harrisburg	20	592.82	592.82	3,280	1,260	11%	18%	49%	22%
777	Aditya	VA	Louisa	Louisa	11	94.67	60	614	350	15%	85%	0%	0%
781	Waller	VA	Lancaster	Burgess		1400	1400	880	125	28%	72%	0%	0%
795	Harris Staunton	VA	Halifax	South Boston	47	697	697	352	185	3%	89%	8%	0%
803	Hickory	VA	Chesterfield	Chesterfield	4.7	95.21	22	1,286	325	8%	22%	70%	0%
809	Mountain Brook	VA	Franklin	Wirtz	20			427	195	24%	21%	54%	1%
812	Prince Edward	VA	Prince Edward		25	369.2	369.2	1,275	660	0%	55%	45%	0%
813	Redbud	VA	Frederick	Winchester	30	262.99	262.99	529	150	29%	55%	17%	0%
829	OFW	VA	Shenandoah	Mount Jackson	20	126.64	126.64	504	110	6%	57%	31%	6%
831	Knight	VA	Rockingham	Shenandoah	70	461.59	461.59	833	240	0%	100%	0%	0%
833	Dayton Wayland	VA	Rockingham	Dayton	4	50.7	50.7	684	100	45%	53%	2%	0%
834	Firefly	VA	Pittsylvania			3143	3143	-	200	12%	73%	15%	0%
854	Reeve	VA	Prince Edward	Pamplin	5	164.7	164.7	2,232	1,195	7%	71%	22%	0%
858	360 Solar Center	VA	Chesterfield	Skinquarter	100	2000	410	2,036	235	1%	97%	2%	0%
864	Purdy	VA	Greensville	Purdy	65	596	596	825	250	5%	66%	29%	0%
865	Clover Creek	VA	Halifax	Clover	90	1472	1472	1,691	310	10%	89%	1%	0%
870	Pineside	VA	Buckingham	Scottsville	74.9	2242	2242	2,484	500	22%	51%	27%	0%
872	Rosalind	VA	Greensville	Emporia	160	1795	1795	654	500	8%	86%	7%	0%
879	Wheelhouse	VA	Lunenburg	Victoria	912.47	60	60	2,071	900	7%	41%	51%	0%
880	Elam	VA	Prince Edward	Pamplin	138.9	3	3	1,066	425	22%	66%	12%	0%
881	Helios	VA	Pulaski	Pulaski	11.45	141.76	141.76	734	225	48%	28%	24%	0%
882	Enon	VA	Stafford	Stafford	3	36.76	36.76	289	120	37%	63%	0%	0%
900	Land of Promise	VA	Chesapeake	Chesapeake	5	134.66	134.66	1,338	785	44%	48%	8%	0%
901	Pocaty	VA	Chesapeake	Chesapeake	2	27.22	27.22	632	445	21%	79%	0%	0%

	Output (MW)	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre Res	Agri	Agri/Res	Com
Average	64.6	815.0	624.2	1059	327	14%	54%	28%	4%
Median	20.0	482.9	331.8	836	215	10%	57%	22%	0%
High	912.5	6412.0	3500.0	3280	1280	59%	100%	92%	44%
Low	2.0	3.0	3.0	254	100	0%	0%	0%	0%

On the following pages I have included summary data on constructed solar farms from the list indicated above. Similar information is available for the larger set of solar farms in the adjoining states in my files if requested.

115: Buckingham Solar, E. James Anderson Hwy, Buckingham, VA

This project was proposed in 2017 and located on 460 acres with the closest home proposed to be 150 feet from the closest solar panel.

Adjoining Use Breakdown

	Acreage	Parcels
Residential	5.95%	71.79%
Agricultural	78.81%	20.51%
Agri/Res	15.24%	7.69%
Total	**100.00%**	**100.00%**

121: Scott Solar Project, 1580 Goodes Bridge Rd, Powhatan, VA

This project was built in 2016 and located on 165 acres out of 898 acres for a 17 MW with the closest home proposed to be 730 feet from the closest solar panel.

Adjoining Use Breakdown

	Acreage	Parcels
Residential	28.83%	78.57%
Agri/Res	43.52%	3.57%
Agricultural	27.65%	17.86%
Total	**100.00%**	**100.00%**

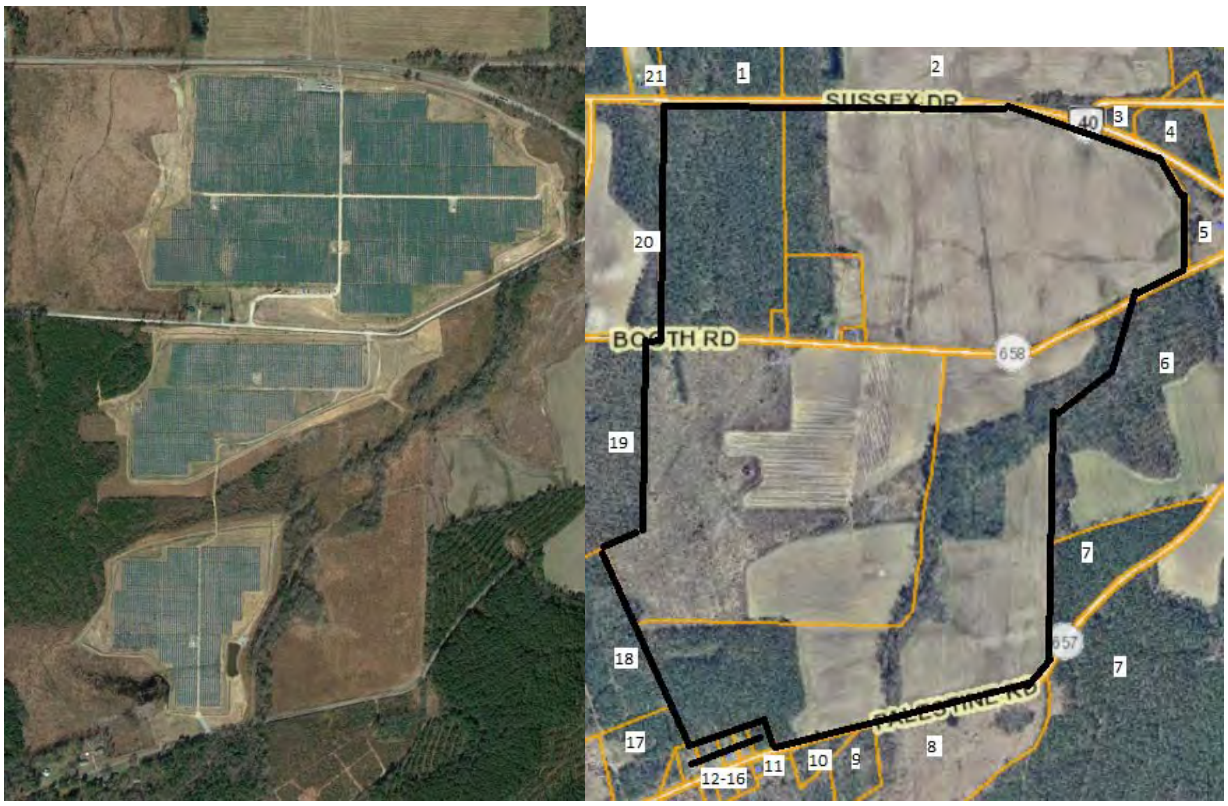
204: Walker-Correctional Solar, Barham Road, Barhamsville, VA

This project was built in 2017 and located on 484.65 acres for a 20 MW with the closest home at 110 feet from the closest solar panel with an average distance of 500 feet.

Adjoining Use Breakdown

	Acreage	Parcels
Residential	12.59%	76.92%
Agricultural	67.71%	15.38%
Agri/Res	19.70%	7.69%
Total	**100.00%**	**100.00%**

205: Sappony Solar, Sussex Drive, Stony Creek, VA



This project was built in 2017 and located on 484.65 acres for a 20 MW with the closest home at 110 feet from the closest solar panel with an average distance of 500 feet.

Adjoining Use Breakdown

	Acreage	Parcels
Residential	12.59%	76.92%
Agricultural	67.71%	15.38%
Agri/Res	19.70%	7.69%
Total	**100.00%**	**100.00%**

354: Amazon Solar project East (Eastern Shore), Accomack, VA

This project was built in 2016 for a solar project on a 1,000-acre assemblage for an 80 MW facility. The closest home is 135 feet from the closest panel.

Adjoining Use Breakdown

	Acreage	**Parcels**
Residential	8.18%	63.74%
Agricultural	75.16%	30.77%
Agri/Res	16.56%	3.30%
Substation	0.08%	1.10%
Church	0.01%	1.10%
Total	**100.00%**	**100.00%**

364: Remington Solar, 12080 Lucky Hill Rd, Remington, VA

This project was built in 2017 for a solar project on a 125-acre tract for a 20 MW facility. There were some recent home sales adjoining this project, but it was difficult to do any matched pairs. One sale was an older home in very poor condition according to the broker and required crossing railroad tracks on a private road to get access to the home and located across from a large industrial building. The other sale is a renovated historic home on a large tract of land just one parcel north of the large industrial building. These sales essentially have too much static around them to isolate any impacts separate from these other factors.

Adjoining Use Breakdown

	Acreage	**Parcels**
Residential	10.24%	65.38%
Agricultural	40.79%	19.23%
Agri/Res	30.87%	7.69%
Warehouse	0.82%	3.85%
Substation	17.28%	3.85%
Total	**100.00%**	**100.00%**

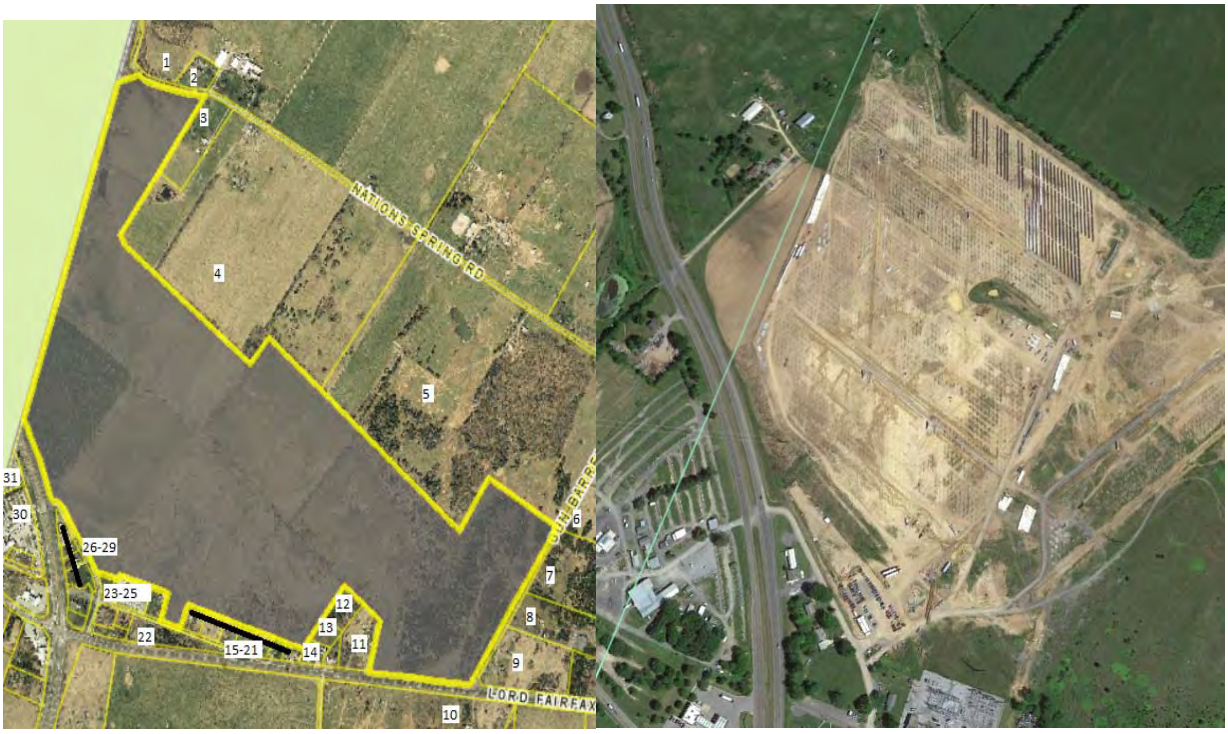
370: Cherrydale Solar, Seaside Road, Kendall Grove, VA

This project was built in 2017 and located on 180.17 acres for a 20 MW facility.

Adjoining Use Breakdown

	Acreage	Parcels
Residential	5.44%	80.77%
Agricultural	92.01%	15.38%
Warehouse	2.55%	3.85%
Total	**100.00%**	**100.00%**

371: Clarke County Solar, Double Tollgate Road, White Post, VA

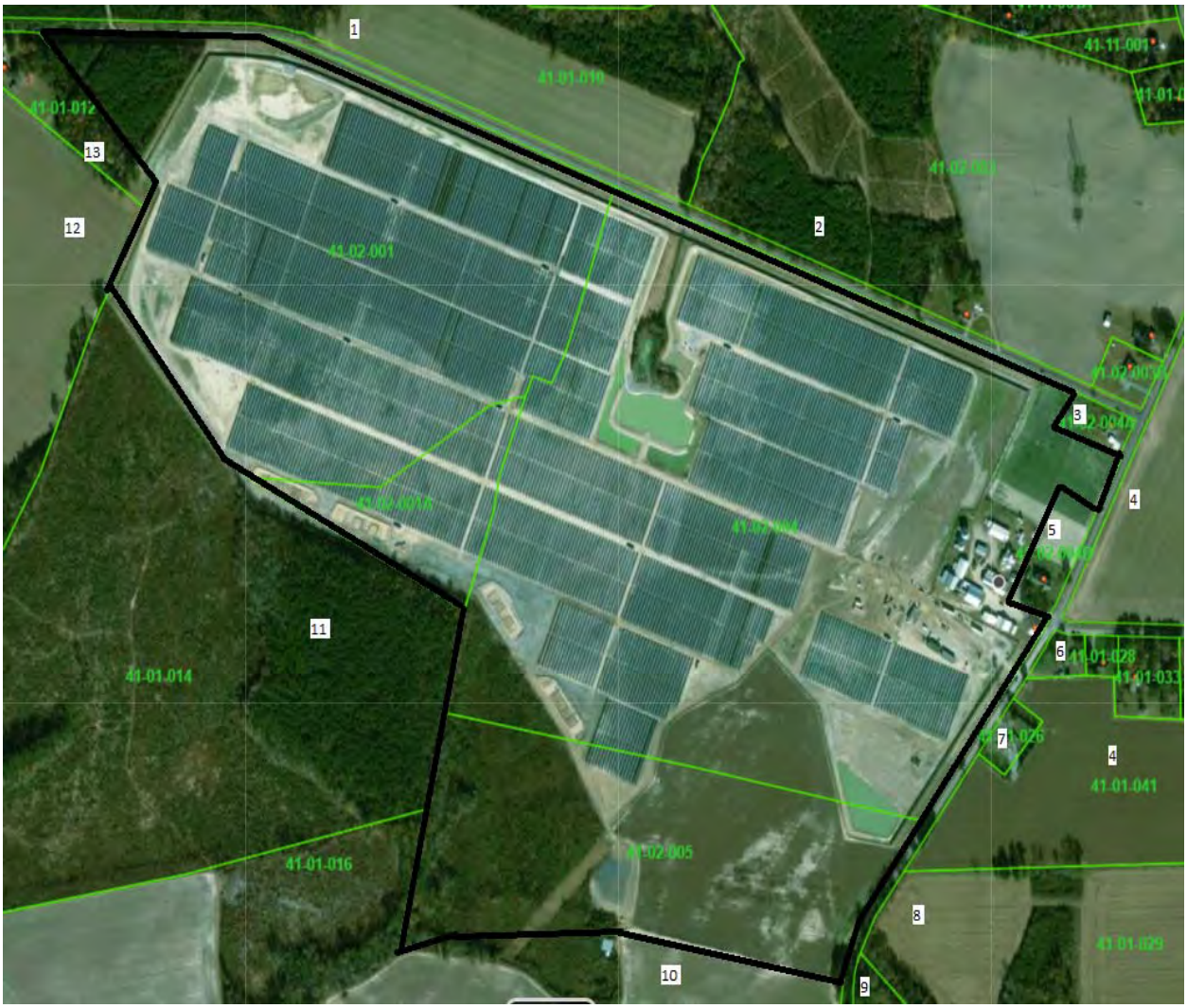


This project was built in 2017 and located on a portion of a 234.84-acre tract for a 20 MW facility.

Adjoining Use Breakdown

	Acreage	Parcels
Residential	13.70%	74.19%
Agricultural	38.89%	6.45%
Agri/Res	46.07%	6.45%
Commercial	0.19%	6.45%
Warehouse	0.85%	3.23%
Substation	0.30%	3.23%
Total	**100.00%**	**100.00%**

373: Woodland Solar, Longview Drive, Smithfield, VA



This project was built in 2016 for a solar project on a 211.12-acre tract for a 19.7 MW facility. The closest single-family home is 190 feet away from the closest solar panel. The average distance is 606 feet.

Adjoining Use Breakdown

	Acreage	Parcels
Residential	8.85%	46.15%
Agricultural	91.08%	46.15%
Cell Tower	0.07%	7.69%
Total	**100.00%**	**100.00%**

374: Whitehouse Solar, Chalklevel Road, Louisa, VA

This project was built in 2016 for a solar project on a 499.52-acre tract for a 20 MW facility. The closest single-family home is 110 feet away from the closest solar panel. The average distance is 1,195 feet.

Adjoining Use Breakdown

	Acreage	**Parcels**
Residential	23.55%	70.27%
Agricultural	54.51%	10.81%
Agri/Res	18.22%	2.70%
Commercial	2.49%	13.51%
Industrial	1.22%	2.70%
Total	**100.00%**	**100.00%**

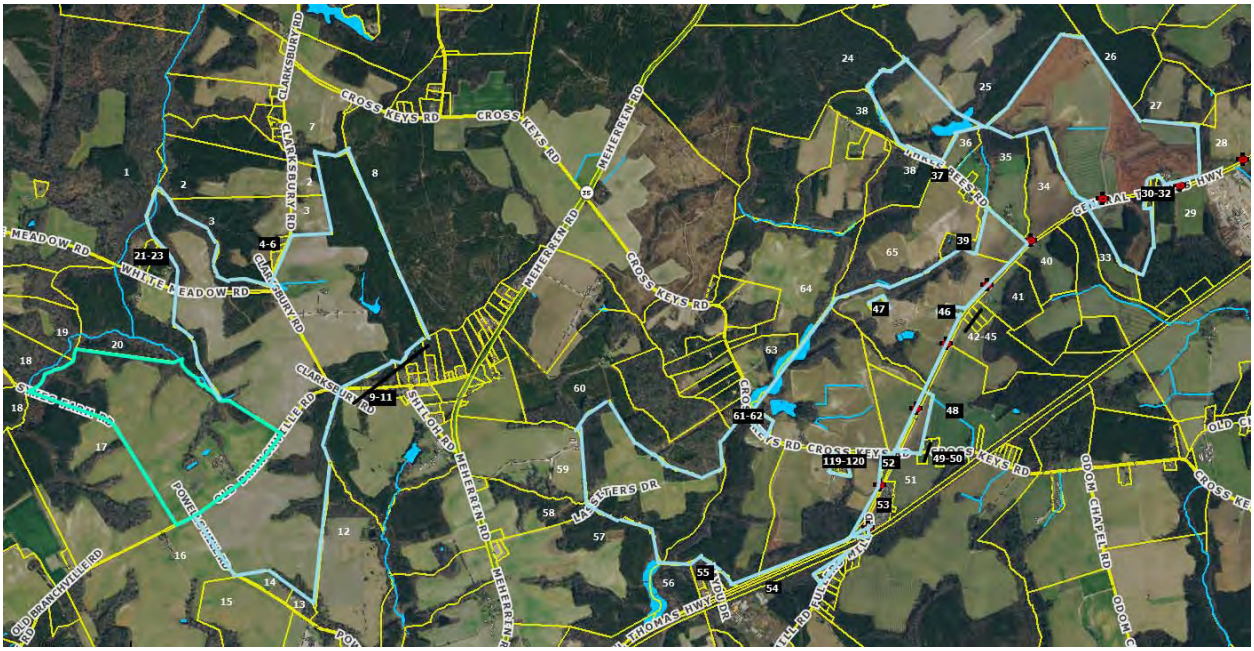
484: Essex Solar, Tidewater Trail, Center Cross, VA

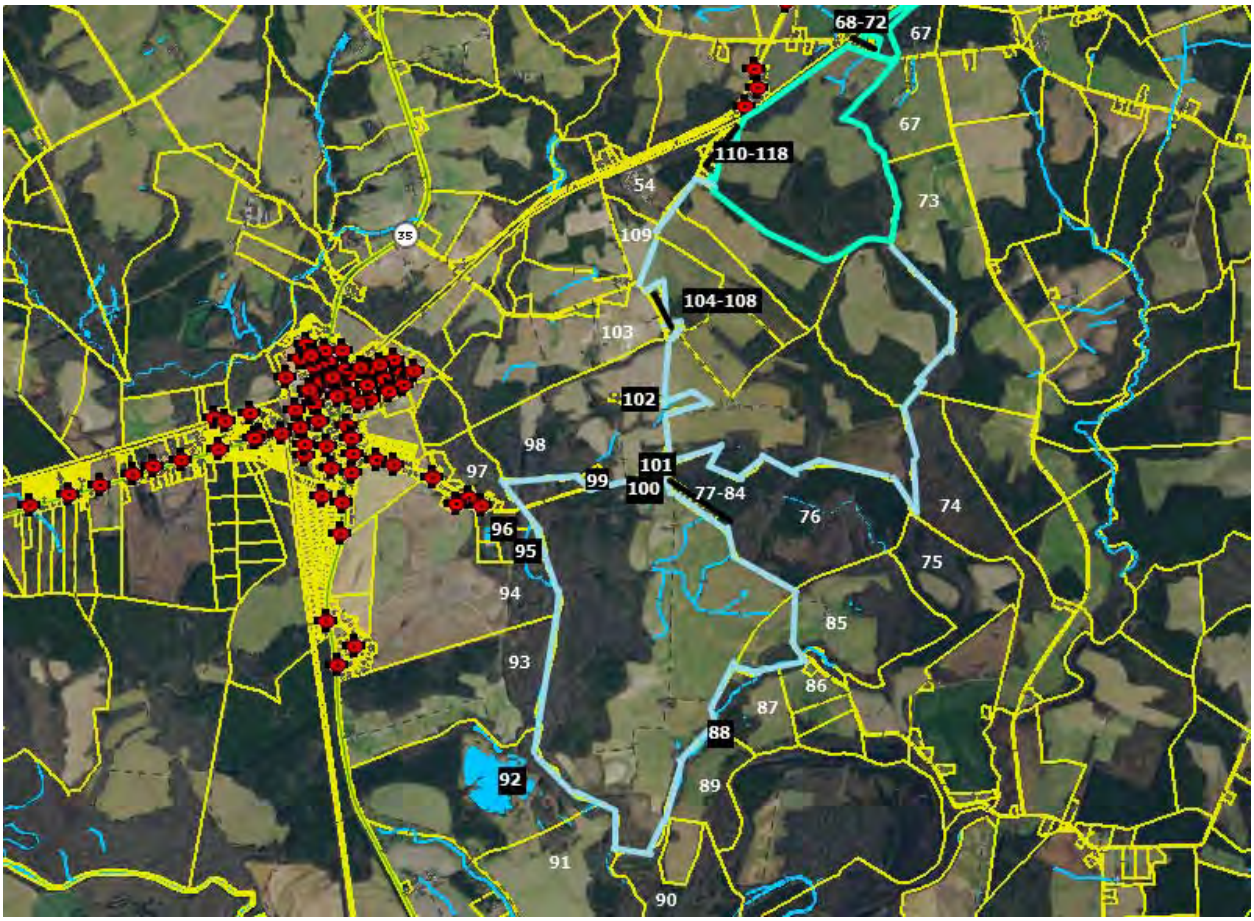
This project was built in 2017 for a solar project on a 106.12-acre tract for a 20 MW facility. The closest single-family home is 360 feet away from the closest solar panel. The average distance is 693 feet.

Adjoining Use Breakdown

	Acreage	**Parcels**
Residential	3.13%	57.89%
Agricultural	69.65%	26.32%
Agri/Res	26.99%	10.53%
Religious	0.23%	5.26%
Total	**100.00%**	**100.00%**

485: Southampton Solar, General Thomas Hwy, Newsoms, VA





This project was built in 2017 for a solar project on an assemblage of 3,244 acres for a 100 MW facility.

Adjoining Use Breakdown

	Acreage	Parcels
Residential	2.56%	53.33%
Agricultural	77.99%	36.67%
Agri/Res	16.56%	8.33%
Industrial	2.89%	1.67%
Total	**100.00%**	**100.00%**

VII. Market Analysis of the Impact on Value from Solar Farms

I have researched hundreds of solar farms in numerous states to determine the impact of these facilities on the value of adjoining property. This research has primarily been in North Carolina, but I have also conducted market impact analyses in Virginia, South Carolina, Tennessee, Texas, Oregon, Mississippi, Maryland, New York, California, Missouri, Florida, Montana, Georgia, Louisiana, and New Jersey.

Wherever I have looked at solar farms, I have derived a breakdown of the adjoining uses to show what adjoining uses are typical for solar farms and what uses would likely be considered consistent with a solar farm use similar to the breakdown that I've shown for the subject property on the previous page. A summary showing the results of compiling that data over hundreds of solar farms is shown later in the Scope of Research section of this report.

I also consider whether the properties adjoining a solar farm in one location have characteristics similar to the properties abutting or adjoining the proposed site so that I can make an assessment of market impact on each proposed site. Notably, in most cases solar farms are placed in areas very similar to the site in question, which is surrounded by low density residential and agricultural uses. In my over 700 studies, I have found a striking repetition of that same typical adjoining use mix in over 90% of the solar farms I have looked at. Matched pair results in multiple states are strikingly similar, and all indicate that solar farms – which generate very little traffic, and do not generate noise, dust or have other harmful effects – do not negatively impact the value of adjoining or abutting properties.

On the following pages I have considered matched pair data specific to Virginia and Kentucky.

In the next section I have considered matched pair data throughout the Southeast of the United States as being the most similar states that would most readily compare to Virginia. This includes data from Florida, Georgia, South Carolina, North Carolina, Tennessee, Virginia and Maryland. I focused on projects of 5 MW and larger though I have significant supplemental data on solar farms just smaller than that in North Carolina that show similar results. This data is available in my files.

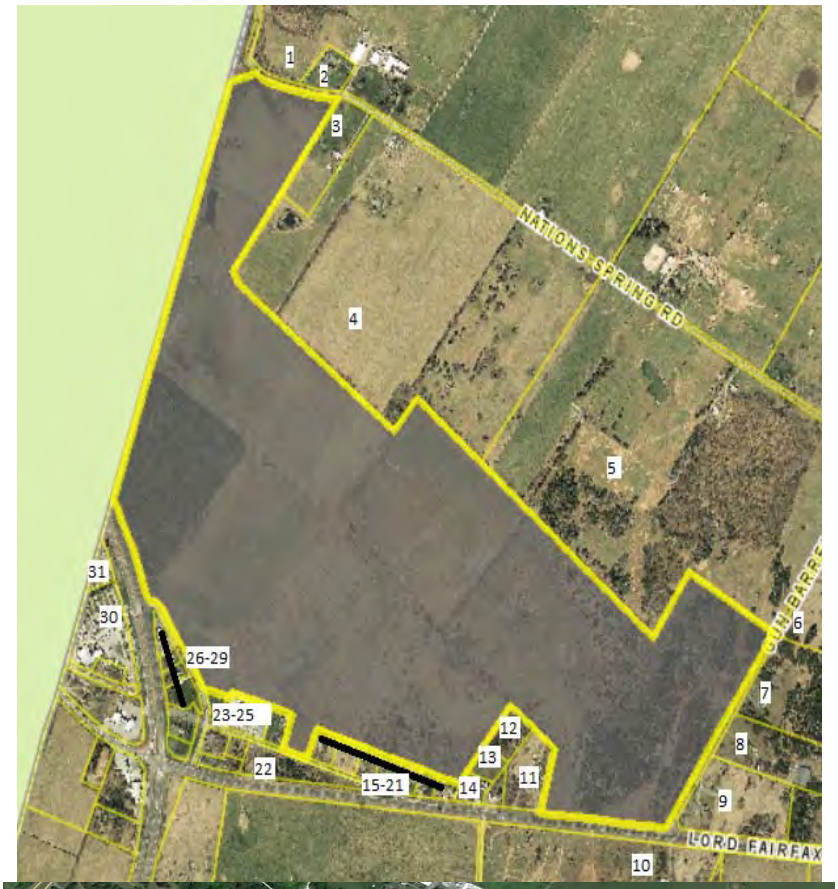
I have additional supporting information from other states in my files that show a consistent pattern across the United States, but again, I have focused on the Southeast in this analysis.

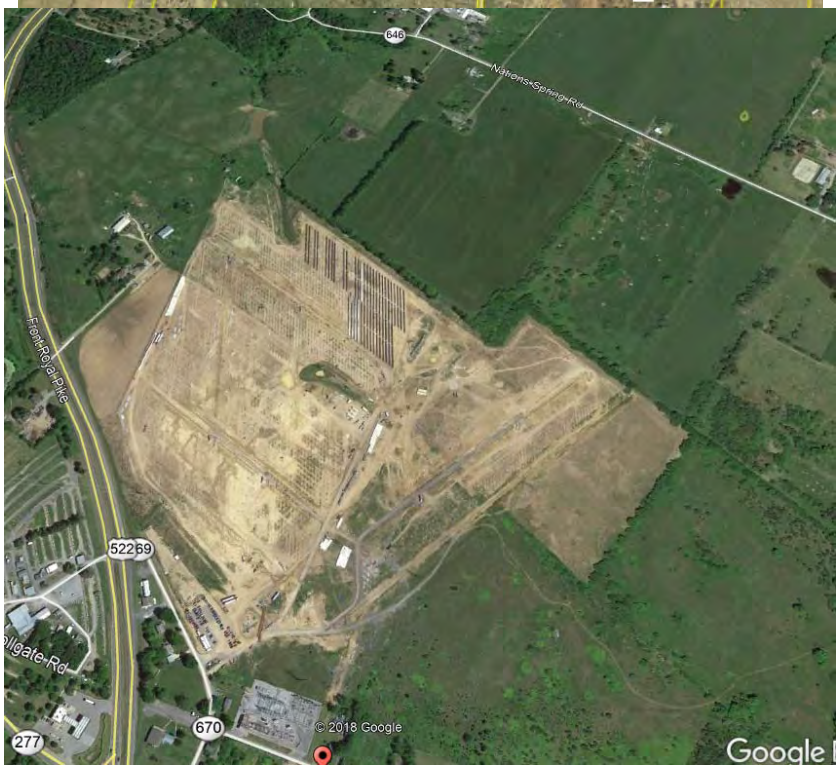
A. Virginia Data

I have identified matched pairs adjoining the solar farms noted above. I have also included data from a solar farm in Kentucky that does a good job of illustrating distant views of solar panels in relation to adjoining housing.

The following pages detail the matched pairs and how they were derived.

1. Matched Pair – Clarke County Solar, Clarke County, VA





This project is a 20 MW facility located on a 234-acre tract that was built in 2017.

I have considered two recent sales of Parcel 3. The home on this parcel is 1,230 feet from the closest panel as measured in the second map from Google Earth, which shows the solar farm under construction. This home sold in January 2017 for $295,000 and again in August 2019 for $385,000. I show each sale below and compare those to similar home sales in each time frame. The significant increase in price between 2017 and 2019 is due to a major kitchen remodel, new roof, and related upgrades as well as improvement in the market in general. The sale and later resale of the home with updates and improvements speaks to pride of ownership and increasing overall value as properties perceived as diminished are less likely to be renovated and sold for profit.

I note that 102 Tilthammer includes a number of barns that I did not attribute any value in the analysis. The market would typically give some value for those barns but even without that adjustment there is an indication of a positive impact on value due to the solar farm. The landscaping buffer from this home is considered light.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
3	Adjoins	833 Nations Spr	5.13	8/18/2019	$385,000	1979	1,392	$276.58	3/2	Det Gar	Ranch	UnBsmt
	Not	167 Leslie	5.00	8/19/2020	$429,000	1980	1,665	$257.66	3/2	Det2Gar	Ranch	
	Not	2393 Old Chapel	2.47	8/10/2020	$330,000	1974	1,500	$220.00	3/1.5	Det Gar	Ranch	
	Not	102 Tilthammer	6.70	5/7/2019	$372,000	1970	1,548	$240.31	3/1.5	Det Gar	Ranch	UnBsmt

Adjoining Sales Adjusted

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							$385,000			1230
-$13,268		-$2,145	-$56,272		-$5,000	$50,000	$402,315	-4%		
-$9,956	$25,000	$8,250	-$19,008	$5,000		$50,000	$389,286	-1%		
$3,229		$16,740	-$29,991	$5,000			$366,978	5%		
									0%	

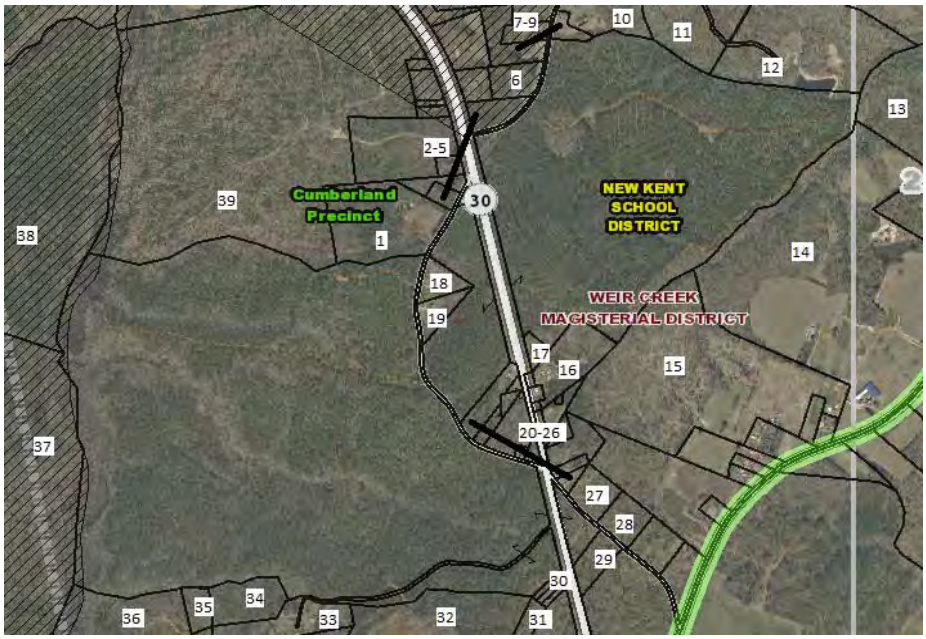
Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
3	Adjoins	833 Nations Spr	5.13	1/9/2017	$295,000	1979	1,392	$211.93	3/2	Det Gar	Ranch	UnBsmt
	Not	6801 Middle	2.00	12/12/2017	$249,999	1981	1,584	$157.83	3/2	Open	Ranch	
	Not	4174 Rockland	5.06	1/2/2017	$300,000	1990	1,688	$177.73	3/2	2 Gar	2-story	
	Not	400 Sugar Hill	1.00	6/7/2018	$180,000	1975	1,008	$178.57	3/1	Open	Ranch	

Adjoining Sales Adjusted

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							$295,000			1230
-$7,100	$25,000	-$2,500	-$24,242		$5,000	$50,000	$296,157	0%		
$177		-$16,500	-$42,085		-$10,000	$50,000	$281,592	5%		
-$7,797		$3,600	$54,857	$10,000	$5,000	$50,000	$295,661	0%		
									1%	

2. Matched Pair – Walker-Correctional Solar, Barham Road, Barhamsville, VA



This project was built in 2017 and located on 484.65 acres for a 20 MW with the closest home at 110 feet from the closest solar panel with an average distance of 500 feet.

I considered the recent sale identified on the map above as Parcel 19, which is directly across the street and based on the map shown on the following page is 250 feet from the closest panel. A

limited buffering remains along the road with natural growth being encouraged, but currently the panels are visible from the road. Alex Uminski, SRA with MGMiller Valuations in Richmond VA confirmed this sale with the buying and selling broker. The selling broker indicated that the solar farm was not a negative influence on this sale and in fact the buyer noticed the solar farm and then discovered the listing. The privacy being afforded by the solar farm was considered a benefit by the buyer. I used a matched pair analysis with a similar sale nearby as shown below and found no negative impact on the sales price. Property actually closed for more than the asking price. The landscaping buffer is considered light.

Adjoining Residential Sales After Solar Farm Approved

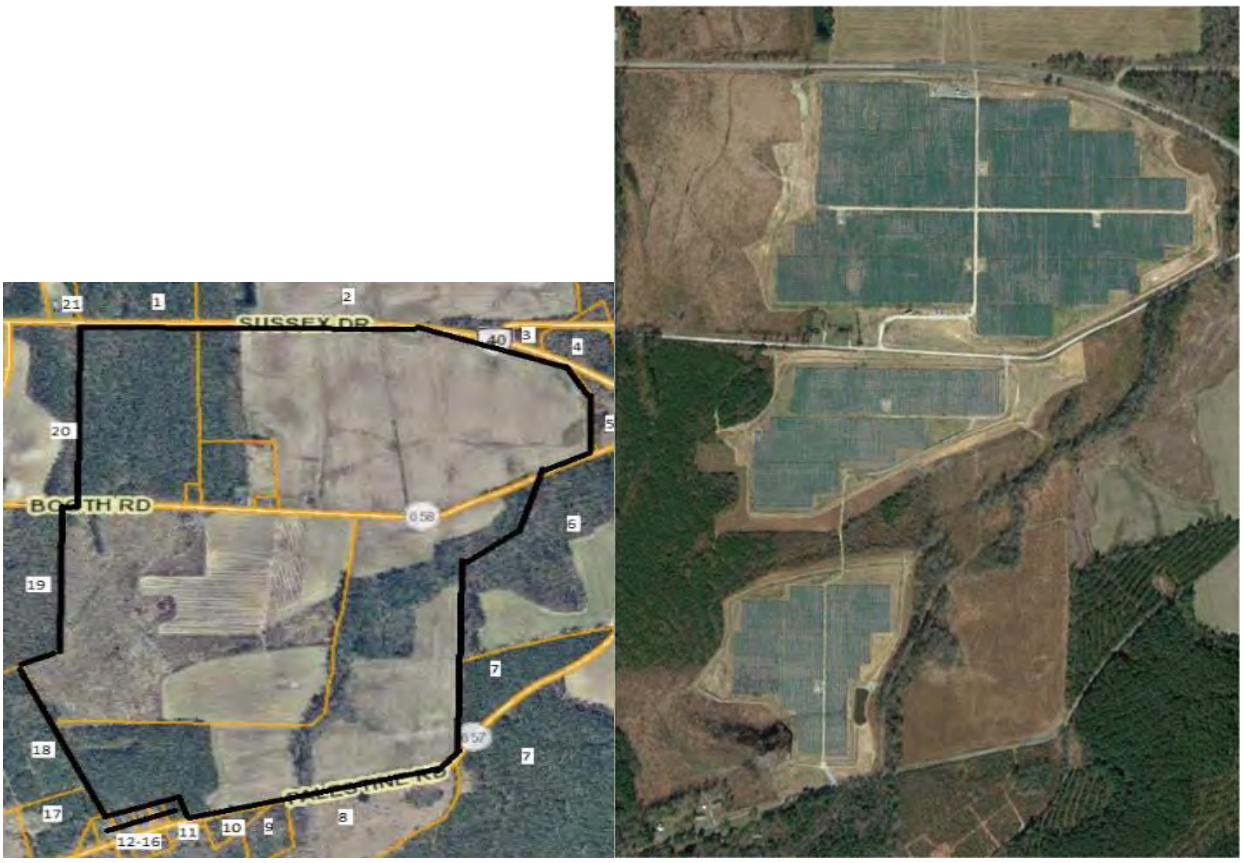
Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	5241 Barham	2.65	10/18/2018	$264,000	2007	1,660	$159.04	3/2	Drive	Ranch	Modular
Not	17950 New Kent	5.00	9/5/2018	$290,000	1987	1,756	$165.15	3/2.5	3 Gar	Ranch	
Not	9252 Ordinary	4.00	6/13/2019	$277,000	2001	1,610	$172.05	3/2	1.5-Gar	Ranch	
Not	2416 W Miller	1.04	9/24/2018	$299,000	1999	1,864	$160.41	3/2.5	Gar	Ranch	

Adjoining Sales Adjusted

Solar	Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
Adjoins	5241 Barham								$264,000		250
Not	17950 New Kent		-$8,000	$29,000	-$4,756	-$5,000	-$20,000	-$15,000	$266,244	-1%	
Not	9252 Ordinary	-$8,310	-$8,000	$8,310	$2,581		-$10,000	-$15,000	$246,581	7%	
Not	2416 W Miller		$8,000	$11,960	-$9,817	-$5,000	-$10,000	-$15,000	$279,143	-6%	
								Average Diff		0%	

I also spoke with Patrick W. McCrerey of Virginia Estates who was marketing a property that sold at 5300 Barham Road adjoining the Walker-Correctional Solar Farm. He indicated that this property was unique with a home built in 1882 and heavily renovated and updated on 16.02 acres. The solar farm was through the woods and couldn't be seen by this property and it had no impact on marketing this property. This home sold on April 26, 2017 for $358,000. I did not set up any matched pairs for this property since it is a unique property that any such comparison would be difficult to rely on. The broker's comments do support the assertion that the adjoining solar farm had no impact on value. The home in this case was 510 feet from the closest panel.

3. Matched Pair – Sappony Solar, Sussex County, VA



This project is a 30 MW facility located on a 322.68-acre tract that was built in the fourth quarter of 2017.

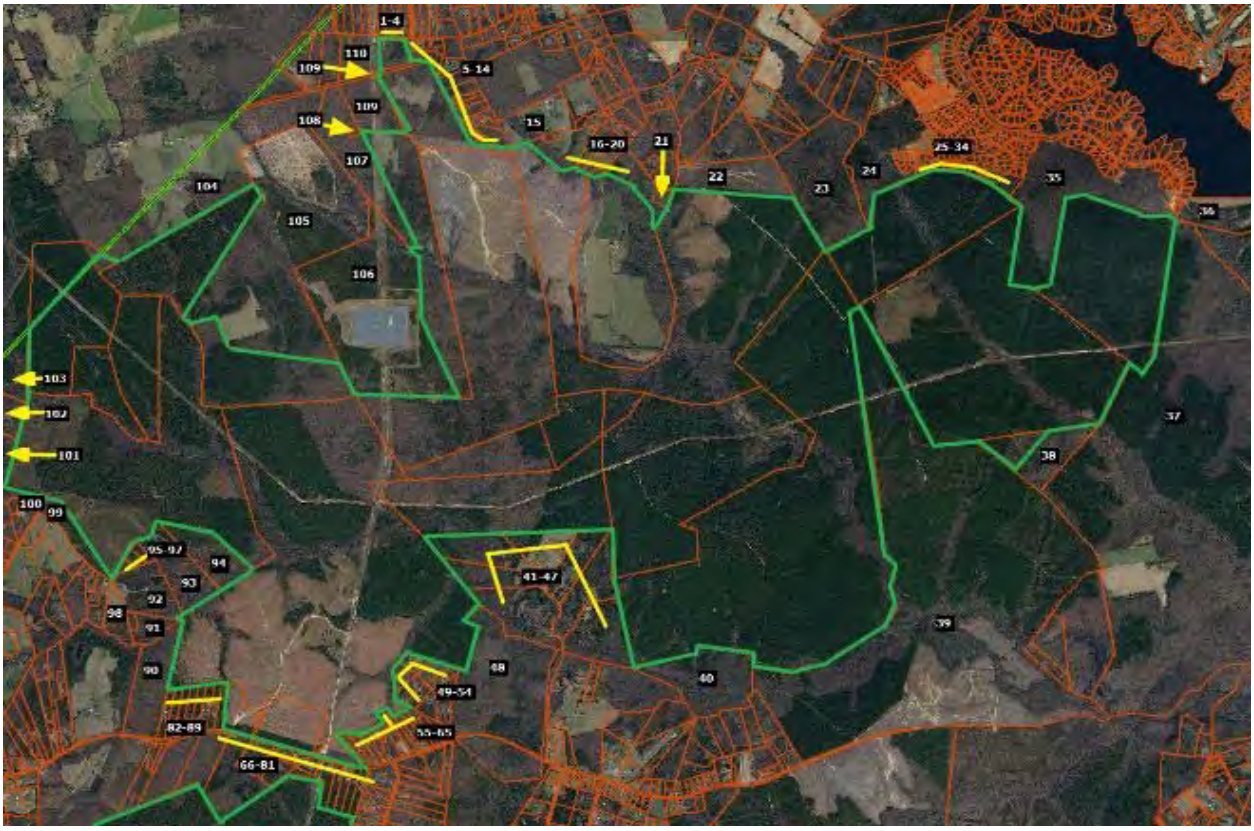
I have considered the 2018 sale of Parcel 17 as shown below. This was a 1,900 s.f. manufactured home on a 6.00-acre lot that sold in 2018. I have compared that to three other nearby manufactured homes as shown below. The range of impacts is within typical market variation with an average of -1%, which supports a conclusion of no impact on property value. The landscaping buffer is considered medium.

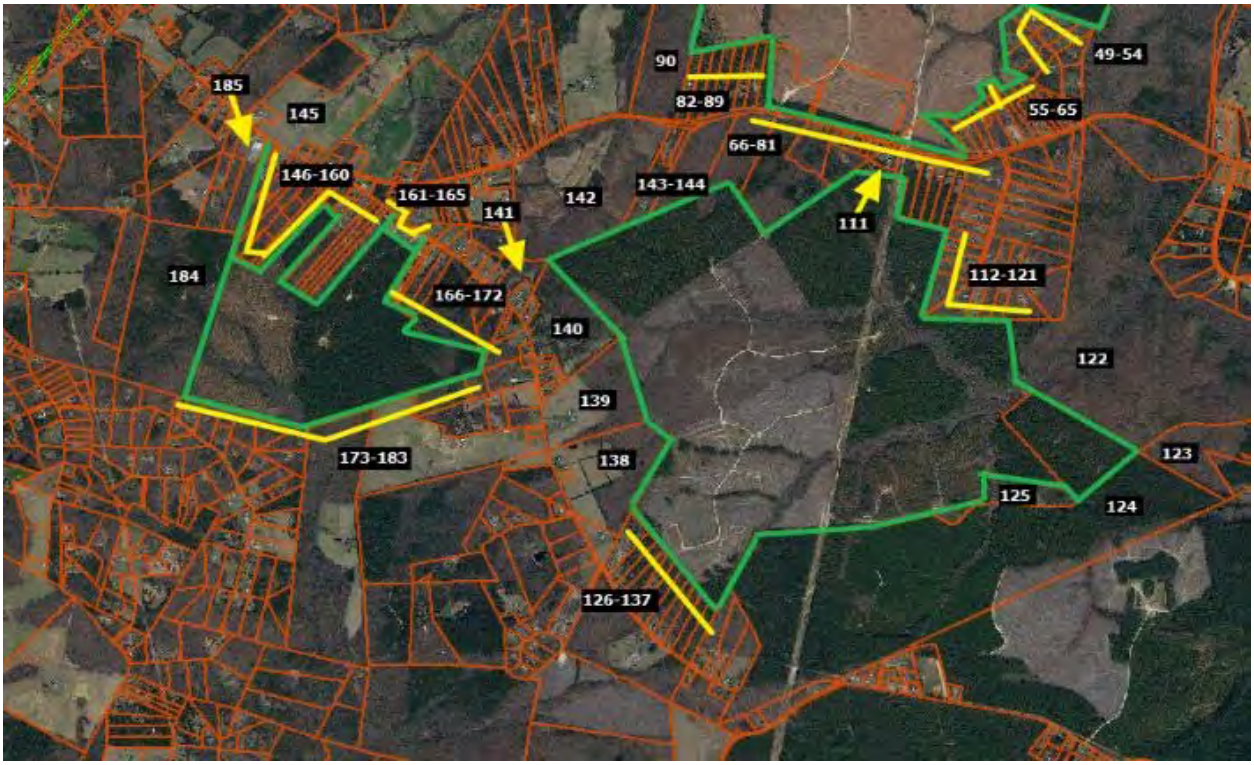
Adjoining Residential Sales After Solar Farm Approved

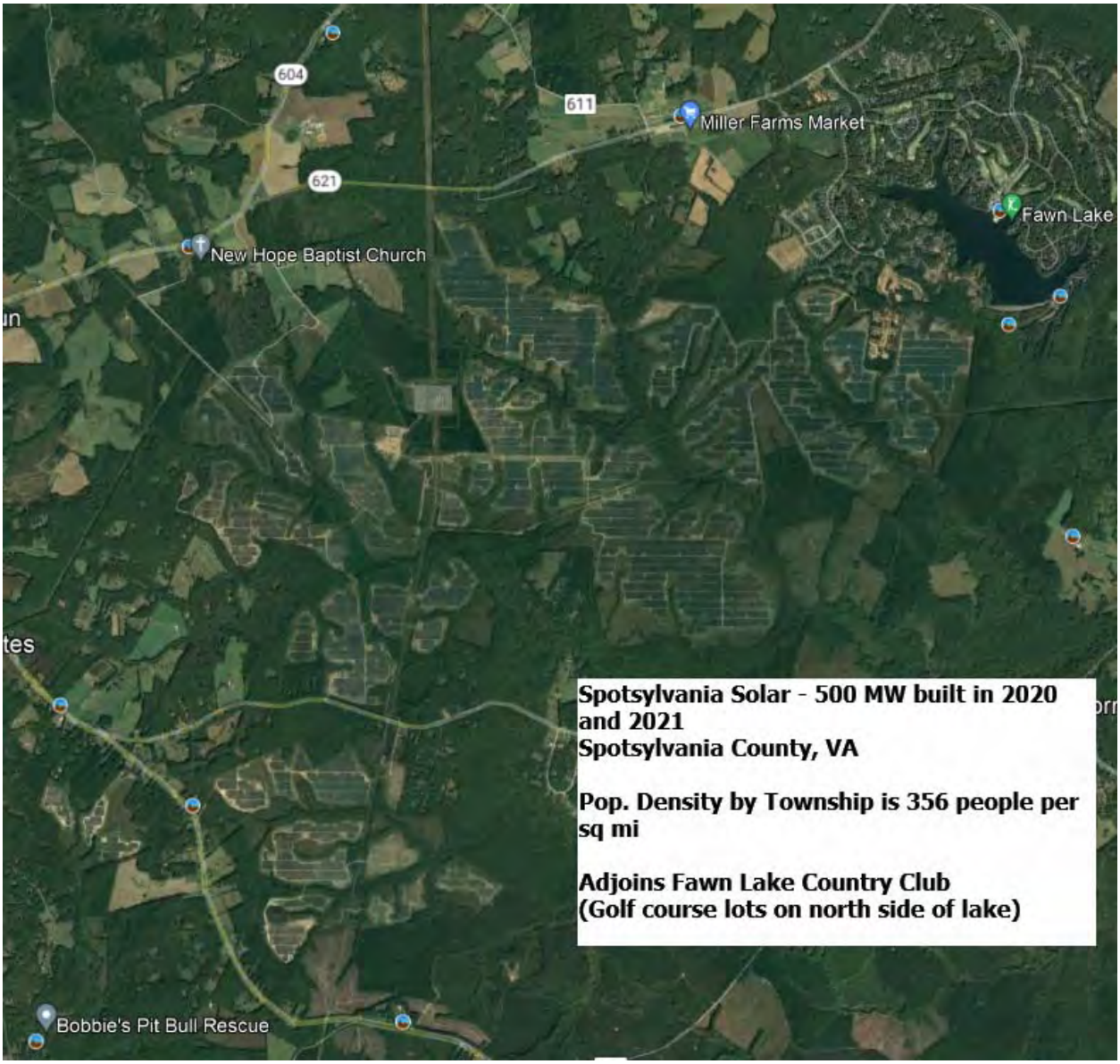
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
	Adjoins	12511 Palestine	6.00	7/31/2018	$128,400	2013	1,900	$67.58	4/2.5	Open	Manuf	
	Not	15698 Concord	3.92	7/31/2018	$150,000	2010	2,310	$64.94	4/2	Open	Manuf	Fence
	Not	23209 Sussex	1.03	7/7/2020	$95,000	2005	1,675	$56.72	3/2	Det Crpt	Manuf	
	Not	6494 Rocky Br	4.07	11/8/2018	$100,000	2004	1,405	$71.17	3/2	Open	Manuf	

Adjoining Sales Adjusted									Avg	
Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
							$128,400			1425
$0		$2,250	-$21,299	$5,000			$135,951	-6%		
-$5,660	$13,000	$3,800	$10,209	$5,000	$1,500		$122,849	4%		
-$843		$4,500	$28,185				$131,842	-3%		
									-1%	

4. Matched Pair – Spotsylvania Solar, Paytes, VA







This solar farm is being built in four phases with the area known as Site C having completed construction in November 2020 after the entire project was approved in April 2019. Site C, also known as Pleinmont 1 Solar, includes 99.6 MW located in the southeast corner of the project and shown on the maps above with adjoining parcels 111 through 144. The entire Spotsylvania project totals 500 MW on 3500 acres out of a parent tract assemblage of 6,412 acres.

I have identified three adjoining home sales that occurred during construction and development of the site in 2020.

The first is located on the north side of Site A on Orange Plank Road. The second is located on Nottoway Lane just north of Catharpin Road on the south side of Site A and east of Site C. The third is located on Post Oak Road for a home that backs up to Site C that sold in September 2020 near the completion of construction for Site C.

Spotsylvania Solar Farm

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	12901 Orng Plnk	5.20	8/27/2020	$319,900	1984	1,714	$186.64	3/2	Drive	1.5	Un Bsmt
Not	8353 Gold Dale	3.00	1/27/2021	$415,000	2004	2,064	$201.07	3/2	3 Gar	Ranch	
Not	6488 Southfork	7.26	9/9/2020	$375,000	2017	1,680	$223.21	3/2	2 Gar	1.5	Barn/Patio
Not	12717 Flintlock	0.47	12/2/2020	$290,000	1990	1,592	$182.16	3/2.5	Det Gar	Ranch	

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
12901 Orng Plnk								$319,900		1270
8353 Gold Dale	-$5,219	$20,000	-$41,500	-$56,298		-$20,000		$311,983	2%	
6488 Southfork	-$401	-$20,000	-$61,875	$6,071		-$15,000		$283,796	11%	
12717 Flintlock	-$2,312	$40,000	-$8,700	$17,779	-$5,000	-$5,000		$326,767	-2%	
							Average Diff		4%	

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	9641 Nottoway	11.00	5/12/2020	$449,900	2004	3,186	$141.21	4/2.5	Garage	2-Story	Un Bsmt
Not	26123 Lafayette	1.00	8/3/2020	$390,000	2006	3,142	$124.12	3/3.5	Gar/DtG	2-Story	
Not	11626 Forest	5.00	8/10/2020	$489,900	2017	3,350	$146.24	4/3.5	2 Gar	2-Story	
Not	10304 Pny Brnch	6.00	7/27/2020	$485,000	1998	3,076	$157.67	4/4	2Gar/Dt2	Ranch	Fn Bsmt

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
9641 Nottoway								$449,900		1950
26123 Lafayette	-$2,661	$45,000	-$3,900	$4,369	-$10,000	-$5,000		$417,809	7%	
11626 Forest	-$3,624		-$31,844	-$19,187		-$5,000		$430,246	4%	
10304 Pny Brnch	-$3,030		$14,550	$13,875	-$15,000	-$15,000	-$10,000	$470,396	-5%	
							Average Diff		2%	

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	13353 Post Oak	5.20	9/21/2020	$300,000	1992	2,400	$125.00	4/3	Drive	2-Story	Fn Bsmt
Not	9609 Logan Hgt	5.86	7/4/2019	$330,000	2004	2,352	$140.31	3/2	2Gar	2-Story	
Not	12810 Catharpian	6.18	1/30/2020	$280,000	2008	2,240	$125.00	4/2.5	Drive	2-Story	Bsmt/Nd Pnt
Not	10725 Rbrt Lee	5.01	10/26/2020	$295,000	1995	2,166	$136.20	4/3	Gar	2-Story	Fn Bsmt

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
13353 Post Oak								$300,000		1171
9609 Logan Hgt	$12,070		-$19,800	$5,388		-$15,000	$15,000	$327,658	-9%	
12810 Catharpian	$5,408		-$22,400	$16,000	$5,000		$15,000	$299,008	0%	
10725 Rbrt Lee	-$849		-$4,425	$25,496		-$10,000		$305,222	-2%	
							Average Diff		-4%	

All three of these homes are well set back from the solar panels at distances over 1,000 feet and are well screened from the project. All three show no indication of any impact on property value.

There are a couple of recent lot sales located along Southview Court that have sold since the solar farm was approved. The most recent lot sales include 11700 Southview Court that sold on December 29, 2021 for $140,000 for a 0.76-acre lot. This property was on the market for less than 2 months before closing within 6% of the asking price. This lot sold earlier in September 2019 for $55,000 based on a liquidation sale from NTS to an investor.

A similar 0.68-acre lot at 11507 Stonewood Court within the same subdivision located away from the solar farm sold on March 9, 2021 for $109,000. This lot sold for 18% over the asking price within 1 month of listing suggesting that this was priced too low. Adjusting this lot value upward by 12% for very strong growth in the market over 2021, the adjusted indicated value is $122,080 for this lot. This is still showing a 15% premium for the lot backing up to the solar farm.

The lot at 11009 Southview Court sold on August 5, 2019 for $65,000, which is significantly lower than the more recent sales. This lot was sold by NTS the original developer of this subdivision, who was in the process of liquidating lots in this subdivision with multiple lot sales in this time period throughout the subdivision being sold at discounted prices. The home was later improved by the buyer with a home built in 2020 with 2,430 square feet ranch, 3.5 bathrooms, with a full basement, and a current assessed value of $492,300.

I spoke with Chris Kalia, MAI, Mark Doherty, local real estate investor, and Alex Doherty, broker, who are all three familiar with this subdivision and activity in this neighborhood. All three indicated that there was a deep sell off of lots in the neighborhood by NTS at discounted prices under $100,000 each. Those lots since that time are being sold for up to $140,000. The prices paid for the lots below $100,000 were liquidation values and not indicative of market value. Homes are being built in the neighborhood on those lots with home prices ranging from $600,000 to $800,000 with no sign of impact on pricing due to the solar farm according to all three sources.

Fawn Lake Lot Sales

Parcel	Solar?	Address	Acres	Sale Date	Sale Price	Ad. For Time	% Diff
A	Adjoins	11700 Southview Ct	0.76	12/29/2021	$140,000		
1	1 parcel away	11603 Southview Ct	0.44	3/31/2022	$140,000	$141,960	-1.4%
2	Not adjoin	11507 Stonewood Ct	0.68	3/9/2021	$109,000	$118,374	15.4%
3	Not adjoin	11312 Westgate Wy	0.83	10/15/2020	$125,000	$142,000	-1.4%
4	Not adjoin	11409 Darkstone Pl	0.589	9/23/2021	$118,000	$118,000	15.7%

Average	7.1%
Median	7.0%

Least Adjusted	15.7%
2nd Least Adjusted	-1.4%
(Parcel 1 off solar farm)	

Time Adjustments are based on the FHFA Housing Price Index

5. Matched Pair – Crittenden Solar, Crittenden, KY

This solar farm was built in December 2017 on a 181.70-acre tract but utilizing only 34.10 acres. This is a 2.7 MW facility with residential subdivisions to the north and south.

I have identified five home sales to the north of this solar farm on Clairborne Drive and one home sale to the south on Eagle Ridge Drive since the completion of this solar farm. The home sale on Eagle Drive is for a $75,000 home and all of the homes along that street are similar in size and price range. According to local broker Steve Glacken with Cutler Real Estate these are the lowest price range/style home in the market. I have not analyzed that sale as it would unlikely provide significant data to other homes in the area.

Mr. Glacken has been selling lots at the west end of Clairborne for new home construction. He indicated in 2020 that the solar farm near the entrance of the development has been a complete non-factor and none of the home sales are showing any concern over the solar farm. Most of the homes are in the $250,000 to $280,000 price range. The vacant residential lots are being marketed for $28,000 to $29,000. The landscaping buffer is considered light, but the rolling terrain allows for distant views of the panels from the adjoining homes along Clairborne Drive.

The first home considered is a bit of an anomaly for this subdivision in that it is the only manufactured home that was allowed in the community. It sold on January 3, 2019. I compared that sale to three other manufactured home sales in the area making minor adjustments as shown on the next page to account for the differences. After all other factors are considered the adjustments show a -1% to +13% impact due to the adjacency of the solar farm. The best indicator is 1250 Cason, which shows a 3% impact. A 3% impact is within the normal static of real estate transactions and therefore not considered indicative of a positive impact on the property, but it strongly supports an indication of no negative impact.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
	Adjoins	250 Claiborne	0.96	1/3/2019	$120,000	2000	2,016	$59.52	3/2	Drive	Manuf	
	Not	1250 Cason	1.40	4/18/2018	$95,000	1994	1,500	$63.33	3/2	2-Det	Manuf	Carport
	Not	410 Reeves	1.02	11/27/2018	$80,000	2000	1,456	$54.95	3/2	Drive	Manuf	
	Not	315 N Fork	1.09	5/4/2019	$107,000	1992	1,792	$59.71	3/2	Drive	Manuf	

Adjustments

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	250 Claiborne								$120,000			373
Not	1250 Cason	$2,081		$2,850	$26,144		-$5,000	-$5,000	$116,075	3%		
Not	410 Reeves	$249		$0	$24,615				$104,865	13%		
Not	315 N Fork	-$1,091		$4,280	$10,700				$120,889	-1%		
											5%	

I also looked at three other home sales on this street as shown below. These are stick-built homes and show a higher price range.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
	Adjoins	300 Claiborne	1.08	9/20/2018	$212,720	2003	1,568	$135.66	3/3	2-Car	Ranch	Brick
	Not	460 Claiborne	0.31	1/3/2019	$229,000	2007	1,446	$158.37	3/2	2-Car	Ranch	Brick
	Not	2160 Sherman	1.46	6/1/2019	$265,000	2005	1,735	$152.74	3/3	2-Car	Ranch	Brick
	Not	215 Lexington	1.00	7/27/2018	$231,200	2000	1,590	$145.41	5/4	2-Car	Ranch	Brick

Adjustments

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	300 Claiborne								$213,000			488
Not	460 Claiborne	-$2,026		-$4,580	$15,457	$5,000			$242,850	-14%		
Not	2160 Sherman	-$5,672		-$2,650	-$20,406				$236,272	-11%		
Not	215 Lexington	$1,072		$3,468	-$2,559	-$5,000			$228,180	-7%		
											-11%	

This set of matched pairs shows a minor negative impact for this property. I was unable to confirm the sales price or conditions of this sale. The best indication of value is based on 215 Lexington, which required the least adjusting and supports a -7% impact.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
	Adjoins	350 Claiborne	1.00	7/20/2018	$245,000	2002	1,688	$145.14	3/3	2-Car	Ranch	Brick
	Not	460 Claiborne	0.31	1/3/2019	$229,000	2007	1,446	$158.37	3/2	2-Car	Ranch	Brick
	Not	2160 Sherman	1.46	6/1/2019	$265,000	2005	1,735	$152.74	3/3	2-Car	R/FBsmt	Brick
	Not	215 Lexington	1.00	7/27/2018	$231,200	2000	1,590	$145.41	5/4	2-Car	Ranch	Brick

Adjustments

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	350 Claiborne								$245,000			720
Not	460 Claiborne	-$3,223		-$5,725	$30,660	$5,000			$255,712	-4%		
Not	2160 Sherman	-$7,057		-$3,975	-$5,743				$248,225	-1%		
Not	215 Lexington	-$136		$2,312	$11,400	-$5,000			$239,776	2%		
											-1%	

The following photograph shows the light landscaping buffer and the distant view of panels that was included as part of the marketing package for this property. The panels are visible somewhat on the left and somewhat through the trees in the center of the photograph. The first photograph is from the home, with the second photograph showing the view near the rear of the lot.

This set of matched pairs shows a no negative impact for this property. The range of adjusted impacts is -4% to +2%. The best indication is -1%, which as described above is within the typical market static and supports no impact on adjoining property value.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
	Adjoins	370 Claiborne	1.06	8/22/2019	$273,000	2005	1,570	$173.89	4/3	2-Car	2-Story	Brick
	Not	2160 Sherman	1.46	6/1/2019	$265,000	2005	1,735	$152.74	3/3	2-Car	R/FBsmt	Brick
	Not	2290 Dry	1.53	5/2/2019	$239,400	1988	1,400	$171.00	3/2.5	2-Car	R/FBsmt	Brick
	Not	125 Lexington	1.20	4/17/2018	$240,000	2001	1,569	$152.96	3/3	2-Car	Split	Brick

Adjustments

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	370 Claiborne								$273,000			930
Not	2160 Sherman	$1,831		$0	-$20,161				$246,670	10%		
Not	2290 Dry	$2,260		$20,349	$23,256	$2,500			$287,765	-5%		
Not	125 Lexington	$9,951		$4,800					$254,751	7%		
											4%	

This set of matched pairs shows a general positive impact for this property. The range of adjusted impacts is -5% to +10%. The best indication is +7%. I typically consider measurements of +/-5% to be within the typical variation in real estate transactions. This indication is higher than that and suggests a positive relationship.

The photograph from the listing shows panels visible between the home and the trampoline shown in the picture.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	330 Claiborne	1.00	12/10/2019	$282,500	2003	1,768	$159.79	3/3	2-Car	Ranch	Brick/pool
Not	895 Osborne	1.70	9/16/2019	$249,900	2002	1,705	$146.57	3/2	2-Car	Ranch	Brick/pool
Not	2160 Sherman	1.46	6/1/2019	$265,000	2005	1,735	$152.74	3/3	2-Car	R/FBsmt	Brick
Not	215 Lexington	1.00	7/27/2018	$231,200	2000	1,590	$145.41	5/4	2-Car	Ranch	Brick

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	330 Claiborne								$282,500			665
Not	895 Osborne	$1,790		$1,250	$7,387	$5,000		$0	$265,327	6%		
Not	2160 Sherman	$4,288		-$2,650	$4,032			$20,000	$290,670	-3%		
Not	215 Lexington	$9,761		$3,468	$20,706	-$5,000		$20,000	$280,135	1%		
											1%	

This set of matched pairs shows a general positive impact for this property. The range of adjusted impacts is -3% to +6%. The best indication is +6%. I typically consider measurements of +/-5% to be within the typical variation in real estate transactions. This indication is higher than that and suggests a positive relationship. The landscaping buffer on these is considered light with a fair visibility of the panels from most of these comparables and only thin landscaping buffers separating the homes from the solar panels.

I also looked at four sales that were during a rapid increase in home values around 2021, which required significant time adjustments based on the FHFA Housing Price Index. Sales in this time frame are less reliable for impact considerations as the peak buyer demand allowed for homes to sell with less worry over typical issues such as repairs.

The home at 250 Claiborne Drive sold with no impact from the solar farm according to the buyer's broker Lisa Ann Lay with Keller Williams Realty Service. As noted earlier, this is the only manufactured home in the community and is a bit of an anomaly. There was an impact on this sale due to an appraisal that came in low likely related to the manufactured nature of the home. Ms. Lay indicated that there was significant back and forth between both brokers and the appraiser to address the low appraisal, but ultimately, the buyers had to pay $20,000 out of pocket to cover the difference in appraised value and the purchase price. The low appraisal was not attributed to the solar farm, but the difficulty in finding comparable sales and likely the manufactured housing.

Adjoining Residential Sales After Solar Farm Built

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	250 Claiborne	1.05	1/5/2022	$210,000	2002	1,592	$131.91	4/2	Drive	Ranch	Manuf
Not	255 Spillman	0.64	3/4/2022	$166,000	1991	1,196	$138.80	3/1	Drive	Ranch	Remodel
Not	546 Waterworks	0.28	4/29/2021	$179,500	2007	1,046	$171.61	4/2	Drive	Ranch	3/4 Fin B
Not	240 Shawnee	1.18	6/7/2021	$180,000	1977	1,352	$133.14	3/2	Gar	Ranch	N/A

Solar	Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	250 Claiborne							$210,000			365
Not	255 Spillman	-$379	$9,130	$43,971	$10,000		-$20,000	$208,722	1%		
Not	546 Waterworks	$1,772	-$4,488	$74,958			-$67,313	$184,429	12%		
Not	240 Shawnee	$1,501	$22,500	$25,562		-$10,000		$219,563	-5%		
										3%	

The photograph of the rear view from the listing is shown below.

The home at 260 Claiborne Drive sold with no impact from the solar farm according to the buyer's broker Jim Dalton with Ashcraft Real Estate Services. He noted that there was significant wood rot and a heavy smoker smell about the house, but even that had no impact on the price due to high demand in the market.

Adjoining Residential Sales After Solar Farm Built

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	260 Claiborne	1.00	10/13/2021	$175,000	2001	1,456	$120.19	3/2	Drive	Ranch	N/A
Not	355 Oakwood	0.58	10/27/2020	$186,000	2002	1,088	$170.96	3/2	Gar	Ranch	3/4 Fin B
Not	30 Ellen Kay	0.50	1/30/2020	$183,000	1988	1,950	$93.85	3/2	Gar	2-Story	N/A
Not	546 Waterworks	0.28	4/29/2021	$179,500	2007	1,046	$171.61	4/2	Drive	Ranch	3/4 Fin B

Solar	Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	260 Claiborne							$175,000			390
Not	355 Oakwood	$18,339	-$930	$50,329		-$10,000	-$69,750	$173,988	1%		
Not	30 Ellen Kay	$31,974	$11,895	-$37,088		-$10,000		$179,781	-3%		
Not	546 Waterworks	$8,420	-$5,385	$56,287			-$67,313	$171,510	2%		
										0%	

The photograph of the rear view from the listing is shown below.

These next two were brick and with unfinished basements which made them easier to compare and therefore more reliable. For 300 Claiborne I considered the sale of a home across the street that did not back up to the solar farm and it adjusted to well below the range of the other comparables. I have included it, but would not rely on that which means this next comparable strongly supports a range of 0 to +3% and not up to +19%.

djoining Residential Sales After Solar Farm Built

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	300 Claiborne	0.89	12/18/2021	$290,000	2002	1,568	$184.95	3/3	2-Car	Br Rnch	Bsmt
Not	405 Claiborne	0.41	2/1/2022	$267,750	2004	1,787	$149.83	3/2	2-Car	Br Rnch	Bsmt
Not	39 Pinhook	0.68	3/31/2022	$299,000	1992	1,680	$177.98	3/2	2-Car	Br Rnch	Bsmt
Not	5 Pinhook	0.70	4/7/2022	$309,900	1992	1,680	$184.46	3/2	2-Car	Br Rnch	Bsmt

Solar	Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	300 Claiborne							$290,000			570
Not	405 Claiborne	-$3,384	-$2,678	-$26,251				$235,437	19%		
Not	39 Pinhook	-$8,651	$14,950	-$15,947				$289,352	0%		
Not	5 Pinhook	-$9,576	$15,495	-$16,528				$299,291	-3%		
										5%	

The photograph of the rear view from the listing is shown below.

The home at 410 Claiborne included an inground pool with significant landscaping around it that was a challenge. Furthermore, two of the comparables had finished basements. I made no adjustment for the pool on those two comparables and considered the two factors to cancel out

Adjoining Residential Sales After Solar Farm Built

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	410 Claiborne	0.31	2/10/2021	$275,000	2006	1,595	$172.41	3/2	2-Car	Br Rnch	Bsmt/Pool
Not	114 Austin	1.40	12/23/2020	$248,000	1994	1,650	$150.30	3/2	2-Car	Br Rnch	Bsmt
Not	125 Liza	0.29	6/25/2021	$315,000	2005	1,913	$164.66	4/3	2-Car	Br Rnch	Ktchn Bsmt
Not	130 Hannahs	0.42	2/9/2021	$295,000	2007	1,918	$153.81	3/3	2-Car	Br Rnch	Fin Bsmt

Solar	Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	410 Claiborne							$275,000			1080
Not	114 Austin	$3,413	$14,880	-$6,613			$20,000	$279,680	-2%		
Not	125 Liza	-$11,945	$1,575	-$41,890	-$10,000			$252,740	8%		
Not	130 Hannahs	$83	-$1,475	-$39,743	-$10,000			$243,864	11%		
										6%	

The nine matched pairs considered in this analysis includes five that show no impact on value, one that shows a negative impact on value, and three that show a positive impact. The negative indication supported by one matched pair is -7% and the positive impacts are +6% and +7%. The two neutral indications show impacts of -5% to +5%. The average indicated impact is +2% when all nine of these indicators are blended.

Furthermore, the comments of the local real estate brokers strongly support the data that shows no negative impact on value due to the proximity to the solar farm.

6. Matched Pair – White House Solar, Louisa, VA

This project was built in 2016 for a solar project on a 499.52-acre tract for a 20 MW facility. The closest single-family home is 110 feet away from the closest solar panel. The average distance is 1,195 feet.

I have identified one recent adjoining home sale to the north of this project that sold in 2020. I spoke with the broker, Stacie Chandler, who represented the buyer in that transaction. She indicated that the solar farm had no impact on the price that they negotiated on that home. That is supported by the matched pair shown below.

The adjustments shown below make no adjustment for the difference in acreage for the smaller parcels. One of these is on a smaller lot, but located in a golf course community with rear exposure to the golf course. The other is in Mineral and while the lots are not the same size, they are similarly valued. I also adjusted this property upward by $50,000 for the condition/lack of renovation. This adjustment is based on the fact that this home was renovated following the 2020 purchase and then resold in 2021 for $75,000 more than the 2020 value. Comparing the 2021 renovated price at $144/s.f. to the subject property and adjusting on the same rates would require a downward adjustment to the comparable of $10,400 for time, upward by $8,325 for year built, and downward by $5,000 for the extra half bathroom for an indicated adjusted value of $252,925 which suggests a 5% reduction in value due to the solar farm. Either way this comparable requires significant adjustments and suggests a range of -5% to 0% impact. The Woodger comparable required less

adjustment and suggests an 11% enhancement due to proximity to the solar farm and that is without any consideration of this home having a superior exposure to a golf course.

Whitehouse Solar

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	127 Walnut Wds	4.09	3/27/2020	$240,000	1984	1,824	$131.58	3/2	2 Gar	Br Rnch	Reno
Not	126 Woodger	0.63	4/29/2019	$240,000	1992	1,956	$122.70	3/2+2	2 Gar	Br Rnch	Golf
Not	808 Virginia	0.51	3/16/2020	$185,000	1975	1,806	$102.44	3/2.5	2 Gar	Br Rnch	
Not	273 Carsons	3.94	9/29/2018	$248,500	1985	2,224	$111.74	4/3	Drive	Ranch	Not Brck

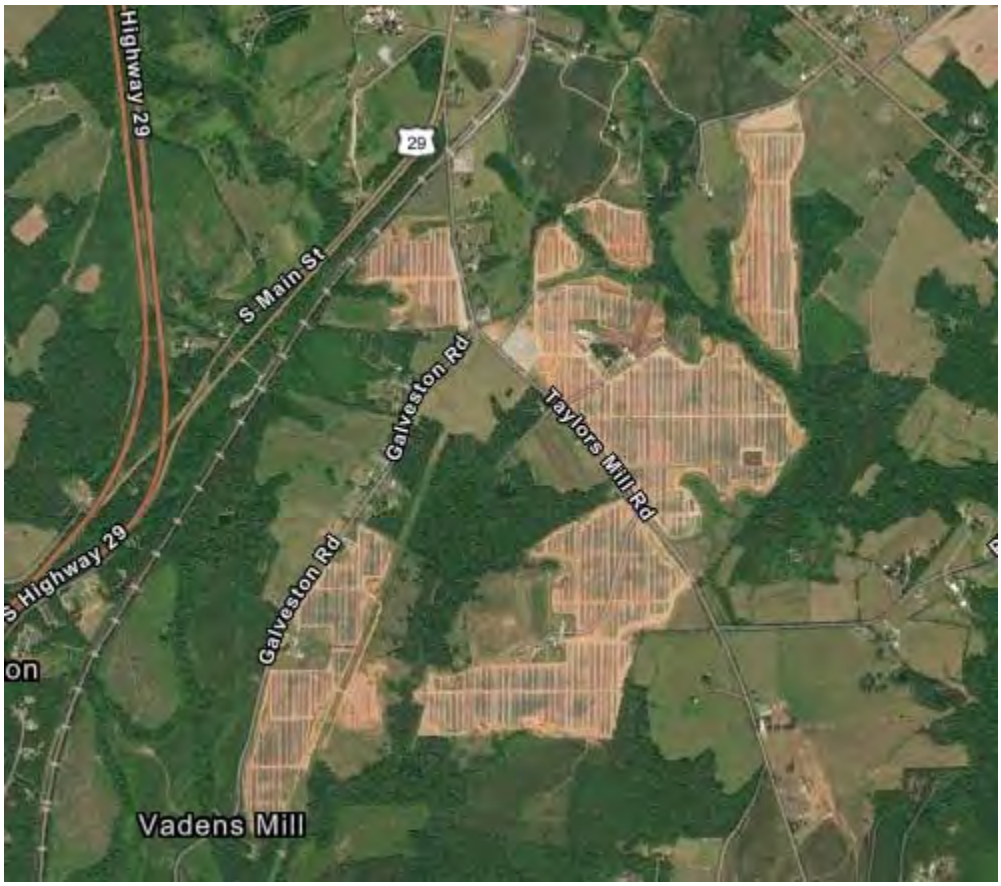
Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
127 Walnut Wds								$240,000		1400
126 Woodger	$6,569		-$9,600	-$12,957	-$10,000			$214,012	11%	
808 Virginia	$167		$8,325	$1,475	-$5,000		$50,000	$239,967	0%	
273 Carsons	$11,131		-$1,243	-$35,755	-$10,000	$15,000	$12,425	$240,059	0%	
							Average Diff		4%	

These matched pairs are generally challenging in that one is shown before and after a renovation suggesting impacts of -5% to 0%. The comparable requiring the least adjustment is on a golf course but it also was not recently renovated which makes it less reliable. Finally, the Carsons property was similar, but older and is not brick. While I adjusted for those factors it really does not make for a great matched pair.

The best indication by the matched pairs is -5% to 0%. The broker involved in the transaction indicated that the solar farm had no impact on property value. Given those comments and the range of impacts shown, I conclude that this home sale near the White House solar project indicates no impact on property value.

7. Matched Pair – Whitehorn Solar, Gretna, Pittsylvania, VA



This project was built in 2021 for a solar project with 50 MW. Adjoining uses are residential and agricultural. There was a sale located at 1120 Taylors Mill Road that sold on December 20, 2021, which is about the time the solar farm was completed. This sold for $224,000 for 2.02 acres with a 2,079 s.f. mobile home on it that was built in 2010. The property was listed for $224,000 and sold for that same price within two months (went under contract almost exactly 30 days from listing). This sales price works out to $108 per square foot. This home is 255 feet from the nearest panel.

I have compared this sale to an August 20, 2020 sale at 1000 Long Branch Drive that included 5.10 acres with a 1,980 s.f. mobile home that was built in 1993 and sold for $162,000, or $81.82 per square foot. Adjusting this upward for significant growth between this sale date and December 2021 relied on data provided by the FHFA House Pricing Index, which indicates that for homes in the Roanoke, VA MSA would be expected to appreciate from $162,000 to $191,000 over that period of time. Using $191,000 as the effective value as of the date of comparison, the indicated value of this sale works out to $96.46 per square foot. Adjusting this upward by 17% for the difference in year built, but downward by 5% for the much larger lot size at this comparable, I derive an adjusted indication of value of $213,920, or $108 per square foot.

This indicates no impact on value attributable to the new solar farm located across from the home on Taylors Mill Road.

8. Matched Pair – Altavista Solar, Altavista, Campbell County, VA

This project was mostly built in 2021 with final construction finished in 2022. This is an 80 MW facility on 720 acres just north of Roanoke River and west of Altavista. Adjoining uses are residential and agricultural.

I have done a Sale/Resale analysis of 3211 Leesville Road which is approximately 540 feet from the nearest solar panel. There was an existing row of trees between this home and the panels that was supplemented with additional screening for a narrow landscaped buffer between the home and the solar panels.

This home sold in December 2018 for $72,500 for this 1,451 s.f. home built in 1940 with a number of additional outbuildings on 3.35 acres. This was before any announcement of a solar farm. This home sold again on March 28, 2022 for $124,048 after the solar farm was constructed. This shows a 71% increase in value on this property since 2018. There was significant growth in the market between these dates and to accurately reflect that I have considered the FHFA House Price Index that is specific for the Lynchburg area of Virginia (the closest regional category), which shows an expected increase in home values over that same time period of 33.8%, which would suggest a normal growth in value up to $97,000. The home sold for significantly more than this which certainly does not support a finding of a negative impact and in fact suggests a significant positive impact. However, I was not able to discuss this sale with the broker and it is possible that the home also was renovated between 2018 and 2022, which may account for that additional increase in value. Still give that the home increased in value so significantly over the initial amount there is no sign of any negative impact due to the solar farm adjacency.

Similarly, I looked at 3026 Bishop Creek Road that is approximately 600 feet from the nearest solar panel. This home sold on July 16, 2019 for $120,000, which was before construction of the solar farm. This home sold again on February 23, 2022 for $150,000. This shows a 25% increase in value over that time period. Using the same FHFA House Price Index Calculator, the expected increase in value was 29.2% for an indicated expected value of $155,000. This is within 3% of the actual closed price, which supports a finding of no impact from the solar farm. This home has a dense wooded area between it and the adjoining solar farm.

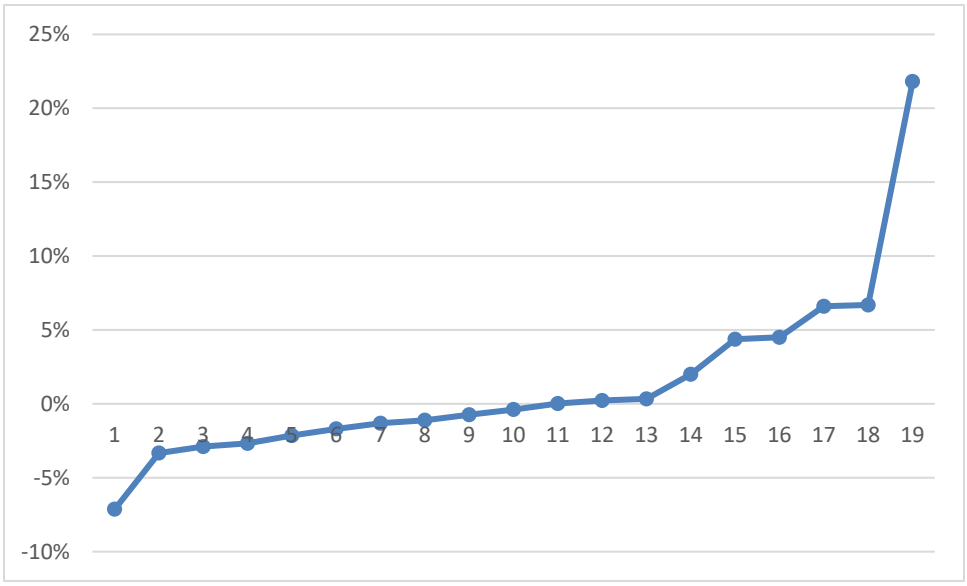
Conclusion

The solar farm matched pairs shown above have similar characteristics to each other in terms of population, but with several outliers showing solar farms in far more urban areas. The median income for the population within 1 mile of a solar farm among this subset of matched pairs is $58,651 with a median housing unit value of $264,681. Most of the comparables are under $500,000 in the home price, with $483,333 being the high end of the set, though I have matched pairs in other states over $1,600,000 in price adjoining large solar farms. The predominate adjoining uses are residential and agricultural. These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural and similar to the solar farm breakdown shown for Virginia and adjoining states as well as the proposed subject property.

Based on the similarity of adjoining uses and demographic data between these sites and the subject property, I consider it reasonable to compare these sites to the subject property.

Matched Pair Summary							Adj. Uses By Acreage				1 mile Radius (2010-2022 Data)			
	Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit	Veg. Buffer
1	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	$81,022	$374,453	Light
2	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	$80,773	$320,076	Light
3	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	$51,410	$155,208	Medium
4	Spotyslvania	Paytes	VA	3,500	500.00	160	37%	52%	11%	0%	74	$120,861	$483,333	Med to Hvy
5	Crittenden	Crittenden	KY	34	2.70	40	22%	51%	27%	0%	1,419	$60,198	$178,643	Light
6	White House	Louisa	VA	500	20.00	N/A	24%	55%	18%	3%	409	$57,104	$209,286	Medium
7	Whitehorn	Gretna	VA	N/A	50.00	N/A	N/A	N/A	N/A	N/A	166	$43,179	$168,750	None to Lgt
8	Altavista	Altavista	VA	720	80.00	N/A	N/A	N/A	N/A	N/A	7	$50,000	$341,667	Light
	Average			828	89.09	90	19%	61%	20%	1%	366	$68,068	$278,927	
	Median			485	20.00	70	18%	54%	19%	0%	185	$58,651	$264,681	
	High			3,500	500.00	160	37%	98%	46%	3%	1,419	$120,861	$483,333	
	Low			34	2.70	40	2%	39%	0%	0%	7	$43,179	$155,208	
	Moonlight													
	1 Mile Radius			524	44.00	5	5%	92%	3%	0%	79	$78,887	$350,000	
	3 Mile Radius			524	44.00	5	5%	92%	3%	0%	954	$80,159	$349,425	
	5 Mile Radius			524	44.00	5	5%	92%	3%	0%	3,999	$82,691	$341,621	

On the following page is a summary of the matched pairs for all of the solar farms noted above. They show a pattern of results from -7% to +22% with an average of 1% and a median finding of 0%. As can be seen in the chart of those results below, most of the data points are between -3% and +2%. This variability is common with real estate and consistent with market "static." I therefore conclude that these results strongly support an indication of no impact on property value due to the adjacent solar farm. Only 1 of the 19 data points show a negative impact greater than the typical variability due to market imperfection, while 4 of the 19 data points show a positive impact. This leaves 14 of the 19 indications showing no impact and within the typical market variability/imperfection that would be expected for any property.



I have further broken down these results based on the MWs, Landscaping, and distance from panel to show the following range of findings for these different categories.

This breakdown shows no homes between 100-200 feet. Solar farms up to 75 MW show homes between 201 and 500 feet with no impact on value. Most of the findings are for homes between 201 and 500 feet.

Light landscaping screens are showing no impact on value at any distances, though solar farms over 75.1 MW only show Medium and Heavy landscaping screens in 4 of the examples identified.

Residential Dwelling Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	Area	MW	Approx Distance	Tax ID/Address	Date	Sale Price	Adj. Sale Price	% Diff	Veg. Buffer
1	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr	Jan-17	$295,000			Light
							6801 Middle	Dec-17	$249,999	$296,157	0%	
2	Walker	Barhamsville	VA	Rural	20	250	5241 Barham	Oct-18	$264,000			Light
							9252 Ordinary	Jun-19	$277,000	$246,581	7%	
3	Clarke Cnty	White Post	VA	Rural	20	1230	833 Nations Spr	Aug-19	$385,000			Light
							2393 Old Chapel	Aug-20	$330,000	$389,286	-1%	
4	Sappony	Stony Creek	VA	Rural	20	1425	12511 Palestine	Jul-18	$128,400			Medium
							6494 Rocky Branch	Nov-18	$100,000	$131,842	-3%	
5	Spotsylvania	Paytes	VA	Rural	617	1270	12901 Orange Plnk	Aug-20	$319,900			Medium
							12717 Flintlock	Dec-20	$290,000	$326,767	-2%	
6	Spotsylvania	Paytes	VA	Rural	617	1950	9641 Nottoway	May-20	$449,900			Medium
							11626 Forest	Aug-20	$489,900	$430,246	4%	
7	Spotsylvania	Paytes	VA	Rural	617	1171	13353 Post Oak	Sep-20	$300,000			Heavy
							12810 Catharpin	Jan-20	$280,000	$299,008	0%	
8	Crittenden	Crittenden	KY	Suburban	2.7	373	250 Claiborne	Jan-19	$120,000			Light
							315 N Fork	May-19	$107,000	$120,889	-1%	
9	Crittenden	Crittenden	KY	Suburban	2.7	488	300 Claiborne	Sep-18	$213,000			Light
							1795 Bay Valley	Dec-17	$231,200	$228,180	-7%	
10	Crittenden	Crittenden	KY	Suburban	2.7	720	350 Claiborne	Jul-18	$245,000			Light
							2160 Sherman	Jun-19	$265,000	$248,225	-1%	
11	Crittenden	Crittenden	KY	Suburban	2.7	930	370 Claiborne	Aug-19	$273,000			Light
							125 Lexington	Apr-18	$240,000	$254,751	7%	
12	Crittenden	Crittenden	KY	Suburban	2.7	665	330 Claiborne	Dec-19	$282,500			Light
							2160 Sherman	Jun-19	$265,000	$290,680	-3%	
13	Crittenden	Crittenden	KY	Suburban	2.7	390	260 Claiborne	Oct-21	$175,000			Light
							546 Waterworks	Apr-21	$179,500	$171,510	2%	
14	Crittenden	Crittenden	KY	Suburban	2.7	570	300 Claiborne	Dec-21	$290,000			Light
							39 Pinhook	Mar-22	$299,000	$289,352	0%	
15	Crittenden	Crittenden	KY	Suburban	2.7	1080	410 Claiborne	Feb-21	$275,000			Light
							114 Austin	Dec-20	$248,000	$279,680	-2%	
16	White House	Louisa	VA	Rural	20	1400	127 Walnut	Mar-20	$240,000			Light
							126 Woodger	Apr-19	$240,000	$239,967	0%	
17	Whitehorn	Gretna	VA	Rural	50	255	1120 Taylors Mill	Dec-21	$224,000			Light
							1000 Long Branch	Aug-20	$162,000	$213,920	5%	
18	Altavista	Altavista	VA	Rural	80	540	3211 Leesville	Mar-22	$124,048			Light
							3211 Leesville	Dec-18	$72,500	$97,000	22%	
19	Altavista	Altavista	VA	Rural	80	600	3026 Bishop Crk	Feb-22	$150,000			Heavy
							3026 Bishop Crk	Jul-19	$120,000	$155,000	-3%	

	MW	Avg. Distance
Average	114.87	870
Median	20.00	720
High	617.00	1,950
Low	2.70	250

	Indicated Impact
Average	1%
Median	0%
High	22%
Low	-7%

MW Range 4.4 to 10 Landscaping Distance	Light 100-200	Light 201-500	Light 500+	Medium 100-200	Medium 201-500	Medium 500+	Heavy 100-200	Heavy 201-500	Heavy 500+
Average	N/A	-2%	4%	N/A	N/A	N/A	N/A	N/A	N/A
Median	N/A	-1%	-1%	N/A	N/A	N/A	N/A	N/A	N/A
High	N/A	2%	22%	N/A	N/A	N/A	N/A	N/A	N/A
Low	N/A	-7%	-3%	N/A	N/A	N/A	N/A	N/A	N/A

10.1 to 30 Landscaping Distance	Light 100-200	Light 201-500	Light 500+	Medium 100-200	Medium 201-500	Medium 500+	Heavy 100-200	Heavy 201-500	Heavy 500+
Average	N/A	7%	-1%	N/A	N/A	-3%	N/A	N/A	N/A
Median	N/A	7%	-1%	N/A	N/A	-3%	N/A	N/A	N/A
High	N/A	7%	0%	N/A	N/A	-3%	N/A	N/A	N/A
Low	N/A	7%	-1%	N/A	N/A	-3%	N/A	N/A	N/A

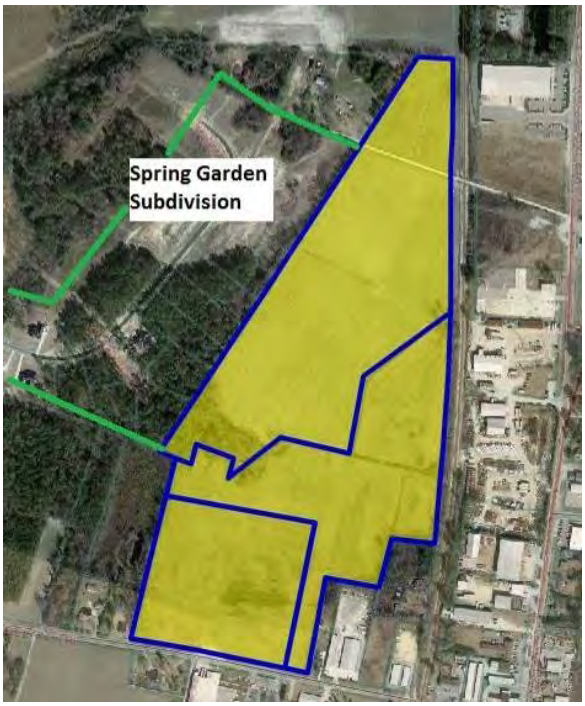
30.1 to 75 Landscaping Distance	Light 100-200	Light 201-500	Light 500+	Medium 100-200	Medium 201-500	Medium 500+	Heavy 100-200	Heavy 201-500	Heavy 500+
Average	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
High	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Low	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

75.1+ Landscaping Distance	Light 100-200	Light 201-500	Light 500+	Medium 100-200	Medium 201-500	Medium 500+	Heavy 100-200	Heavy 201-500	Heavy 500+
Average	N/A	N/A	22%	N/A	N/A	1%	N/A	N/A	-3%
Median	N/A	N/A	22%	N/A	N/A	1%	N/A	N/A	-3%
High	N/A	N/A	22%	N/A	N/A	4%	N/A	N/A	-3%
Low	N/A	N/A	22%	N/A	N/A	-2%	N/A	N/A	-3%

B. Southeastern USA Data – Over 5 MW

1. Matched Pair – AM Best Solar Farm, Goldsboro, NC

This 5 MW solar farm adjoins Spring Garden Subdivision which had new homes and lots available for new construction during the approval and construction of the solar farm. The recent home sales have ranged from $200,000 to $250,000. This subdivision sold out the last homes in late 2014. The solar farm is clearly visible particularly along the north end of this street where there is only a thin line of trees separating the solar farm from the single-family homes.

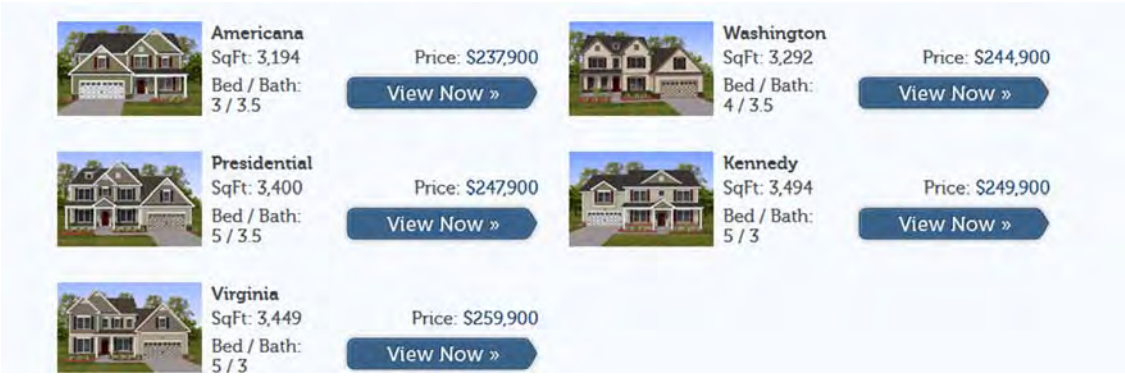


Homes backing up to the solar farm are selling at the same price for the same floor plan as the homes that do not back up to the solar farm in this subdivision. According to the builder, the solar farm has been a complete non-factor. Not only do the sales show no difference in the price paid for the various homes adjoining the solar farm versus not adjoining the solar farm, but there are actually more recent sales along the solar farm than not. There is no impact on the sellout rate, or time to sell for the homes adjoining the solar farm.

I spoke with a number of owners who adjoin the solar farm and none of them expressed any concern over the solar farm impacting their property value.

The data presented on the following page shows multiple homes that have sold in 2013 and 2014 adjoining the solar farm at prices similar to those not along the solar farm. These series of sales indicate that the solar farm has no impact on the adjoining residential use.

The homes that were marketed at Spring Garden are shown below.



The homes adjoining the solar farm are considered to have a light landscaping screen as it is a narrow row of existing pine trees supplemented with evergreen plantings.

Matched Pairs
As of Date: 9/3/2014

Adjoining Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	Style
3600195570	Helm	0.76	Sep-13	$250,000	2013	3,292	$75.94	2 Story
3600195361	Leak	1.49	Sep-13	$260,000	2013	3,652	$71.19	2 Story
3600199891	McBrayer	2.24	Jul-14	$250,000	2014	3,292	$75.94	2 Story
3600198632	Foresman	1.13	Aug-14	$253,000	2014	3,400	$74.41	2 Story
3600196656	Hinson	0.75	Dec-13	$255,000	2013	3,453	$73.85	2 Story
	Average	1.27		$253,600	2013.4	3,418	$74.27	
	Median	1.13		$253,000	2013	3,400	$74.41	

Adjoining Sales After Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	Style
0	Feddersen	1.56	Feb-13	$247,000	2012	3,427	$72.07	Ranch
0	Gentry	1.42	Apr-13	$245,000	2013	3,400	$72.06	2 Story
	Average	1.49		$246,000	2012.5	3,414	$72.07	
	Median	1.49		$246,000	2012.5	3,414	$72.07	

Adjoining Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	Style
3600183905	Carter	1.57	Dec-12	$240,000	2012	3,347	$71.71	1.5 Story
3600193097	Kelly	1.61	Sep-12	$198,000	2012	2,532	$78.20	2 Story
3600194189	Hadwan	1.55	Nov-12	$240,000	2012	3,433	$69.91	1.5 Story
	Average	1.59		$219,000	2012	2,940	$74.95	
	Median	1.59		$219,000	2012	2,940	$74.95	

Nearby Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	Style
3600193710	Barnes	1.12	Oct-13	$248,000	2013	3,400	$72.94	2 Story
3601105180	Nackley	0.95	Dec-13	$253,000	2013	3,400	$74.41	2 Story
3600192528	Mattheis	1.12	Oct-13	$238,000	2013	3,194	$74.51	2 Story
3600198928	Beckman	0.93	Mar-14	$250,000	2014	3,292	$75.94	2 Story
3600196965	Hough	0.81	Jun-14	$224,000	2014	2,434	$92.03	2 Story
3600193914	Preskitt	0.67	Jun-14	$242,000	2014	2,825	$85.66	2 Story
3600194813	Bordner	0.91	Apr-14	$258,000	2014	3,511	$73.48	2 Story
3601104147	Shaffer	0.73	Apr-14	$255,000	2014	3,453	$73.85	2 Story
	Average	0.91		$246,000	2013.625	3,189	$77.85	
	Median	0.92		$249,000	2014	3,346	$74.46	

Nearby Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	Style
3600191437	Thomas	1.12	Sep-12	$225,000	2012	3,276	$68.68	2 Story
3600087968	Lilley	1.15	Jan-13	$238,000	2012	3,421	$69.57	1.5 Story
3600087654	Burke	1.26	Sep-12	$240,000	2012	3,543	$67.74	2 Story
3600088796	Hobbs	0.73	Sep-12	$228,000	2012	3,254	$70.07	2 Story
	Average	1.07		$232,750	2012	3,374	$69.01	
	Median	1.14		$233,000	2012	3,349	$69.13	

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	**Median**	**Average**	**Median**
Sales Price	$253,600	$253,000	$246,000	$249,000
Year Built	2013	2013	2014	2014
Size	3,418	3,400	3,189	3,346
Price/SF	$74.27	$74.41	$77.85	$74.46

Percentage Differences

Median Price	-2%
Median Size	-2%
Median Price/SF	0%

I note that 2308 Granville Drive sold again in November 2015 for $267,500, or $7,500 more than when it was purchased new from the builder two years earlier (Tax ID 3600195361, Owner: Leak). The neighborhood is clearly showing appreciation for homes adjoining the solar farm.

The Median Price is the best indicator to follow in any analysis as it avoids outlying samples that would otherwise skew the results. The median sizes and median prices are all consistent throughout the sales both before and after the solar farm whether you look at sites adjoining or nearby to the solar farm. The average size for the homes nearby the solar farm shows a smaller building size and a higher price per square foot. This reflects a common occurrence in real estate where the price per square foot goes up as the size goes down. So even comparing averages the indication is for no impact, but I rely on the median rates as the most reliable indication for any such analysis.

I have also considered four more recent resales of homes in this community as shown on the following page. These comparable sales adjoin the solar farm at distances ranging from 315 to 400 feet. The matched pairs show a range from -9% to +6%. The range of the average difference is -2% to +1% with an average of 0% and a median of +0.5%. These comparable sales support a finding of no impact on property value.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	103 Granville Pl	1.42	7/27/2018	$265,000	2013	3,292	$80.50	4/3.5	2-Car	2-Story		385
	Not	2219 Granville	1.15	1/8/2018	$260,000	2012	3,292	$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	$267,000	2018	3,053	$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	$265,000	2014	2,816	$94.11	5/3.5	2-Car	2-Story		

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	103 Granville Pl								$265,000		-2%
Not	2219 Granville	$4,382		$1,300	$0				$265,682	0%	
Not	634 Friendly	-$8,303		-$6,675	$16,721	-$10,000			$258,744	2%	
Not	2403 Granville	-$6,029		-$1,325	$31,356				$289,001	-9%	

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	104 Erin	2.24	6/19/2017	$280,000	2014	3,549	$78.90	5/3.5	2-Car	2-Story		315
	Not	2219 Granville	1.15	1/8/2018	$260,000	2012	3,292	$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	$267,000	2018	3,053	$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	$265,000	2014	2,816	$94.11	5/3.5	2-Car	2-Story		

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	104 Erin								$280,000		0%
Not	2219 Granville	-$4,448		$2,600	$16,238				$274,390	2%	
Not	634 Friendly	-$17,370		-$5,340	$34,702	-$10,000			$268,992	4%	
Not	2403 Granville	-$15,029		$0	$48,285				$298,256	-7%	

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	2312 Granville	0.75	5/1/2018	$284,900	2013	3,453	$82.51	5/3.5	2-Car	2-Story		400
	Not	2219 Granville	1.15	1/8/2018	$260,000	2012	3,292	$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	$267,000	2018	3,053	$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	$265,000	2014	2,816	$94.11	5/3.5	2-Car	2-Story		

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	2312 Granville								$284,900		1%
Not	2219 Granville	$2,476		$1,300	$10,173				$273,948	4%	
Not	634 Friendly	-$10,260		-$6,675	$27,986	-$10,000			$268,051	6%	
Not	2403 Granville	-$7,972		-$1,325	$47,956				$303,659	-7%	

Adjoining Residential Sales After Solar Farm Approved

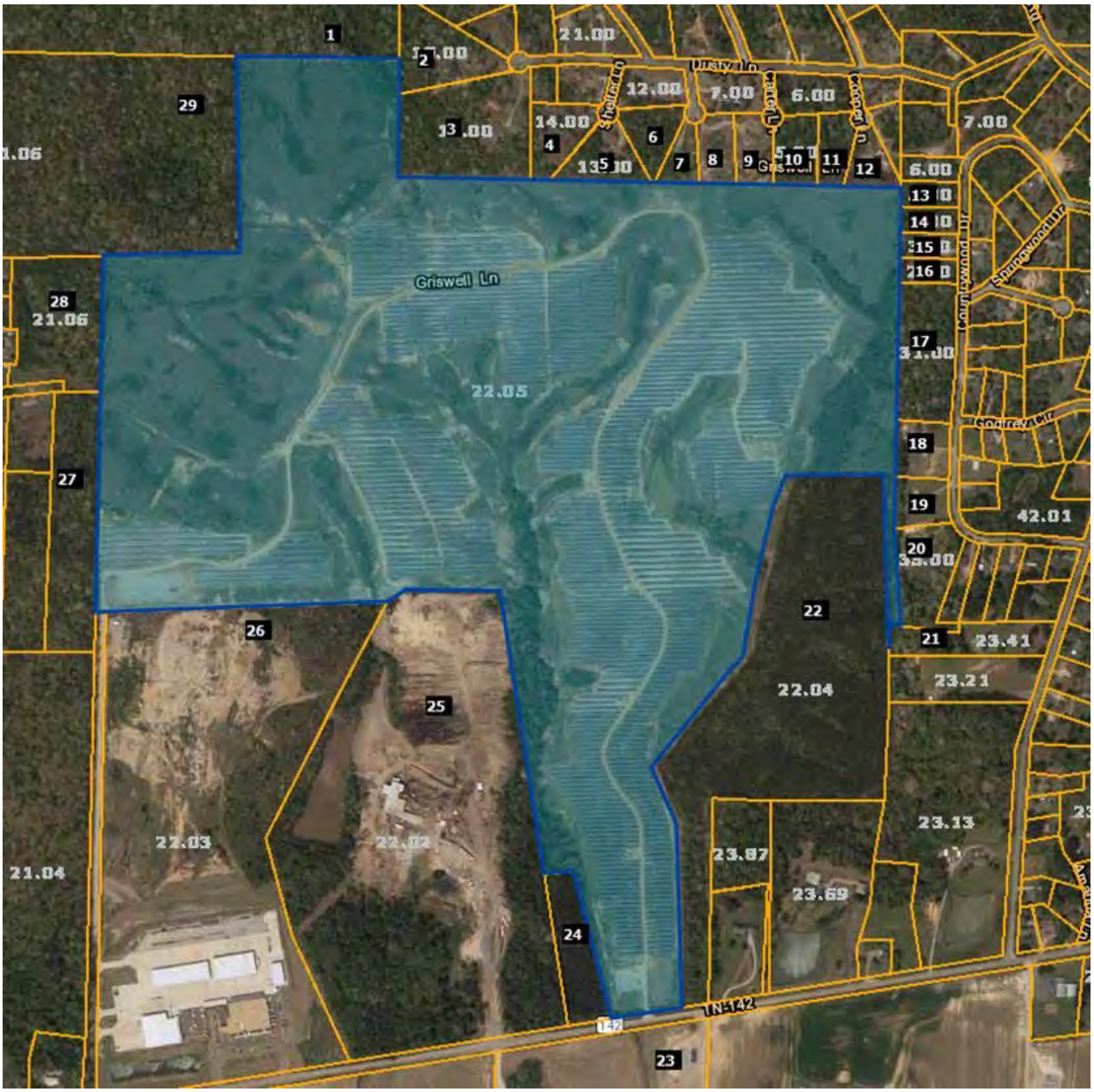
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	2310 Granville	0.76	5/14/2019	$280,000	2013	3,292	$85.05	5/3.5	2-Car	2-Story		400
	Not	2219 Granville	1.15	1/8/2018	$260,000	2012	3,292	$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	$267,000	2018	3,053	$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	$265,000	2014	2,816	$94.11	5/3.5	2-Car	2-Story		

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	2310 Granville								$280,000		1%
Not	2219 Granville	$10,758		$1,300	$0				$272,058	3%	
Not	634 Friendly	-$1,755		-$6,675	$16,721	-$10,000			$265,291	5%	
Not	2403 Granville	$469		-$1,325	$31,356				$295,500	-6%	

I have also considered the original sales prices in this subdivision relative to the recent resale values as shown in the chart below. This rate of appreciation is right at 2.5% over the last 6 years. Zillow indicates that the average home value within the 27530-zip code as of January 2014 was $101,300 and as of January 2020 that average is $118,100. This indicates an average increase in the market of 2.37%. I conclude that the appreciation of the homes adjoining the solar farm are not impacted by the presence of the solar farm based on this data.

	Address	Initial Sale Date	Price	Second Sale Date	Price	Year Diff	Apprec.	% Apprec.	Apprec. %/Year
1	103 Granville Pl	4/1/2013	$245,000	7/27/2018	$265,000	5.32	$20,000	8.16%	1.53%
2	105 Erin	7/1/2014	$250,000	6/19/2017	$280,000	2.97	$30,000	12.00%	4.04%
3	2312 Granville	12/1/2013	$255,000	5/1/2015	$262,000	1.41	$7,000	2.75%	1.94%
4	2312 Granville	5/1/2015	$262,000	5/1/2018	$284,900	3.00	$22,900	8.74%	2.91%
5	2310 Granville	8/1/2013	$250,000	5/14/2019	$280,000	5.79	$30,000	12.00%	2.07%
6	2308 Granville	9/1/2013	$260,000	11/12/2015	$267,500	2.20	$7,500	2.88%	1.31%
7	2304 Granville	9/1/2012	$198,000	6/1/2017	$225,000	4.75	$27,000	13.64%	2.87%
8	102 Erin	8/1/2014	$253,000	11/1/2016	$270,000	2.25	$17,000	6.72%	2.98%
								Average	2.46%
								Median	2.47%

2. Matched Pair – Mulberry, Selmer, TN



This 16 MW solar farm was built in 2014 on 208.89 acres with the closest home being 480 feet.

This solar farm adjoins two subdivisions with Central Hills having a mix of existing and new construction homes. Lots in this development have been marketed for $15,000 each with discounts offered for multiple lots being used for a single home site. I spoke with the agent with Rhonda Wheeler and Becky Hearnsberger with United County Farm & Home Realty who noted that they have seen no impact on lot or home sales due to the solar farm in this community.

I have included a map below as well as data on recent sales activity on lots that adjoin the solar farm or are near the solar farm in this subdivision both before and after the announced plan for this solar farm facility. I note that using the same method I used to breakdown the adjoining uses at the subject property I show that the predominant adjoining uses are residential and agricultural, which is consistent with the location of most solar farms.

Adjoining Use Breakdown

	Acreage	Parcels
Commercial	3.40%	0.034
Residential	12.84%	79.31%
Agri/Res	10.39%	3.45%
Agricultural	73.37%	13.79%
Total	**100.00%**	**100.00%**

I have run a number of direct matched comparisons on the sales adjoining this solar farm as shown below. These direct matched pairs include some of those shown above as well as additional more recent sales in this community. In each of these I have compared the one sale adjoining the solar farm to multiple similar homes nearby that do not adjoin a solar farm to look for any potential impact from the solar farm.

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
3	Adjoins	491 Dusty	6.86	10/28/2016	$176,000	2009	1,801	$97.72	3/2	2-Gar	Ranch	
	Not	820 Lake Trail	1.00	6/8/2018	$168,000	2013	1,869	$89.89	4/2	2-Gar	Ranch	
	Not	262 Country	1.00	1/17/2018	$145,000	2000	1,860	$77.96	3/2	2-Gar	Ranch	
	Not	35 April	1.15	8/16/2016	$185,000	2016	1,980	$93.43	3/2	2-Gar	Ranch	

Adjoining Sales Adjusted

Parcel	Solar	Address	Time	Site	YB	GLA	Park	Other	Total	% Diff	Distance
3	Adjoins	491 Dusty							$176,000		480
	Not	820 Lake Trail	-$8,324	$12,000	-$3,360	-$4,890			$163,426	7%	
	Not	262 Country	-$5,450	$12,000	$6,525	-$3,680			$154,396	12%	
	Not	35 April	$1,138	$12,000	-$6,475	-$13,380			$178,283	-1%	
									Average	6%	

The best matched pair is 35 April Loop, which required the least adjustment and indicates a -1% increase in value due to the solar farm adjacency.

Adjoining Residential Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
12	Adjoins	57 Cooper	1.20	2/26/2019	$163,000	2011	1,586	$102.77	3/2	2-Gar	1.5 Story	Pool
	Not	191 Amelia	1.00	8/3/2018	$132,000	2005	1,534	$86.05	3/2	Drive	Ranch	
	Not	75 April	0.85	3/17/2017	$134,000	2012	1,588	$84.38	3/2	2-Crprt	Ranch	
	Not	345 Woodland	1.15	12/29/2016	$131,000	2002	1,410	$92.91	3/2	1-Gar	Ranch	

Adjoining Sales Adjusted

Parcel	Solar	Address	Sales Price	Time	Site	YB	GLA	Park	Other	Total	% Diff	Distance
12	Adjoins	57 Cooper	$163,000							$163,000		685
	Not	191 Amelia	$132,000	$2,303		$3,960	$2,685	$10,000	$5,000	$155,947	4%	
	Not	75 April	$134,000	$8,029	$4,000	-$670	-$135	$5,000	$5,000	$155,224	5%	
	Not	345 Woodland	$131,000	$8,710		$5,895	$9,811		$5,000	$160,416	2%	
										Average	4%	

The best matched pair is 191 Amelia, which was most similar in time frame of sale and indicates a +4% increase in value due to the solar farm adjacency.

Adjoining Residential Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
15	Adjoins	297 Country	1.00	9/30/2016	$150,000	2002	1,596	$93.98	3/2	4-Gar	Ranch	
	Not	185 Dusty	1.85	8/17/2015	$126,040	2009	1,463	$86.15	3/2	2-Gar	Ranch	
	Not	53 Glen	1.13	3/9/2017	$126,000	1999	1,475	$85.42	3/2	2-Gar	Ranch	Brick

Adjoining Sales Adjusted

Parcel	Solar	Address	Sales Price	Time	Site	YB	GLA	Park	Other	Total	% Diff	Distance
15	Adjoins	297 Country	$150,000							$150,000		650
	Not	185 Dusty	$126,040	$4,355		-$4,411	$9,167	$10,000		$145,150	3%	
	Not	53 Glen	$126,000	-$1,699		$1,890	$8,269	$10,000		$144,460	4%	
										Average	3%	

The best matched pair is 53 Glen, which was most similar in time frame of sale and required less adjustment. It indicates a +4% increase in value due to the solar farm adjacency.

The average indicated impact from these three sets of matched pairs is +4%, which suggests a mild positive relationship due to adjacency to the solar farm. The landscaping buffer for this project is mostly natural tree growth that was retained as part of the development but much of the trees separating the panels from homes are actually on the lots for the homes themselves. I therefore consider the landscaping buffer to be thin to moderate for these adjoining homes.

I have also looked at several lot sales in this subdivision as shown below.

These are all lots within the same community and the highest prices paid are for lots one parcel off from the existing solar farm. These prices are fairly inconsistent, though they do suggest about a $3,000 loss in the lots adjoining the solar farm. This is an atypical finding and additional details suggest there is more going on in these sales than the data crunching shows. First of all Parcel 4 was purchased by the owner of the adjoining home and therefore an atypical buyer seeking to expand a lot and the site is not being purchased for home development. Moreover, using the SiteToDoBusiness demographic tools, I found that the 1-mile radius around this development is expecting a total population increase over the next 5 years of 3 people. This lack of growing demand for lots is largely explained in that context. Furthermore, the fact that finished home sales as shown above are showing no sign of a negative impact on property value makes this data unreliable and inconsistent with the data shown in sales to an end user. I therefore place little weight on this outlier data.

Parcel	Solar	Address	Acres	Date Sold	Sales Price	4/18/2019 Adj for Time	$/AC	4/18/2019 Adj for Time
4	Adjoins	Shelter	2.05	10/25/2017	$16,000	$16,728	$7,805	$8,160
10	Adjoins	Carter	1.70	8/2/2018	$14,000	$14,306	$8,235	$8,415
11	Adjoins	Cooper	1.28	9/17/2018	$12,000	$12,215	$9,375	$9,543
	Not	75 Dusty	1.67	4/18/2019	$20,000	$20,000	$11,976	$11,976
	Not	Lake Trl	1.47	11/7/2018	$13,000	$13,177	$8,844	$8,964
	Not	Lake Trl	1.67	4/18/2019	$20,000	$20,000	$11,976	$11,976

	Adjoins	Per Acre	Not Adjoins	Per Acre	% DIF/Lot	% DIF/AC
Average	$14,416	$8,706	$17,726	$10,972	19%	21%
Median	$14,306	$8,415	$20,000	$11,976	28%	30%
High	$16,728	$9,543	$20,000	$11,976	16%	20%
Low	$12,215	$8,160	$13,177	$8,964	7%	9%

3. Matched Pair – Leonard Road Solar Farm, Hughesville, MD

This 5 MW solar farm is located on 47 acres and mostly adjoins agricultural and residential uses to the west, south and east as shown above. The property also adjoins retail uses and a church. I looked at a 2016 sale of an adjoining home with a positive impact on value adjoining the solar farm of 2.90%. This is within typical market friction and supports an indication of no impact on property value.

I have shown this data below. The landscaping buffer is considered heavy.

Leonardtown Road Solar Farm, Hughesville, MD

Nearby Residential Sale After Solar Farm Construction

Address	Solar Farm	Acres	Date Sold	Sales Price*	Built	GBA	$/GBA	Style	BR/BA	Bsmt	Park	Upgrades	Other
14595 Box Elder Ct	Adjoins	3.00	2/12/2016	$291,000	1991	2,174	$133.85	Colonial	5/2.5	No	2 Car Att	N/A	Deck
15313 Bassford Rd	Not	3.32	7/20/2016	$329,800	1990	2,520	$130.87	Colonial	3/2.5	Finished	2 Car Att	Custom	Scr Por/Patio

*$9,000 concession deducted from sale price for Box Elder and $10,200 deducted from Bassford

Adjoining Sales Adjusted			Adjustments					
Address	Date Sold	Sales Price	Time	GLA	Bsmt	Upgrades	Other	Total
14595 Box Elder Ct	2/12/2016	$291,000						$291,000
15313 Bassford Rd	7/20/2016	$329,800	-$3,400	-$13,840	-$10,000	-$15,000	-$5,000	$282,560

Difference Attributable to Location $8,440
2.90%

This is within typical market friction and supports an indication of no impact on property value.

4. Matched Pair – Gastonia SC Solar, Gastonia, NC

This 5 MW project is located on the south side of Neal Hawkins Road just outside of Gastonia. The property identified above as Parcel 4 was listed for sale while this solar farm project was going

through the approval process. The property was put under contract during the permitting process with the permit being approved while the due diligence period was still ongoing. After the permit was approved the property closed with no concerns from the buyer. I spoke with Jennifer Bouvier, the broker listing the property and she indicated that the solar farm had no impact at all on the sales price. She considered some nearby sales to set the price and the closing price was very similar to the asking price within the typical range for the market. The buyer was aware that the solar farm was coming and they had no concerns.

This two-story brick dwelling was sold on March 20, 2017 for $270,000 for a 3,437 square foot dwelling built in 1934 in average condition on 1.42 acres. The property has four bedrooms and two bathrooms. The landscaping screen is light for this adjoining home due to it being a new planted landscaping buffer.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
Adjoins	609 Neal Hawkins	1.42	3/20/2017	$270,000	1934	3,427	$78.79	4/2	Open	2-Brick	
Not	1418 N Modena	4.81	4/17/2018	$225,000	1930	2,906	$77.43	3/3	2-Crprt	2-Brick	
Not	363 Dallas Bess	2.90	11/29/2018	$265,500	1968	2,964	$89.57	3/3	Open	FinBsmt	
Not	1612 Dallas Chry	2.74	9/17/2018	$245,000	1951	3,443	$71.16	3/2	Open	2-Brick	Unfin bath

Adjoining Sales Adjusted

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
609 Neal Hawkins								$270,000			225
1418 N Modena	$7,319		$2,700	$32,271		-$10,000		$257,290	5%		
363 Dallas Bess	$746		-$27,081	$33,179	-$10,000		$53,100	$262,456	3%		
1612 Dallas Chry	$4,110		-$12,495	-$911			$10,000	$235,704	13%		
										7%	

I also considered the newer adjoining home identified as Parcel 5 that sold later in 2017 and it likewise shows no negative impact on property value. This is also considered a light landscaping buffer.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style
Adjoins	611 Neal Hawkins	0.78	7/6/2017	$288,000	1991	2,256	$127.66	5/3	2-Gar	1.5 Brick
Not	1211 Still Frst	0.51	7/30/2018	$280,000	1989	2,249	$124.50	3/3	2-Gar	Br Rnch
Not	2867 Colony Wds	0.52	8/14/2018	$242,000	1990	2,006	$120.64	3/3	2-Gar	Br Rnch
Not	1010 Strawberry	1.00	10/4/2018	$315,000	2002	2,330	$135.19	3/2.5	2-Gar	1.5 Brick

Adjoining Sales Adjusted

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
611 Neal Hawkins								$288,000			145
1211 Still Frst	$1,341		$2,800	$697				$284,838	1%		
2867 Colony Wds	$7,714		$1,210	$24,128				$275,052	4%		
1010 Strawberry	-$4,555		-$17,325	-$8,003	$5,000			$290,116	-1%		
										2%	

5. Matched Pair – Summit/Ranchlands Solar, Moyock, NC

This project is located at 1374 Caritoke Highway, Moyock, NC. This is an 80 MW facility on a parent tract of 2,034 acres. Parcels Number 48 and 53 as shown in the map above were sold in 2016. The project was under construction during the time period of the first of the matched pair sales and the permit was approved well prior to that in 2015.

I looked at multiple sales of adjoining and nearby homes and compared each to multiple comparables to show a range of impacts from -10% up to +11% with an average of +2% and a median of +3%. These ranges are well within typical real estate variation and supports an indication of no impact on property value.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other	Distance
48	Adjoins	129 Pinto	4.29	4/15/2016	$170,000	1985	1,559	$109.04	3/2	Drive	MFG		1,060
	Not	102 Timber	1.30	4/1/2016	$175,500	2009	1,352	$129.81	3/2	Drive	MFG		
	Not	120 Ranchland	0.99	10/1/2014	$170,000	2002	1,501	$113.26	3/2	Drive	MFG		

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	129 Pinto								$170,000		-3%
Not	102 Timber	$276	$10,000	-$29,484	$18,809				$175,101	-3%	
Not	120 Ranchland	$10,735	$10,000	-$20,230	$4,598				$175,103	-3%	

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
Adjoins	105 Pinto	4.99	12/16/2016	$206,000	1978	1,484	$138.81	3/2	Det G	Ranch	
Not	111 Spur	1.15	2/1/2016	$193,000	1985	2,013	$95.88	4/2	Gar	Ranch	
Not	103 Marshall	1.07	3/29/2017	$196,000	2003	1,620	$120.99	3/2	Drive	Ranch	
Not	127 Ranchland	0.00	6/9/2015	$219,900	1988	1,910	$115.13	3/2	Gar/3Det	Ranch	

Adjoining Sales Adjusted

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
105 Pinto								$206,000			980
111 Spur	$6,747	$10,000	-$6,755	-$25,359				$177,633	14%		
103 Marshall	-$2,212	$10,000	-$24,500	-$8,227		$5,000		$176,212	14%		
127 Ranchland	$13,399	$10,000	-$10,995	-$24,523		-$10,000		$197,781	4%		
										11%	

Adjoining Residential Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other	Distance
15	Adjoins	318 Green View	0.44	9/15/2019	$357,000	2005	3,460	$103.18	4/4	2-Car	1.5 Brick		570
	Not	195 St Andrews	0.55	6/17/2018	$314,000	2002	3,561	$88.18	5/3	2-Car	2.0 Brick		
	Not	336 Green View	0.64	1/13/2019	$365,000	2006	3,790	$96.31	6/4	3-Car	2.0 Brick		
	Not	275 Green View	0.36	8/15/2019	$312,000	2003	3,100	$100.65	5/3	2-Car	2.0 Brick		

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	318 Green View								$357,000		4%
Not	195 St Andrews	$12,040		$4,710	-$7,125	$10,000			$333,625	7%	
Not	336 Green View	$7,536		-$1,825	-$25,425			-$5,000	$340,286	5%	
Not	275 Green View	$815		$3,120	$28,986	$10,000			$354,921	1%	

Adjoining Residential Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other	Distance
29	Adjoins	164 Ranchland	1.01	4/30/2019	$169,000	1999	2,052	$82.36	4/2	Gar	MFG		440
	Not	150 Pinto	0.94	3/27/2018	$168,000	2017	1,920	$87.50	4/2	Drive	MFG		
	Not	105 Longhorn	1.90	10/10/2017	$184,500	2002	1,944	$94.91	3/2	Drive	MFG		
	Not	112 Pinto	1.00	7/27/2018	$180,000	2002	1,836	$98.04	3/2	Drive	MFG	Fenced	

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	164 Ranchland								$169,000		-10%
Not	150 Pinto	$5,649		-$21,168	$8,085			$5,000	$165,566	2%	
Not	105 Longhorn	$8,816	-$10,000	-$3,875	$7,175			$5,000	$191,616	-13%	
Not	112 Pinto	$4,202		-$3,780	$14,824			$5,000	$200,245	-18%	

Adjoining Residential Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	358 Oxford	10.03	9/16/2019	$478,000	2008	2,726	$175.35	3/3	2 Gar	Ranch		635
	Not	276 Summit	10.01	12/20/2017	$355,000	2006	1,985	$178.84	3/2	2 Gar	Ranch		
	Not	176 Providence	6.19	5/6/2019	$425,000	1990	2,549	$166.73	3/3	4 Gar	Ranch	Brick	
	Not	1601 B Caratoke	12.20	9/26/2019	$440,000	2016	3,100	$141.94	4/3.5	5 Gar	Ranch	Pool	

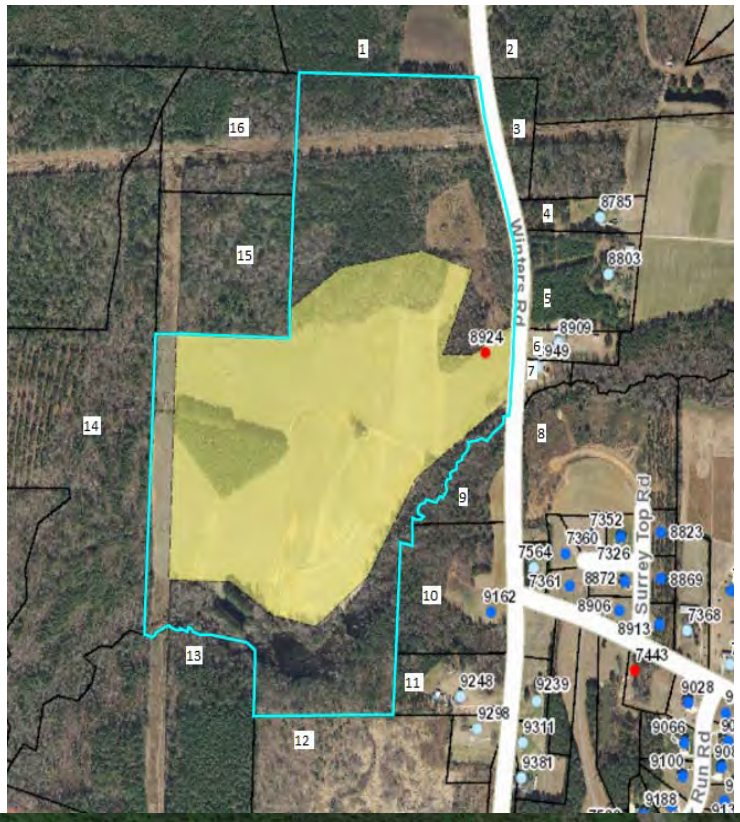
Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	358 Oxford								$478,000		5%
Not	276 Summit	$18,996		$3,550	$106,017	$10,000			$493,564	-3%	
Not	176 Providence	$4,763		$38,250	$23,609		-$10,000	-$25,000	$456,623	4%	
Not	1601 B Caratoke	-$371	$50,000	-$17,600	-$42,467	-$5,000	-$10,000		$414,562	13%	

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other	Distance
	Nearby	343 Oxford	10.01	3/9/2017	$490,000	2016	3,753	$130.56	3/3	2 Gar	1.5 Story	Pool	970
	Not	287 Oxford	10.01	9/4/2017	$600,000	2013	4,341	$138.22	5/4.5	8-Gar	1.5 Story	Pool	
	Not	301 Oxford	10.00	4/23/2018	$434,000	2013	3,393	$127.91	5/3	2 Gar	1.5 Story		
	Not	218 Oxford	10.01	4/4/2017	$525,000	2006	4,215	$124.56	4/3	4 Gar	1.5 Story	VG Barn	

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	343 Oxford								$490,000		3%
Not	287 Oxford	-$9,051		$9,000	-$65,017	-$15,000	-$25,000		$494,932	-1%	
Not	301 Oxford	-$14,995	-$10,000	$6,510	$36,838				$452,353	8%	
Not	218 Oxford	-$1,150		$26,250	-$46,036		-$10,000	-$10,000	$484,064	1%	

6. Matched Pair – Tracy Solar, Bailey, NC



This project is located in rural Nash County on Winters Road with a 5 MW facility that was built in 2016 on 50 acres. A local builder acquired parcels 9 and 10 following construction as shown below

at rates comparable to other tracts in the area. They then built a custom home for an owner and sold that at a price similar to other nearby homes as shown in the matched pair data below. The retained woods provide a heavy landscaped buffer for this homesite.

Adjoining Land Sales After Solar Farm Completed

#	Solar Farm	TAX ID	Grantor	Grantee	Address	Acres	Date Sold	Sales Price	$/AC	Other
9 &10	Adjoins	316003 & 316004	Cozart	Kingsmill	9162 Winters	13.22	7/21/2016	$70,000	$5,295	
	Not	6056	Billingsly		427 Young	41	10/21/2016	$164,000	$4,000	
	Not	33211	Fulcher	Weikel	10533 Cone	23.46	7/18/2017	$137,000	$5,840	Doublewide, structures
	Not	106807	Perry	Gardner	Claude Lewis	11.22	8/10/2017	$79,000	$7,041	Gravel drive for sub, cleared
	Not	3437	Vaughan	N/A	11354 Old Lewis Sch	18.73	Listing	$79,900	$4,266	Small cemetery,wooded

Adjoining Sales Adjusted

Time	Acres	Location	Other	Adj $/Ac	% Diff
				$5,295	
$0	$400	$0	$0	$4,400	17%
-$292	$292	$0	-$500	$5,340	-1%
-$352	$0	$0	-$1,000	$5,689	-7%
-$213	$0	$0	$213	$4,266	19%
				Average	7%

Adjoining Residential Sales After Solar Farm Completed

#	Solar Farm	n	Address	Acres	Date Sold	Sales Price	Built	GLA	$/GLA	BR/BA	Style	Other
9 &10	Adjoins	gs	9162 Winters	13.22	1/5/2017	$255,000	2016	1,616	$157.80	3/2	Ranch	1296 sf wrkshp
	Not	w	7352 Red Fox	0.93	6/30/2016	$176,000	2010	1,529	$115.11	3/2	2-story	

Adjoining Sales Adjusted

Time	Acres	YB	GLA	Style	Other	Total	% Diff
						$255,000	
$0	$44,000	$7,392	$5,007	$5,000	$15,000	$252,399	1%

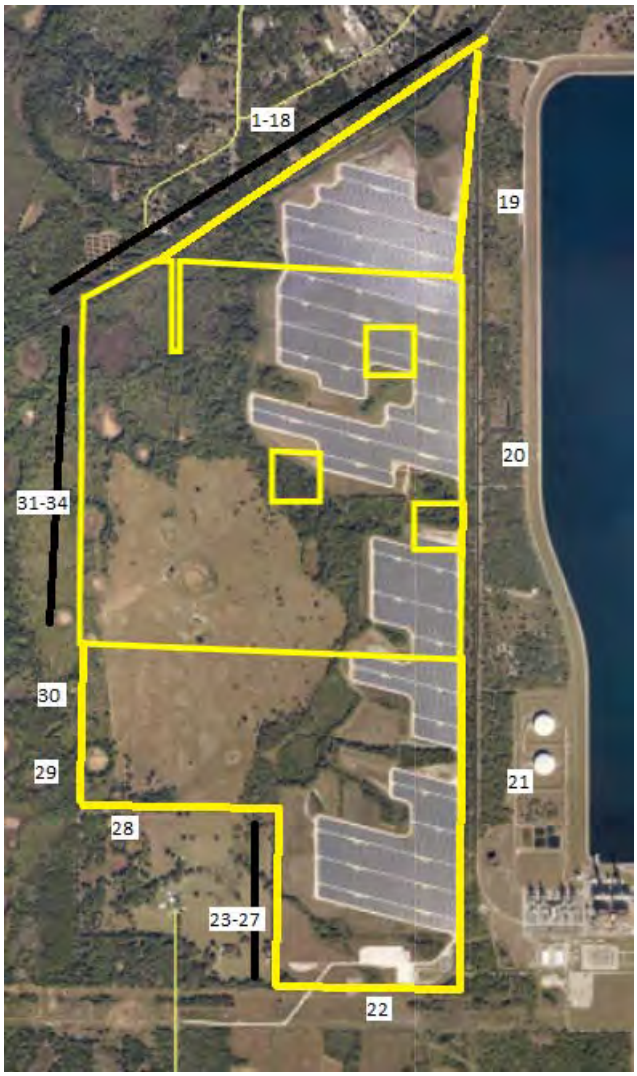
The comparables for the land show either a significant positive relationship or a mild negative relationship to having and adjoining solar farm, but when averaged together they show no negative impact. The wild divergence is due to the difficulty in comping out this tract of land and the wide variety of comparables used. The two comparables that show mild negative influences include a property that was partly developed as a residential subdivision and the other included a doublewide with some value and accessory agricultural structures. The tax assessed value on the improvements were valued at $60,000. So both of those comparables have some limitations for comparison. The two that show significant enhancement due to adjacency includes a property with a cemetery located in the middle and the other is a tract almost twice as large. Still that larger tract after adjustment provides the best matched pair as it required the least adjustment. I therefore conclude that there is no negative impact due to adjacency to the solar farm shown by this matched pair.

The dwelling that was built on the site was a build-to-suit and was compared to a nearby homesale of a property on a smaller parcel of land. I adjusted for that differenced based on a $25,000 value for a 1-acre home site versus the $70,000 purchase price of the larger subject tract. The other adjustments are typical and show no impact due to the adjacency to the solar farm.

The closest solar panel to the home is 780 feet away.

I note that the representative for Kingsmill Homes indicated that the solar farm was never a concern in purchasing the land or selling the home. He also indicated that they had built a number of nearby homes across the street and it had never come up as an issue.

7. Matched Pair – Manatee Solar Farm, Parrish, FL



This solar farm is located near Seminole Trail, Parrish, FL. The solar farm has a 74.50 MW output and is located on a 1,180.38-acre tract and was built in 2016. The tract is owned by Florida Power & Light Company.

I have considered the recent sale of 13670 Highland Road, Wimauma, Florida. This one-story, concrete block home is located just north of the solar farm and separated from the solar farm by a railroad corridor. This home is a 3 BR, 3 BA 1,512 s.f. home with a carport and workshop. The property includes new custom cabinets, granite counter tops, brand-new stainless-steel appliances, updated bathrooms and new carpet in the bedrooms. The home is sitting on 5 acres. The home was built in 1997.

I have compared this sale to several nearby homesales as part of this matched pair analysis as shown below. The landscaping separating the home from the solar farm is considered heavy.

Solar	TAX ID/Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Note
Adjoins	13670 Highland	5.00	8/21/2017	$255,000	1997	1,512	$168.65	3/3	Carport/Wrkshp	Ranch	Renov.
Not	2901 Arrowsmith	1.91	1/31/2018	$225,000	1979	1,636	$137.53	3/2	2 Garage/Wrkshp	Ranch	
Not	602 Butch Cassidy	1.00	5/5/2017	$220,000	2001	1,560	$141.03	3/2	N/A	Ranch	Renov.
Not	2908 Wild West	1.23	7/12/2017	$254,000	2003	1,554	$163.45	3/2	2 Garage/Wrkshp	Ranch	Renov.
Not	13851 Highland	5.00	9/13/2017	$240,000	1978	1,636	$146.70	4/2	3 Garage	Ranch	Renov.

		Adjoining Sales Adjusted								
Solar	**TAX ID/Address**	**Time**	**Acres**	**YB**	**GLA**	**BR/BA**	**Park**	**Note**	**Total**	**% Diff**
Adjoins	13670 Highland								$255,000	
Not	2901 Arrowsmith	$2,250	$10,000	$28,350	-$8,527	$5,000	-$10,000	$10,000	$262,073	-3%
Not	602 Butch Cassidy	-$2,200	$10,000	-$6,160	-$3,385	$5,000	$2,000		$225,255	12%
Not	2908 Wild West	$0	$10,000	-$10,668	-$3,432	$5,000	-$10,000		$244,900	4%
Not	13851 Highland	$0	$0	$31,920	-$9,095	$3,000	-$10,000		$255,825	0%
									Average	3%

The sales prices of the comparables before adjustments range from $220,000 to $254,000. After adjustments they range from $225,255 to $262,073. The comparables range from no impact to a strong positive impact. The comparables showing -3% and +4% impact on value is considered within a typical range of value and therefore not indicative of any impact on property value.

This set of matched pair data falls in line with the data seen in other states. The closest solar panel to the home at 13670 Highland is 1,180 feet. There is a wooded buffer between these two properties.

I have included a map showing the relative location of these properties below.

8. Matched Pair – McBride Place Solar Farm, Midland, NC

This project is located on Mount Pleasant Road, Midland, North Carolina. The property is on 627 acres on an assemblage of 974.59 acres. The solar farm was approved in early 2017 for a 74.9 MW facility.

I have considered the sale of 4380 Joyner Road which adjoins the proposed solar farm near the northwest section. This property was appraised in April of 2017 for a value of $317,000 with no consideration of any impact due to the solar farm in that figure. The property sold in November

2018 for $325,000 with the buyer fully aware of the proposed solar farm. The landscaping buffer relative to Joyner Road, Hayden Way, Chanel Court and Kristi Lane is considered medium, while the landscaping for the home at the north end of Chanel Court is considered very light.

I have considered the following matched pairs to the subject property.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	4380 Joyner	12.00	11/22/2017	$325,000	1979	1,598	$203.38	3/2	2xGar	Ranch	Outbldg
Not	3870 Elkwood	5.50	8/24/2016	$250,000	1986	1,551	$161.19	3/2.5	Det 2xGar	Craft	
Not	8121 Lower Rocky	18.00	2/8/2017	$355,000	1977	1,274	$278.65	2/2	2xCarprt	Ranch	Eq. Fac.
Not	13531 Cabarrus	7.89	5/20/2016	$267,750	1981	2,300	$116.41	3/2	2xGar	Ranch	

Adjoining Sales Adjusted

Time	Acres	YB	Condition	GLA	BR/BA	Park	Other	Total	% Diff
								$325,000	
$7,500	$52,000	-$12,250	$10,000	$2,273	-$2,000	$2,500	$7,500	$317,523	2%
$7,100	-$48,000	$4,970		$23,156	$0	$3,000	-$15,000	$330,226	-2%
$8,033	$33,000	-$3,749	$20,000	-$35,832	$0	$0	$7,500	$296,702	9%
								Average	3%

The home at 4380 Joyner Road is 275 feet from the closest solar panel.

I also considered the recent sale of a lot at 5800 Kristi Lane that is on the east side of the proposed solar farm. This 4.22-acre lot sold in December 2017 for $94,000. A home was built on this lot in 2019 with the closest point from home to panel at 689 feet. The home site is heavily wooded and their remains a wooded buffer between the solar panels and the home. I spoke with the broker, Margaret Dabbs, who indicated that the solar farm was considered a positive by both buyer and seller as it ensures no subdivision will be happening in that area. Buyers in this market are looking for privacy and seclusion.

The breakdown of recent lot sales on Kristi are shown below with the lowest price paid for the lot with no solar farm exposure, though that lot has exposure to Mt Pleasant Road South. Still the older lot sales have exposure to the solar farm and sold for higher prices than the front lot and adjusting for time would only increase that difference.

Adjoining Lot Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	$/AC	$/Lot
	Adjoins	5811 Kristi	3.74	5/1/2018	$100,000	$26,738	$100,000
	Adjoins	5800 Kristi	4.22	12/1/2017	$94,000	$22,275	$94,000
	Not	5822 Kristi	3.43	2/24/2020	$90,000	$26,239	$90,000

The lot at 5811 Kristi Lane sold in May 2018 for $100,000 for a 3.74-acre lot. The home that was built later in 2018 is 505 feet to the closest solar panel. This home then sold to a homeowner for $530,000 in April 2020. I have compared this home sale to other properties in the area as shown below.

Adjoining Residential Sales After Solar Farm Built

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	5811 Kristi	3.74	3/31/2020	$530,000	2018	3,858	$137.38	5/3.5	2 Gar	2-story	Cement Ext
Not	3915 Tania	1.68	12/9/2019	$495,000	2007	3,919	$126.31	3/3.5	2 Gar	2-story	3Det Gar
Not	6782 Manatee	1.33	3/8/2020	$460,000	1998	3,776	$121.82	4/2/2h	2 Gar	2-story	Water
Not	314 Old Hickory	1.24	9/20/2019	$492,500	2017	3,903	$126.18	6/4.5	2 Gar	2-story	

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	5811 Kristi								$530,000		5%
Not	3915 Tania	$6,285		$27,225	-$3,852		-$20,000		$504,657	5%	
Not	6782 Manatee	$1,189		$46,000	$4,995	$5,000			$517,183	2%	
Not	314 Old Hickory	$10,680		$2,463	-$2,839	-$10,000			$492,803	7%	

After adjusting the comparables, I found that the average adjusted value shows a slight increase in value for the subject property adjoining a solar farm. As in the other cases, this is a mild positive impact on value but within the typical range of real estate transactions.

I also looked at 5833 Kristi Lane that sold on 9/14/2020 for $625,000. This home is 470 feet from the closest panel.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
Nearby	5833 Kristi	4.05	9/14/2020	$625,000	2008	4,373	$142.92	5/4	3-Car	2-Brick	
Not	4055 Dakeita	4.90	12/30/2020	$629,000	2005	4,427	$142.08	4/4	4-Car	2-Brick	4DetGar/Stable
Not	9615 Bales	2.16	6/30/2020	$620,000	2007	4,139	$149.79	4/5	3-Car	2-Stone	2DetGar
Not	9522 Bales	1.47	6/18/2020	$600,000	2007	4,014	$149.48	4/4.5	3-Car	2-Stone	

Adjoining Sales Adjusted

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
5833 Kristi								$625,000			470
4055 Dakeita	-$9,220		$5,661	-$6,138		-$25,000		$594,303	5%		
9615 Bales	$6,455		$1,860	$28,042	-$10,000	-$15,000		$631,356	-1%		
9522 Bales	$7,233		$1,800	$42,930	-$5,000			$646,963	-4%		
										0%	

The average difference is 0% impact and the differences are all within a close range with this set of comparables and supports a finding of no impact on property value.

I have also looked at 4504 Chanel Court. This home sold on January 1, 2020 for $393,500 for this 3,010 square foot home built in 2004 with 3 bedrooms, 3.5 bathrooms, and a 3-car garage. This home includes a full partially finished basement that significantly complicates comparing this to other sales. This home previously sold on January 23, 2017 for $399,000. This was during the time that the solar farm was a known factor as the solar farm was approved in early 2017 and public discussions had already commenced. I spoke with Rachelle Killman with Real Estate Realty, LLC the buyer's agent for this transaction and she indicated that the solar farm was not a factor or consideration for the buyer. She noted that you could see the panels sort of through the trees, but it wasn't a concern for the buyer. She was not familiar with the earlier 2017 sale, but indicated that it was likely too high. This again goes back to the partially finished basement issue. The basement has a fireplace, and an installed 3/4 bathroom but otherwise bare studs and concrete floors with different buyers assigning varying value to that partly finished space. I also reached out to Don Gomez with Don Anthony Realty, LLC as he was the listing agent.

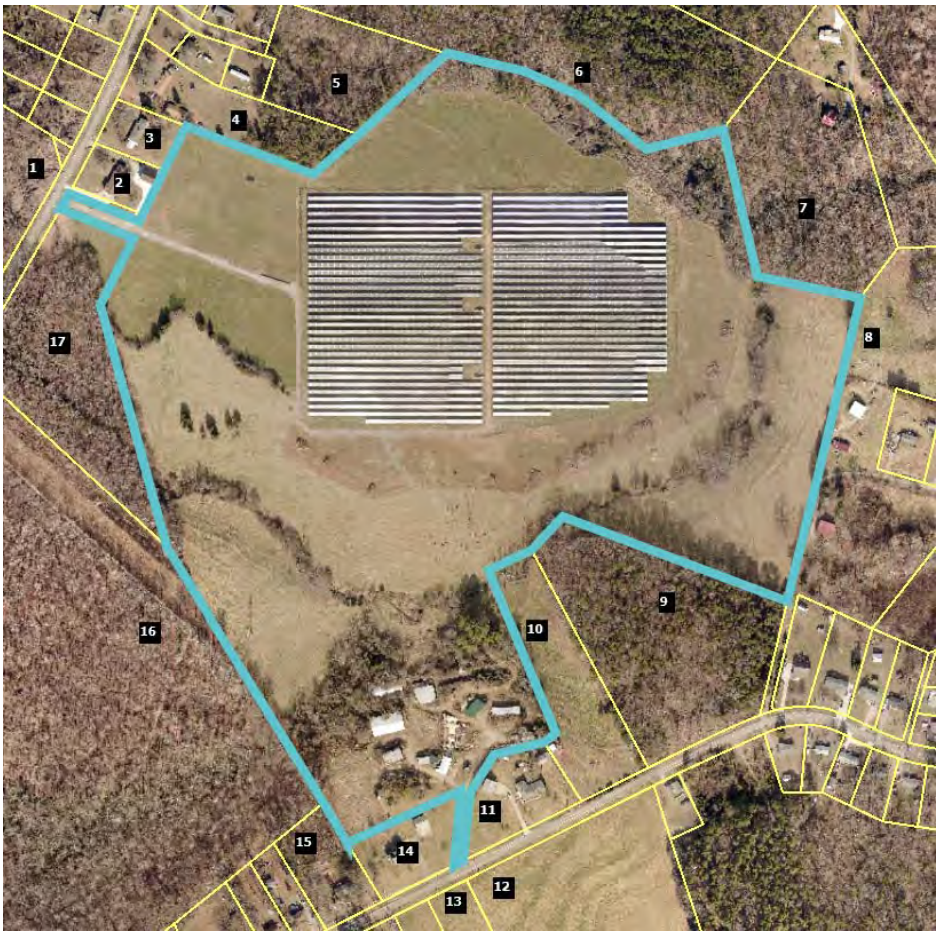
I also looked at the recent sale of 4599 Chanel Court. This home is within 310 feet of solar panels but notably does not have a good landscaping screen in place as shown in the photo below. The plantings appear to be less than 3-feet in height and only a narrow, limited screen of existing hardwoods were kept. The photograph is from the listing.

According to Scott David with Better Homes and Gardens Paracle Realty, this property was under contract for $550,000 contingent on the buyer being able to sell their former home. The former home was apparently overpriced and did not sell and the contract stretched out over 2.5 months.

The seller was in a bind as they had a home they were trying to buy contingent on this closing and were about to lose that opportunity. A cash buyer offered them a quick close at $500,000 and the seller accepted that offer in order to not lose the home they were trying to buy. According to Mr. David, the original contracted buyer and the actual cash buyer never considered the solar farm as a negative. In fact Mr. David noted that the actual buyer saw it as a great opportunity to purchase a home where a new subdivision could not be built behind his house. I therefore conclude that this property supports a finding of no impact on adjoining property, even where the landscaping screen still requires time to grow in for a year-round screen.

I also considered a sale/resale analysis on this property. This same home sold on September 15, 2015 for $462,000. Adjusting this upward by 5% per year for the five years between these sales dates suggests a value of $577,500. Comparing that to the $550,000 contract that suggests a 5% downward impact, which is within a typical market variation. Given that the broker noted no negative impact from the solar farm and the analysis above, I conclude this sale supports a finding of no impact on value.

9. Matched Pair – Mariposa Solar, Gaston County, NC



This project is a 5 MW facility located on 35.80 acres out of a parent tract of 87.61 acres at 517 Blacksnake Road, Stanley that was built in 2016.

I have considered a number of recent sales around this facility as shown below.

The first is identified in the map above as Parcel 1, which is 215 Mariposa Road. This is an older dwelling on large acreage with only one bathroom. I've compared it to similar nearby homes as shown below. The landscaping buffer for this home is considered light.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style
Adjoins	215 Mariposa	17.74	12/12/2017	$249,000	1958	1,551	$160.54	3/1	Garage	Br/Rnch
Not	249 Mariposa	0.48	3/1/2019	$153,000	1974	1,792	$85.38	4/2	Garage	Br/Rnch
Not	110 Airport	0.83	5/10/2016	$166,000	1962	2,165	$76.67	3/2	Crprt	Br/Rnch
Not	1249 Blacksnake	5.01	9/20/2018	$242,500	1980	2,156	$112.48	3/2	Drive	1.5
Not	1201 Abernathy	27.00	5/3/2018	$390,000	1970	2,190	$178.08	3/2	Crprt	Br/Rnch

Adjoining Residential Sales After Solar Farm Approved — Adjoining Sales Adjusted

Solar	Address	Acres	Date Sold	Sales Price	Time	YB	Acres	GLA	BR/BA	Park	Other	Total	% Diff
Adjoins	215 Mariposa	17.74	12/12/2017	$249,000								$249,000	
Not	249 Mariposa	0.48	3/1/2019	$153,000	-$5,583	-$17,136	$129,450	-$20,576	-$10,000			$229,154	8%
Not	110 Airport	0.83	5/10/2016	$166,000	$7,927	-$4,648	$126,825	-$47,078	-$10,000			$239,026	4%
Not	1249 Blacksnake	5.01	9/20/2018	$242,500	-$5,621	-$37,345	$95,475	-$68,048	-$10,000	$5,000		$221,961	11%
Not	1201 Abernathy	27.00	5/3/2018	$390,000	-$4,552	-$32,760	-$69,450	-$60,705	-$10,000			$212,533	15%
												Average	9%

The average difference after adjusting for all factors is +9% on average, which suggests an enhancement due to the solar farm across the street. Given the large adjustments for acreage and size, I will focus on the low end of the adjusted range at 4%, which is within the typical deviation and therefore suggests no impact on value.

I have also considered Parcel 4 that sold after the solar farm was approved but before it had been constructed in 2016. The landscaping buffer for this parcel is considered light.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	242 Mariposa	2.91	9/21/2015	$180,000	1962	1,880	$95.74	3/2	Carport	Br/Rnch	Det Wrkshop
Not	249 Mariposa	0.48	3/1/2019	$153,000	1974	1,792	$85.38	4/2	Garage	Br/Rnch	
Not	110 Airport	0.83	5/10/2016	$166,000	1962	2,165	$76.67	3/2	Crprt	Br/Rnch	
Not	1249 Blacksnake	5.01	9/20/2018	$242,500	1980	2,156	$112.48	3/2	Drive	1.5	

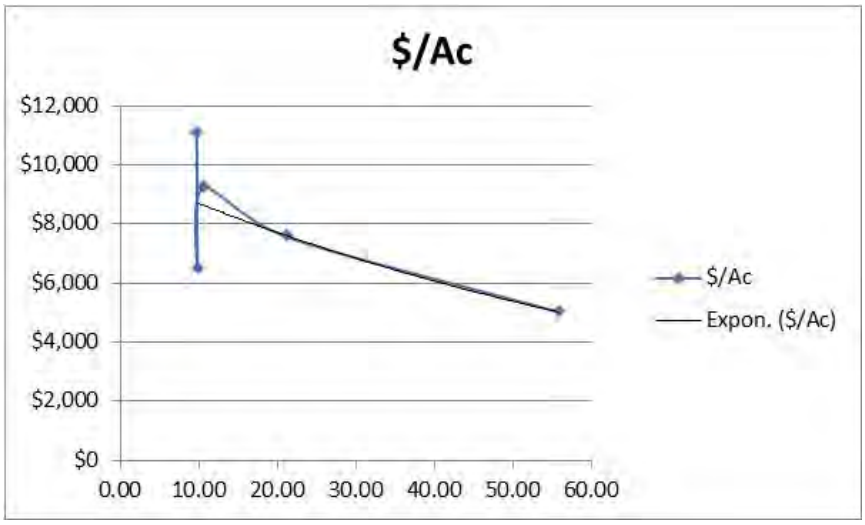
Adjoining Residential Sales After Solar Farm Approved — Adjoining Sales Adjusted

Solar	Address	Acres	Date Sold	Sales Price	Time	YB	Acres	GLA	BR/BA	Park	Other	Total	% Diff
Adjoins	242 Mariposa	2.91	9/21/2015	$180,000								$180,000	
Not	249 Mariposa	0.48	3/1/2019	$153,000	-$15,807	-$12,852	$18,468	$7,513		-$3,000	$25,000	$172,322	4%
Not	110 Airport	0.83	5/10/2016	$166,000	-$3,165	$0	$15,808	-$28,600			$25,000	$175,043	3%
Not	1249 Blacksnake	5.01	9/20/2018	$242,500	-$21,825	-$30,555	-$15,960	-$40,942		$2,000	$25,000	$160,218	11%
												Average	6%

The average difference after adjusting for all factors is +6%, which is again suggests a mild increase in value due to the adjoining solar farm use. The median is a 4% adjustment, which is within a standard deviation and suggests no impact on property value.

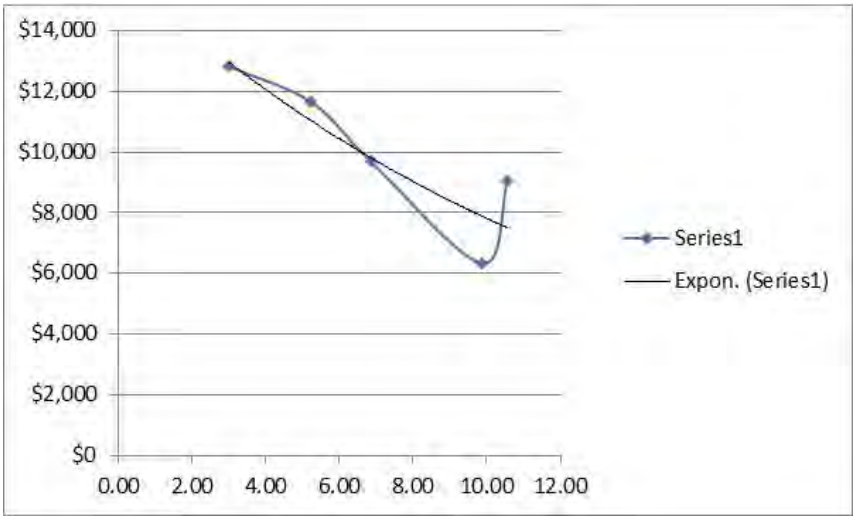
I have also considered the recent sale of Parcel 13 that is located on Blacksnake Road south of the project. I was unable to find good land sales in the same 20-acre range, so I have considered sales of larger and smaller acreage. I adjusted each of those land sales for time. I then applied the price per acre to a trendline to show where the expected price per acre would be for 20 acres. As can be seen in the chart below, this lines up exactly with the purchase of the subject property. I therefore conclude that there is no impact on Parcel 13 due to proximity to the solar farm.

Adjoining Residential Land Sales After Solar Farm Approved						**Adjoining Sales Adjusted**	
Solar	**Tax/Street**	**Acres**	**Date Sold**	**Sales Price**	**$/Ac**	**Time**	**$/Ac**
Adjoins	174339/Blacksnake	21.15	6/29/2018	$160,000	$7,565		$7,565
Not	227852/Abernathy	10.57	5/9/2018	$97,000	$9,177	$38	$9,215
Not	17443/Legion	9.87	9/7/2018	$64,000	$6,484	-$37	$6,447
Not	164243/Alexis	9.75	2/1/2019	$110,000	$11,282	-$201	$11,081
Not	176884/Bowden	55.77	6/13/2018	$280,000	$5,021	$7	$5,027



Finally, I have considered the recent sale of Parcel 17 that sold as vacant land. I was unable to find good land sales in the same 7-acre range, so I have considered sales of larger and smaller acreage. I adjusted each of those land sales for time. I then applied the price per acre to a trendline to show where the expected price per acre would be for 7 acres. As can be seen in the chart below, this lines up with the trendline running right through the purchase price for the subject property. I therefore conclude that there is no impact on Parcel 13 due to proximity to the solar farm. I note that this property was improved with a 3,196 square foot ranch built in 2018 following the land purchase, which shows that development near the solar farm was unimpeded.

Adjoining Residential Land Sales After Solar Farm Approved						**Adjoining Sales Adjusted**		
Solar	**Tax/Street**	**Acres**	**Date Sold**	**Sales Price**	**$/Ac**	**Time**	**Location**	**$/Ac**
Adjoins	227039/Mariposa	6.86	12/6/2017	$66,500	$9,694			$9,694
Not	227852/Abernathy	10.57	5/9/2018	$97,000	$9,177	-$116		$9,061
Not	17443/Legion	9.87	9/7/2018	$64,000	$6,484	-$147		$6,338
Not	177322/Robinson	5.23	5/12/2017	$66,500	$12,715	$217	-$1,272	$11,661
Not	203386/Carousel	2.99	7/13/2018	$43,500	$14,548	-$262	-$1,455	$12,832



10. Matched Pair – Clarke County Solar, Clarke County, VA

This project is a 20 MW facility located on a 234-acre tract that was built in 2017.

I have considered two recent sales of Parcel 3. The home on this parcel is 1,230 feet from the closest panel as measured in the second map from Google Earth, which shows the solar farm under construction. This home sold in January 2017 for $295,000 and again in August 2019 for $385,000. I show each sale below and compare those to similar home sales in each time frame. The significant increase in price between 2017 and 2019 is due to a major kitchen remodel, new roof, and related upgrades as well as improvement in the market in general. The sale and later resale of the home with updates and improvements speaks to pride of ownership and increasing overall value as properties perceived as diminished are less likely to be renovated and sold for profit.

I note that 102 Tilthammer includes a number of barns that I did not attribute any value in the analysis. The market would typically give some value for those barns but even without that adjustment there is an indication of a positive impact on value due to the solar farm. The landscaping buffer from this home is considered light.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
3	Adjoins	833 Nations Spr	5.13	8/18/2019	$385,000	1979	1,392	$276.58	3/2	Det Gar	Ranch	UnBsmt
	Not	167 Leslie	5.00	8/19/2020	$429,000	1980	1,665	$257.66	3/2	Det2Gar	Ranch	
	Not	2393 Old Chapel	2.47	8/10/2020	$330,000	1974	1,500	$220.00	3/1.5	Det Gar	Ranch	
	Not	102 Tilthammer	6.70	5/7/2019	$372,000	1970	1,548	$240.31	3/1.5	Det Gar	Ranch	UnBsmt

Adjoining Sales Adjusted

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							$385,000			1230
-$13,268		-$2,145	-$56,272		-$5,000	$50,000	$402,315	-4%		
-$9,956	$25,000	$8,250	-$19,008	$5,000		$50,000	$389,286	-1%		
$3,229		$16,740	-$29,991	$5,000			$366,978	5%		
									0%	

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
3	Adjoins	833 Nations Spr	5.13	1/9/2017	$295,000	1979	1,392	$211.93	3/2	Det Gar	Ranch	UnBsmt
	Not	6801 Middle	2.00	12/12/2017	$249,999	1981	1,584	$157.83	3/2	Open	Ranch	
	Not	4174 Rockland	5.06	1/2/2017	$300,000	1990	1,688	$177.73	3/2	2 Gar	2-story	
	Not	400 Sugar Hill	1.00	6/7/2018	$180,000	1975	1,008	$178.57	3/1	Open	Ranch	

Adjoining Sales Adjusted

Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
							$295,000			1230
-$7,100	$25,000	-$2,500	-$24,242		$5,000	$50,000	$296,157	0%		
$177		-$16,500	-$42,085		-$10,000	$50,000	$281,592	5%		
-$7,797		$3,600	$54,857	$10,000	$5,000	$50,000	$295,661	0%		
									1%	

11. Matched Pair – Simon Solar, Social Circle, GA

This 30 MW solar farm is located off Hawkins Academy Road and Social Circle Fairplay Road. I identified three adjoining sales to this tract after development of the solar farm. However, one of those is shown as Parcel 12 in the map above and includes a powerline easement encumbering over a third of the 5 acres and adjoins a large substation as well. It would be difficult to isolate those impacts from any potential solar farm impact and therefore I have excluded that sale. I also excluded the recent sale of Parcel 17, which is a farm with conservation restrictions on it that similarly would require a detailed examination of those conservation restrictions in order to see if there was any impact related to the solar farm. I therefore focused on the recent sale of Parcel 7 and the adjoining parcel to the south of that. They are technically not adjoining due to the access road for the flag-shaped lot to the east. Furthermore, there is an apparent access easement serving the two rear lots that encumber these two parcels which is a further limitation on these sales. This analysis assumes that the access easement does not negatively impact the subject property, though it may.

The landscaping buffer relative to this parcel is considered medium.

Adjoining Land Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	$/AC	Type	Other
7+	Adjoins	4514 Hawkins	36.86	3/31/2016	$180,000	$4,883	Pasture	Esmts
	Not	HD Atha	69.95	12/20/2016	$357,500	$5,111	Wooded	N/A
	Not	Pannell	66.94	11/8/2016	$322,851	$4,823	Mixed	*
	Not	1402 Roy	123.36	9/29/2016	$479,302	$3,885	Mixed	**

* Adjoining 1 acre purchased by same buyer in same deed. Allocation assigned on the County Tax Record.

** Dwelling built in 1996 with a 2016 tax assessed value of $75,800 deducted from sales price to reflect land value

Adjoining Sales Adjusted						Avg
Time	Size	Type	Other	Total/Ac	% Diff	% Diff
				$4,883		
$89	$256			$5,455	-12%	
-$90	$241			$4,974	-2%	
-$60	$389			$4,214	14%	
						0%

The range of impact identified by these matched pairs are -12% to +14%, with an average of 0% impact due to the solar farm. The best matched pair with the least adjustment supports a -2% impact due to the solar farm. I note again that this analysis considers no impact for the existing access easements that meander through this property and it may be having an impact. Still at -2% impact as the best indication for the solar farm, I consider that to be no impact given that market fluctuations support +/- 5%.

12. Matched Pair – Candace Solar, Princeton, NC

This 5 MW solar farm is located at 4839 US 70 Highway just east of Herring Road. This solar farm was completed on October 25, 2016.

I identified three adjoining sales to this tract after development of the solar farm with frontage on US 70. I did not attempt to analyze those sales as they have exposure to an adjacent highway and railroad track. Those homes are therefore problematic for a matched pair analysis unless I have similar homes fronting on a similar corridor.

I did consider a land sale and a home sale on adjoining parcels without those complications.

The lot at 499 Herring Road sold to Paradise Homes of Johnston County of NC, Inc. for $30,000 in May 2017 and a modular home was placed there and sold to Karen and Jason Toole on September 29, 2017. I considered the lot sale first as shown below and then the home sale that followed. The landscaping buffer relative to this parcel is considered medium.

Adjoining Land Sales After Solar Farm Approved							**Adjoining Sales Adjusted**				
Parcel	**Solar**	**Address**	**Acres**	**Date Sold**	**Sales Price**	**Other**	**Time**	**Site**	**Other**	**Total**	**% Diff**
16	Adjoins	499 Herring	2.03	5/1/2017	$30,000					$30,000	
	Not	37 Becky	0.87	7/23/2019	$24,500	Sub/Pwr	-$1,679	$4,900		$27,721	8%
	Not	5858 Bizzell	0.88	8/17/2016	$18,000		$390	$3,600		$21,990	27%
	Not	488 Herring	2.13	12/20/2016	$35,000		$389			$35,389	-18%
										Average	5%

Following the land purchase, the modular home was placed on the site and sold. I have compared this modular home to the following sales to determine if the solar farm had any impact on the purchase price.

Adjoining Residential Sales After Solar Farm Approved

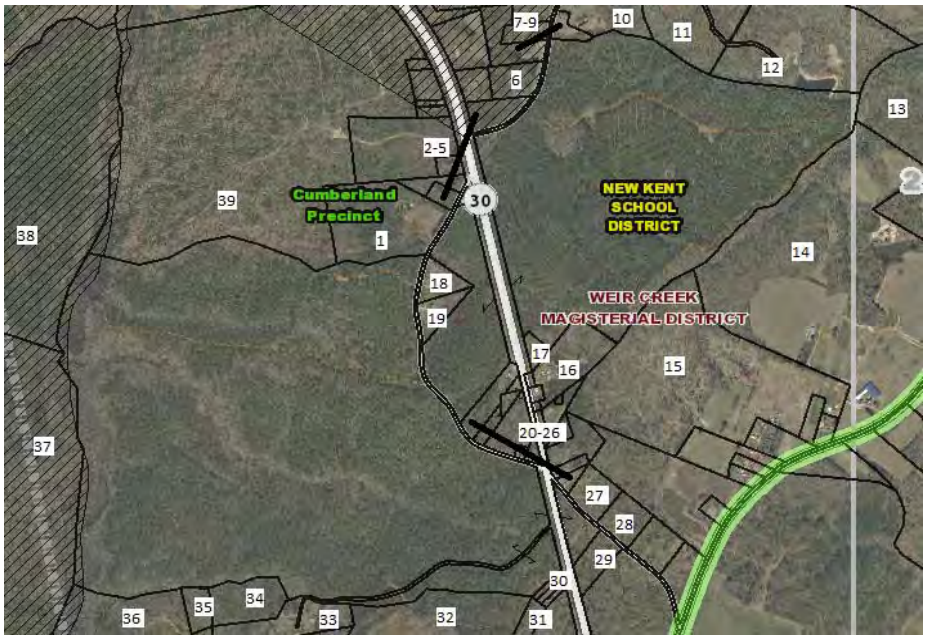
Parcel	**Solar**	**Address**	**Acres**	**Date Sold**	**Sales Price**	**Built**	**GBA**	**$/GBA**	**BR/BA**	**Park**	**Style**	**Other**
16	Adjoins	499 Herring	2.03	9/27/2017	$215,000	2017	2,356	$91.26	4/3	Drive	Modular	
	Not	678 WC	6.32	3/8/2019	$226,000	1995	1,848	$122.29	3/2.5	Det Gar	Mobile	Ag bldgs
	Not	1810 Bay V	8.70	3/26/2018	$170,000	2003	2,356	$72.16	3/2	Drive	Mobile	Ag bldgs
	Not	1795 Bay V	1.78	12/1/2017	$194,000	2017	1,982	$97.88	4/3	Drive	Modular	

Adjoining Residential Sales Af			**Adjoining Sales Adjusted**									**Avg**	
Parcel	**Solar**	**Address**	**Time**	**Site**	**YB**	**GLA**	**BR/BA**	**Park**	**Other**	**Total**	**% Diff**	**% Diff**	**Distance**
16	Adjoins	499 Herring								$215,000			488
	Not	678 WC	-$10,037	-$25,000	$24,860	$37,275	-$5,000	-$7,500	-$20,000	$220,599	-3%		
	Not	1810 Bay V	-$2,579	-$20,000	$11,900	$0				$159,321	26%		
	Not	1795 Bay V	-$1,063		$0	$21,964				$214,902	0%		
												8%	

The best comparable is 1795 Bay Valley as it required the least adjustment and was therefore most similar, which shows a 0% impact. This signifies no impact related to the solar farm.

The range of impact identified by these matched pairs ranges are therefore -3% to +26% with an average of +8% for the home and an average of +4% for the lot, though the best indicator for the lot shows a $5,000 difference in the lot value due to the proximity to the solar farm or a -12% impact.

13. Matched Pair – Walker-Correctional Solar, Barham Road, Barhamsville, VA



This project was built in 2017 and located on 484.65 acres for a 20 MW with the closest home at 110 feet from the closest solar panel with an average distance of 500 feet.

I considered the recent sale identified on the map above as Parcel 19, which is directly across the street and based on the map shown on the following page is 250 feet from the closest panel. A

limited buffering remains along the road with natural growth being encouraged, but currently the panels are visible from the road. Alex Uminski, SRA with MGMiller Valuations in Richmond VA confirmed this sale with the buying and selling broker. The selling broker indicated that the solar farm was not a negative influence on this sale and in fact the buyer noticed the solar farm and then discovered the listing. The privacy being afforded by the solar farm was considered a benefit by the buyer. I used a matched pair analysis with a similar sale nearby as shown below and found no negative impact on the sales price. Property actually closed for more than the asking price. The landscaping buffer is considered light.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	5241 Barham	2.65	10/18/2018	$264,000	2007	1,660	$159.04	3/2	Drive	Ranch	Modular
Not	17950 New Kent	5.00	9/5/2018	$290,000	1987	1,756	$165.15	3/2.5	3 Gar	Ranch	
Not	9252 Ordinary	4.00	6/13/2019	$277,000	2001	1,610	$172.05	3/2	1.5-Gar	Ranch	
Not	2416 W Miller	1.04	9/24/2018	$299,000	1999	1,864	$160.41	3/2.5	Gar	Ranch	

Adjoining Sales Adjusted

Solar	Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
Adjoins	5241 Barham								$264,000		250
Not	17950 New Kent		-$8,000	$29,000	-$4,756	-$5,000	-$20,000	-$15,000	$266,244	-1%	
Not	9252 Ordinary	-$8,310	-$8,000	$8,310	$2,581		-$10,000	-$15,000	$246,581	7%	
Not	2416 W Miller		$8,000	$11,960	-$9,817	-$5,000	-$10,000	-$15,000	$279,143	-6%	
								Average Diff		0%	

I also spoke with Patrick W. McCrerey of Virginia Estates who was marketing a property that sold at 5300 Barham Road adjoining the Walker-Correctional Solar Farm. He indicated that this property was unique with a home built in 1882 and heavily renovated and updated on 16.02 acres. The solar farm was through the woods and couldn't be seen by this property and it had no impact on marketing this property. This home sold on April 26, 2017 for $358,000. I did not set up any matched pairs for this property since it is a unique property that any such comparison would be difficult to rely on. The broker's comments do support the assertion that the adjoining solar farm had no impact on value. The home in this case was 510 feet from the closest panel.

14. Matched Pair – Innovative Solar 46, Roslin Farm Rd, Hope Mills, NC

This project was built in 2016 and located on 532 acres for a 78.5 MW solar farm with the closest home at 125 feet from the closest solar panel with an average distance of 423 feet.

I considered the recent sale of a home on Roslin Farm Road just north of Running Fox Road as shown below. This sale supports an indication of no impact on property value. The landscaping buffer is considered light.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other	Distance
Adjoins	6849 Roslin Farm	1.00	2/18/2019	$155,000	1967	1,610	$96.27	3/3	Drive	Ranch	Brick	435
Not	6592 Sim Canady	2.43	9/5/2017	$185,000	1974	2,195	$84.28	3/2	Gar	Ranch	Brick	
Not	1614 Joe Hall	1.63	9/3/2019	$145,000	1974	1,674	$86.62	3/2	Det Gar	Ranch	Brick	
Not	109 Bledsoe	0.68	1/17/2019	$150,000	1973	1,663	$90.20	3/2	Gar	Ranch	Brick	

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	6849 Roslin Farm								$155,000		5%
Not	6592 Sim Canady	$8,278		-$6,475	-$39,444	$10,000	-$5,000		$152,359	2%	
Not	1614 Joe Hall	-$2,407		-$5,075	-$3,881	$10,000	-$2,500		$141,137	9%	
Not	109 Bledsoe	$404	$10,000	-$4,500	-$3,346		-$5,000		$147,558	5%	

15. Matched Pair – Innovative Solar 42, County Line Rd, Fayetteville, NC

This project was built in 2017 and located on 413.99 acres for a 71 MW with the closest home at 135 feet from the closest solar panel with an average distance of 375 feet.

I considered the recent sales identified on the map above as Parcels 2 and 3, which is directly across the street these homes are 330 and 340 feet away. Parcel 2 includes an older home built in 1976, while Parcel 3 is a new home built in 2019. So the presence of the solar farm had no impact on new construction in the area.

The matched pairs for each of these are shown below. The landscaping buffer relative to these parcels is considered light.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other	Distance
Adjoins	2923 County Ln	8.98	2/28/2019	$385,000	1976	2,905	$132.53	3/3	2-Car	Ranch	Brick/Pond	340
Not	1928 Shaw Mill	17.00	7/3/2019	$290,000	1977	3,001	$96.63	4/4	2-Car	Ranch	Brick/Pond/Rental	
Not	2109 John McM.	7.78	4/25/2018	$320,000	1978	2,474	$129.35	3/2	Det Gar	Ranch	Vinyl/Pool,Stable	

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	2923 County Ln								$385,000		3%
Not	1928 Shaw Mill	-$3,055	$100,000	-$1,450	-$7,422	-$10,000			$368,074	4%	
Not	2109 John McM.	$8,333		-$3,200	$39,023	$10,000		$5,000	$379,156	2%	

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other	Distance
Adjoins	2935 County Ln	1.19	6/18/2019	$266,000	2019	2,401	$110.79	4/3	Gar	2-Story		330
Not	3005 Hemingway	1.17	5/16/2019	$269,000	2018	2,601	$103.42	4/3	Gar	2-Story		
Not	7031 Glynn Mill	0.60	5/8/2018	$255,000	2017	2,423	$105.24	4/3	Gar	2-Story		
Not	5213 Bree Brdg	0.92	5/7/2019	$260,000	2018	2,400	$108.33	4/3	3-Gar	2-Story		

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	2935 County Ln								$266,000		3%
Not	3005 Hemingway	$748		$1,345	-$16,547				$254,546	4%	
Not	7031 Glynn Mill	$8,724		$2,550	-$1,852				$264,422	1%	
Not	5213 Bree Brdg	$920		$1,300	$76			-$10,000	$252,296	5%	

Both of these matched pairs adjust to an average of +3% on impact for the adjoining solar farm, meaning there is a slight positive impact due to proximity to the solar farm. This is within the standard +/- of typical real estate transactions, which strongly suggests no impact on property value. I noted specifically that for 2923 County Line Road, the best comparable is 2109 John McMillan as it does not have the additional rental unit on it. I made no adjustment to the other sale for the value of that rental unit, which would have pushed the impact on that comparable downward – meaning there would have been a more significant positive impact.

16. Matched Pair – Sunfish Farm, Keenebec Rd, Willow Spring, NC

This project was built in 2015 and located on 49.6 acres (with an inset 11.25-acre parcel) for a 6.4 MW project with the closest home at 135 feet with an average distance of 105 feet.

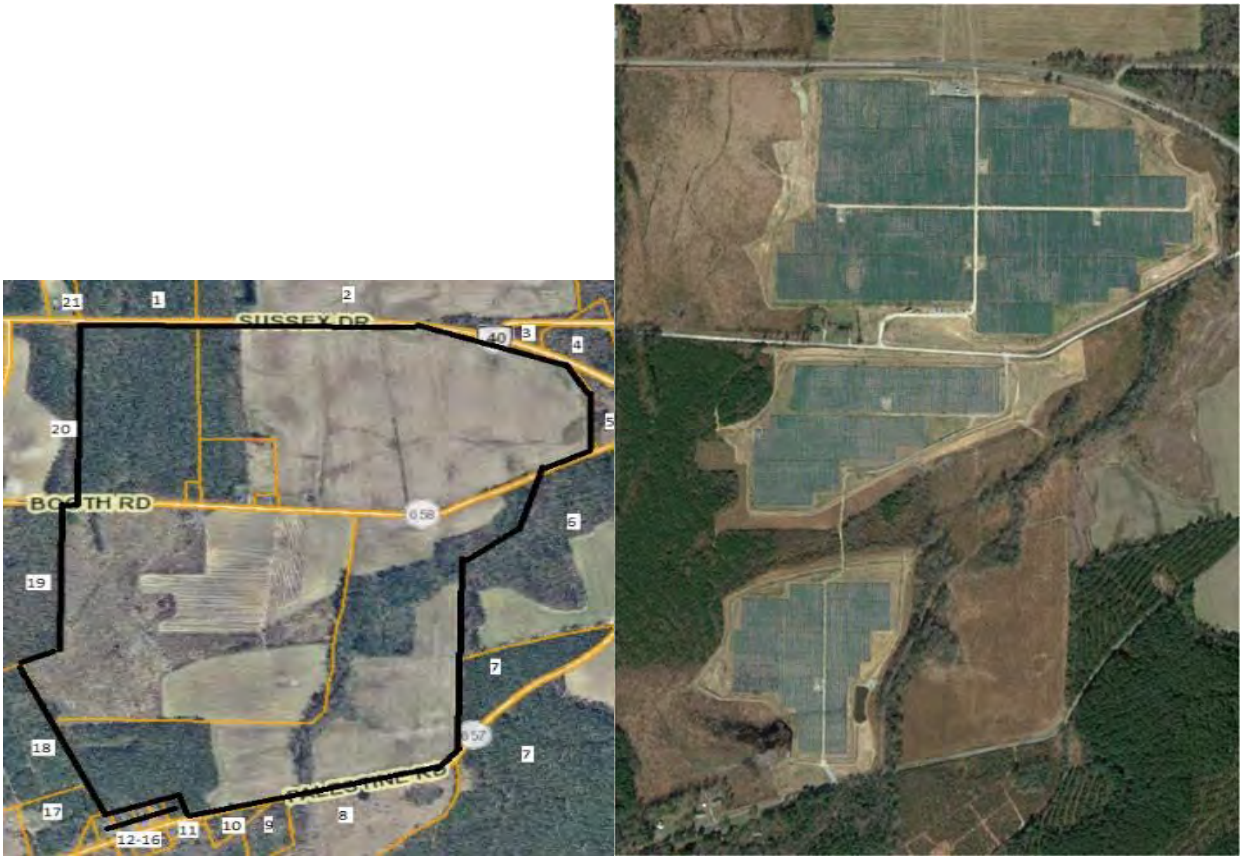
I considered the 2017 sale identified on the map above, which is 205 feet away from the closest panel. The matched pairs for each of these are shown below followed by a more recent map showing the panels at this site. The average difference in the three comparables and the subject property is +3% after adjusting for differences in the sales date, year built, gross living area, and other minor differences. This data is supported by the comments from the broker Brian Schroepfer with Keller Williams that the solar farm had no impact on the purchase price. The landscaping screen is considered light.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style
	Adjoins	7513 Glen Willow	0.79	9/1/2017	$185,000	1989	1,492	$123.99	3/2	Gar	BR/Rnch
	Not	2968 Tram	0.69	7/17/2017	$155,000	1984	1,323	$117.16	3/2	Drive	BR/Rnch
	Not	205 Pine Burr	0.97	12/29/2017	$191,000	1991	1,593	$119.90	3/2.5	Drive	BR/Rnch
	Not	1217 Old Honeycutt	1.00	12/15/2017	$176,000	1978	1,558	$112.97	3/2.5	2Carprt	VY/Rnch

Adjustments											Avg
Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff
Adjoins	7513 Glen Willow								$185,000		
Not	2968 Tram	$601		$3,875	$15,840		$10,000		$185,316	0%	
Not	205 Pine Burr	-$1,915		-$1,910	-$9,688	-$5,000			$172,487	7%	
Not	1217 Old Honeycutt	-$1,557		$9,680	-$5,965	-$5,000		$5,280	$178,438	4%	
											3%

17. Matched Pair – Sappony Solar, Sussex County, VA



This project is a 30 MW facility located on a 322.68-acre tract that was built in the fourth quarter of 2017.

I have considered the 2018 sale of Parcel 17 as shown below. This was a 1,900 s.f. manufactured home on a 6.00-acre lot that sold in 2018. I have compared that to three other nearby manufactured homes as shown below. The range of impacts is within typical market variation with an average of -1%, which supports a conclusion of no impact on property value. The landscaping buffer is considered medium.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
	Adjoins	12511 Palestine	6.00	7/31/2018	$128,400	2013	1,900	$67.58	4/2.5	Open	Manuf	
	Not	15698 Concord	3.92	7/31/2018	$150,000	2010	2,310	$64.94	4/2	Open	Manuf	Fence
	Not	23209 Sussex	1.03	7/7/2020	$95,000	2005	1,675	$56.72	3/2	Det Crpt	Manuf	
	Not	6494 Rocky Br	4.07	11/8/2018	$100,000	2004	1,405	$71.17	3/2	Open	Manuf	

Adjoining Sales Adjusted									Avg	
Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
							$128,400			1425
$0		$2,250	-$21,299	$5,000			$135,951	-6%		
-$5,660	$13,000	$3,800	$10,209	$5,000	$1,500		$122,849	4%		
-$843		$4,500	$28,185				$131,842	-3%		
									-1%	

18. Matched Pair – Camden Dam, Camden, NC

This 5 MW project was built in 2019 and located on a portion of 49.83 acres.

Parcel 1 noted above along with the home on the adjoining parcel to the north of that parcel sold in late 2018 after this solar farm was approved but prior to construction being completed in 2019. I have considered this sale as shown below. The landscaping screen is considered light.

The comparable at 548 Trotman is the most similar and required the least adjustment shows no impact on property value. The other two comparables were adjusted consistently with one showing significant enhancement and another as showing a mild negative. The best indication is the one requiring the least adjustment. The other two sales required significant site adjustments which make them less reliable. The best comparable and the average of these comparables support a finding of no impact on property value.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
Adjoins	122 N Mill Dam	12.19	11/29/2018	$350,000	2005	2,334	$149.96	3/3.5	3-Gar	Ranch	
Not	548 Trotman	12.10	5/31/2018	$309,000	2007	1,960	$157.65	4/2	Det2G	Ranch	Wrkshp
Not	198 Sand Hills	2.00	12/22/2017	$235,000	2007	2,324	$101.12	4/3	Open	Ranch	
Not	140 Sleepy Hlw	2.05	8/12/2019	$330,000	2010	2,643	$124.86	4/3	1-Gar	1.5 Story	

Adjoining Sales Adjusted

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
122 N Mill Dam								$350,000			342
548 Trotman	$6,163		-$3,090	$35,377	$5,000			$352,450	-1%		
198 Sand Hills	$8,808	$45,000	-$2,350	$607		$30,000		$317,064	9%		
140 Sleepy Hlw	-$9,258	$45,000	-$8,250	-$23,149	$5,000	$30,000		$369,343	-6%		
										1%	

19. Matched Pair – Grandy Solar, Grandy, NC

This 20 MW project was built in 2019 and located on a portion of 121 acres.

Parcels 40 and 50 have sold since construction began on this solar farm. I have considered both in matched pair analysis below. I note that the marketing for Parcel 40 (120 Par Four) identified the lack of homes behind the house as a feature in the listing. The marketing for Parcel 50 (269 Grandy) identified the property as "very private." Landscaping for both of these parcels is considered light.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
Adjoins	120 Par Four	0.92	8/17/2019	$315,000	2006	2,188	$143.97	4/3	2-Gar	1.5 Story	Pool
Not	102 Teague	0.69	1/5/2020	$300,000	2005	2,177	$137.80	3/2	Det 3G	Ranch	
Not	112 Meadow Lk	0.92	2/28/2019	$265,000	1992	2,301	$115.17	3/2	Gar	1.5 Story	
Not	116 Barefoot	0.78	9/29/2020	$290,000	2004	2,192	$132.30	4/3	2-Gar	2 Story	

Adjoining Sales Adjusted

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
120 Par Four								$315,000			405
102 Teague	-$4,636		$1,500	$910	$10,000		$20,000	$327,774	-4%		
112 Meadow Lk	$4,937		$18,550	-$7,808	$10,000	$10,000	$20,000	$320,679	-2%		
116 Barefoot	-$12,998		$2,900	-$318			$20,000	$299,584	5%		
										0%	

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
Adjoins	269 Grandy	0.78	5/7/2019	$275,000	2019	1,535	$179.15	3/2.5	2-Gar	Ranch	
Not	307 Grandy	1.04	10/8/2018	$240,000	2002	1,634	$146.88	3/2	Gar	1.5 Story	
Not	103 Branch	0.95	4/22/2020	$230,000	2000	1,532	$150.13	4/2	2-Gar	1.5 Story	
Not	103 Spring Lf	1.07	8/14/2018	$270,000	2002	1,635	$165.14	3/2	2-Gar	Ranch	Pool

Adjoining Sales Adjusted

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
269 Grandy								$275,000			477
307 Grandy	$5,550		$20,400	-$8,725	$5,000	$10,000		$272,225	1%		
103 Branch	-$8,847		$21,850	$270				$243,273	12%		
103 Spring Lf	$7,871		$22,950	-$9,908	$5,000		-$20,000	$275,912	0%		
										4%	

Both of these matched pairs support a finding of no impact on value. This is reinforced by the listings for both properties identifying the privacy due to no housing in the rear of the property as part of the marketing for these homes.

20. Matched Pair – Champion Solar, Lexington County, SC

This project is a 10 MW facility located on a 366.04-acre tract that was built in 2017.

I have considered the 2020 sale of an adjoining home located off 517 Old Charleston Road. Landscaping is considered light.

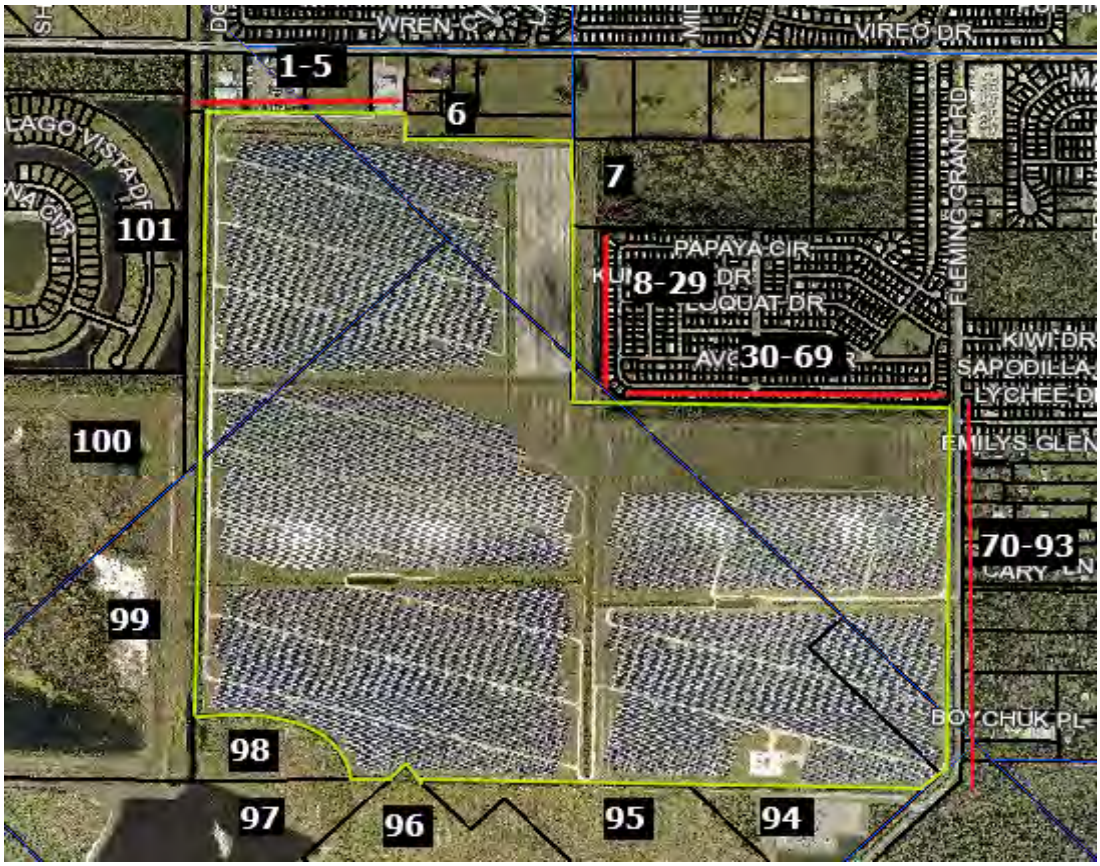
Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	517 Old Charleston	11.05	8/25/2020	$110,000	1962	925	$118.92	3/1	Crport	Br Rnch	
Not	133 Buena Vista	2.65	6/21/2020	$115,000	1979	1,104	$104.17	2/2	Crport	Br Rnch	
Not	214 Crystal Spr	2.13	6/10/2019	$102,500	1970	1,025	$100.00	3/2	Crport	Rnch	
Not	1429 Laurel	2.10	2/21/2019	$126,000	1960	1,250	$100.80	2/1.5	Open	Br Rnch	3 Gar/Brn

Adjoining Sales Adjusted

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
517 Old Charleston								$110,000			505
133 Buena Vista	$410	$17,000	-$9,775	-$14,917	-$10,000			$97,718	11%		
214 Crystal Spr	$2,482	$18,000	-$4,100	-$8,000	-$10,000		$10,000	$110,882	-1%		
1429 Laurel	$3,804	$18,000	$1,260	-$26,208	-$5,000	$5,000	-$15,000	$107,856	2%		
										4%	

21. Matched Pair – Barefoot Bay Solar Farm, Barefoot Bay, FL



This project is located on 504 acres for a 74.5 MW facility. Most of the adjoining uses are medium density residential with some lower density agricultural uses to the southwest. This project was built in 2018. There is a new subdivision under development to the west.

I have considered a number of recent home sales from the Barefoot Bay Golf Course in the Barefoot Bay Recreation District. There are a number of sales of these mobile/manufactured homes along the eastern boundary and the lower northern boundary. I have compared those home sales to other similar homes in the same community but without the exposure to the solar farm. Staying within the same community keeps location and amenity impacts consistent. I did avoid any comparison with home sales with golf course or lakefront views as that would introduce another variable.

The six manufactured/double wide homes shown below were each compared to three similar homes in the same community and are consistently showing no impact on the adjoining property values. Based on the photos from the listings, there is limited but some visibility of the solar farm to the east, but the canal and landscaping between are providing a good visual buffer and actually are commanding a premium over the non-canal homes.

Landscaping for these adjoining homes is considered light, though photographs from the listings show that those homes on Papaya that adjoin the solar farm from east/west have no visibility of the solar farm and is effectively medium density due to the height differential. The homes that adjoin the solar farm from north/south along Papaya have some filtered view of the solar farm through the trees.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
14	Adjoins	465 Papaya Cr	0.12	7/21/2019	$155,000	1993	1,104	$140.40	2/2	Drive	Manuf	Canal
	Not	1108 Navajo	0.14	2/27/2019	$129,000	1984	1,220	$105.74	2/2	Crprt	Manuf	Canal
	Not	1007 Barefoot	0.11	9/3/2020	$168,000	2005	1,052	$159.70	2/2	Crprt	Manuf	Canal
	Not	1132 Waterway	0.11	7/10/2020	$129,000	1982	1,012	$127.47	2/2	Crprt	Manuf	Canal

Adjoining Sales Adjusted

Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
465 Papaya Cr							$155,000			765
1108 Navajo	$1,565	$5,805	-$9,812				$126,558	18%		
1007 Barefoot	-$5,804	-$10,080	$6,643				$158,759	-2%		
1132 Waterway	-$3,859	$7,095	$9,382				$141,618	9%		
									8%	

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
19	Adjoins	455 Papaya	0.12	9/1/2020	$183,500	2005	1,620	$113.27	3/2	Crprt	Manuf	Canal
	Not	938 Waterway	0.11	2/12/2020	$160,000	1986	1,705	$93.84	2/2	Crprt	Manuf	Canal
	Not	719 Barefoot	0.12	4/14/2020	$150,000	1996	1,635	$91.74	3/2	Crprt	Manuf	Canal
	Not	904 Fir	0.17	9/27/2020	$192,500	2010	1,626	$118.39	3/2	Crprt	Manuf	Canal

Adjoining Sales Adjusted

Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
455 Papaya							$183,500			750
938 Waterway	$2,724	$15,200	-$6,381				$171,542	7%		
719 Barefoot	$1,770	$6,750	-$1,101				$157,419	14%		
904 Fir	-$422	-$4,813	-$568				$186,697	-2%		
									6%	

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
37	Adjoins	419 Papaya	0.09	7/16/2019	$127,500	1986	1,303	$97.85	2/2	Crprt	Manuf	Green
	Not	865 Tamarind	0.12	2/4/2019	$133,900	1995	1,368	$97.88	2/2	Crprt	Manuf	Green
	Not	501 Papaya	0.10	6/15/2018	$109,000	1986	1,234	$88.33	2/2	Crprt	Manuf	
	Not	418 Papaya	0.09	8/28/2019	$110,000	1987	1,248	$88.14	2/2	Crprt	Manuf	

Adjoining Sales Adjusted

Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
419 Papaya							$127,500			690
865 Tamarind	$1,828	-$6,026	-$5,090				$124,613	2%		
501 Papaya	$3,637	$0	$4,876			$5,000	$122,513	4%		
418 Papaya	-$399	-$550	$3,878			$5,000	$117,930	8%		
									5%	

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
39	Adjoins	413 Papaya	0.09	7/16/2020	$130,000	2001	918	$141.61	2/2	Crprt	Manuf	Grn/Upd
	Not	341 Loquat	0.09	2/3/2020	$118,000	1985	989	$119.31	2/2	Crprt	Manuf	Full Upd
	Not	1119 Pocatella	0.19	1/5/2021	$120,000	1993	999	$120.12	2/2	Crprt	Manuf	Green
	Not	1367 Barefoot	0.10	1/12/2021	$130,500	1987	902	$144.68	2/2	Crprt	Manuf	Green/Upd

Adjoining Sales Adjusted

Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
413 Papaya							$130,000			690
341 Loquat	$1,631	$9,440	-$6,777				$122,294	6%		
1119 Pocatella	-$1,749	$4,800	-$7,784			$5,000	$120,267	7%		
1367 Barefoot	-$1,979	$9,135	$1,852				$139,507	-7%		
									2%	

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
48	Adjoins	343 Papaya	0.09	12/17/2019	$145,000	1986	1,508	$96.15	3/2	Crprt	Manuf	Gn/Fc/Upd
	Not	865 Tamarind	0.12	2/4/2019	$133,900	1995	1,368	$97.88	2/2	Crprt	Manuf	Green
	Not	515 Papaya	0.09	3/22/2018	$145,000	2005	1,376	$105.38	3/2	Crprt	Manuf	Green
	Not	849 Tamarind	0.15	6/26/2019	$155,000	1997	1,716	$90.33	3/2	Crprt	Manuf	Grn/Fnce

Adjoining Sales Adjusted

Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
343 Papaya							$145,000			690
865 Tamarind	$3,566	-$6,026	$10,963				$142,403	2%		
515 Papaya	$7,759	-$13,775	$11,128				$150,112	-4%		
849 Tamarind	$2,273	-$8,525	-$15,030			$5,000	$138,717	4%		
									1%	

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
52	Nearby	335 Papaya	0.09	4/17/2018	$110,000	1987	1,180	$93.22	2/2	Crprt	Manuf	Green
	Not	865 Tamarind	0.12	2/4/2019	$133,900	1995	1,368	$97.88	2/2	Crprt	Manuf	Green
	Not	501 Papaya	0.10	6/15/2018	$109,000	1986	1,234	$88.33	2/2	Crprt	Manuf	
	Not	604 Puffin	0.09	10/23/2018	$110,000	1988	1,320	$83.33	2/2	Crprt	Manuf	

Adjoining Sales Adjusted

Address	Time	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
335 Papaya							$110,000			710
865 Tamarind	-$3,306	-$5,356	-$14,721			$0	$110,517	0%		
501 Papaya	-$542	$545	-$3,816			$5,000	$110,187	0%		
604 Puffin	-$1,752	-$550	-$9,333			$5,000	$103,365	6%		
									2%	

I also identified a new subdivision being developed just to the west of this solar farm called The Lakes at Sebastian Preserve. These are all canal-lot homes that are being built with homes starting at $271,000 based on the website and closed sales showing up to $342,000. According to Monique, the onsite broker with Holiday Builders, the solar farm is difficult to see from the lots that back up to that area and she does not anticipate any difficulty in selling those future homes or lots or any impact on the sales price. The closest home that will be built in this development will be approximately 340 feet from the nearest panel.

Based on the closed home prices in Barefoot Bay as well as the broker comments and activity at The Lakes at Sebastian Preserve, the data around this solar farm strongly indicates no negative impact on property value.

22. Matched Pair – Miami-Dade Solar Farm, Miami, FL

This project is located on 346.80 acres for a 74.5 MW facility. All of the adjoining uses are agricultural and residential. This project was built in 2019.

I considered the recent sale of Parcel 26 to the south that sold for over $1.6 million dollars. This home is located on 4.2 acres with additional value in the palm trees according to the listing. The comparables include similar homes nearby that are all actually on larger lots and several include avocado or palm tree income as well. All of the comparables are in similar proximity to the subject and all have similar proximity to the Miami-Dade Executive airport that is located 2.5 miles to the east.

These sales are showing no impact on the value of the property from the adjoining solar farm. The landscaping is considered light.

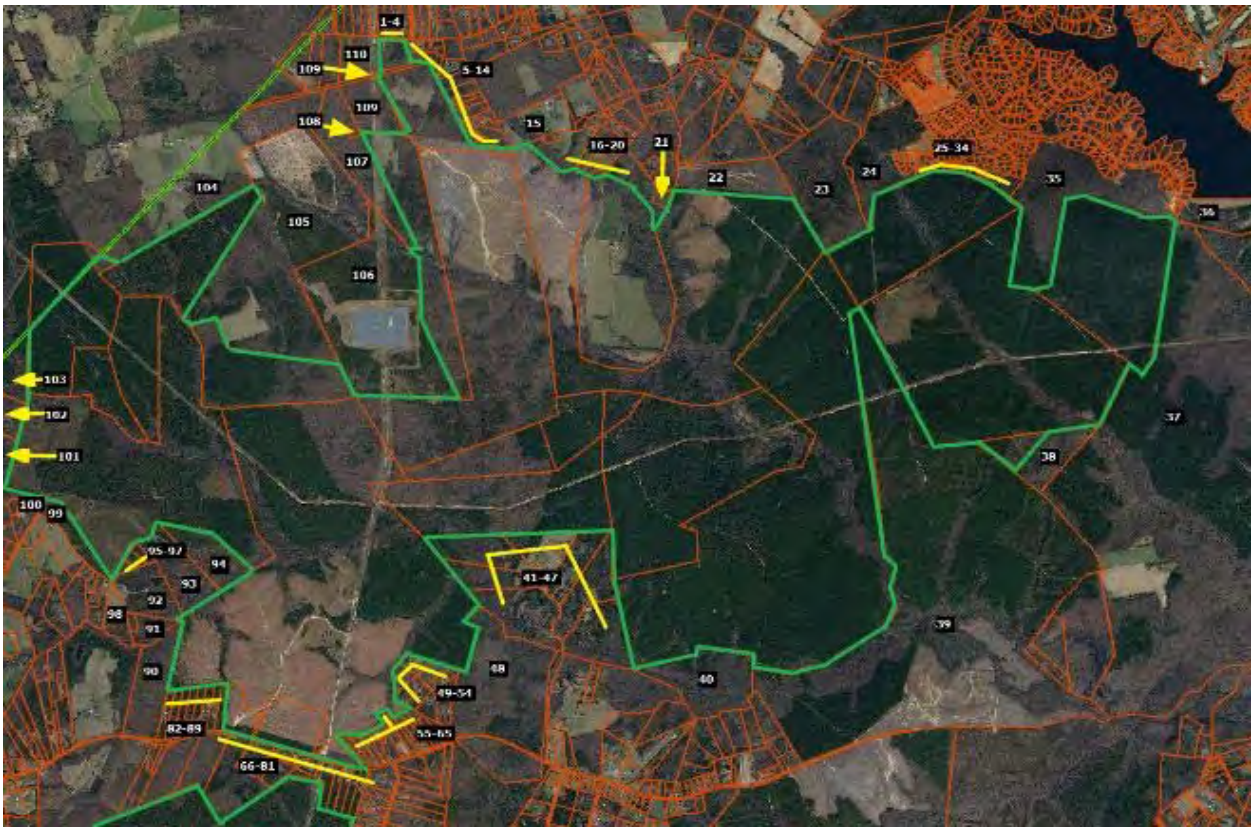
Adjoining Residential Sales After Solar Farm Approved

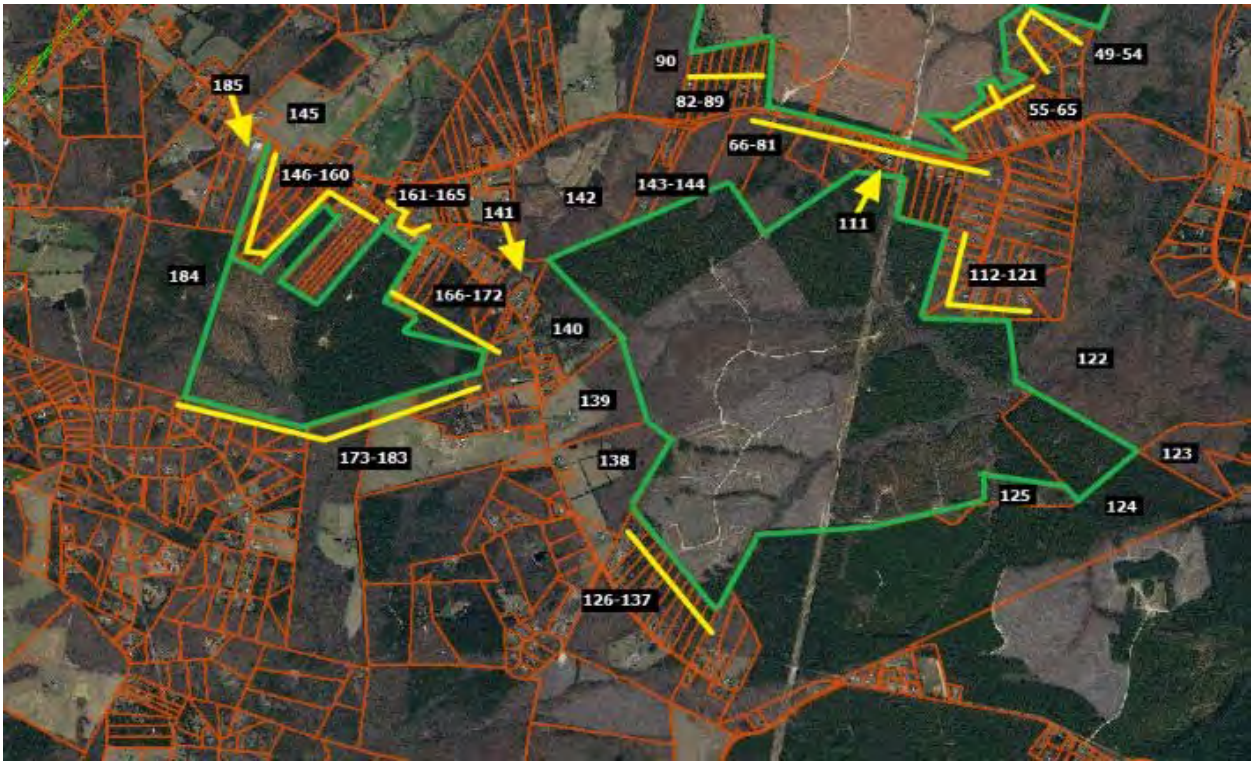
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GLA	BR/BA	Park	Style	Other
26	Adjoins	13600 SW 182nd	4.20	11/5/2020	$1,684,000	2008	6,427	$262.02	5/5.5	3 Gar	CBS Rnch	Pl/Guest
	Not	18090 SW 158th	5.73	10/8/2020	$1,050,000	1997	3,792	$276.90	5/4	3 Gar	CBS Rnch	
	Not	14311 SW 187th	4.70	10/22/2020	$1,100,000	2005	3,821	$287.88	6/5	3 Gar	CBS Rnch	Pool
	Not	17950 SW 158th	6.21	10/22/2020	$1,730,000	2000	6,917	$250.11	6/5.5	2 Gar	CBS Rnch	Pool

Adjoining Sales Adjusted

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
13600 SW 182nd								$1,684,000			1390
18090 SW 158th	$2,478		$57,750	$583,703	$30,000			$1,723,930	-2%		
14311 SW 187th	$1,298		$16,500	$600,178	$10,000			$1,727,976	-3%		
17950 SW 158th	$2,041		$69,200	-$98,043		$10,000		$1,713,199	-2%		
										-2%	

23. Matched Pair – Spotsylvania Solar, Paytes, VA





This solar farm is being built in four phases with the area known as Site C having completed construction in November 2020 after the entire project was approved in April 2019. Site C, also known as Pleinmont 1 Solar, includes 99.6 MW located in the southeast corner of the project and shown on the maps above with adjoining parcels 111 through 144. The entire Spotsylvania project totals 617 MW on 3500 acres out of a parent tract assemblage of 6,412 acres.

I have identified three adjoining home sales that occurred during construction and development of the site in 2020.

The first is located on the north side of Site A on Orange Plank Road. The second is located on Nottoway Lane just north of Caparthin Road on the south side of Site A and east of Site C. The third is located on Post Oak Road for a home that backs up to Site C that sold in September 2020 near the completion of construction for Site C.

Spotsylvania Solar Farm

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	12901 Orng Plnk	5.20	8/27/2020	$319,900	1984	1,714	$186.64	3/2	Drive	1.5	Un Bsmt
Not	8353 Gold Dale	3.00	1/27/2021	$415,000	2004	2,064	$201.07	3/2	3 Gar	Ranch	
Not	6488 Southfork	7.26	9/9/2020	$375,000	2017	1,680	$223.21	3/2	2 Gar	1.5	Barn/Patio
Not	12717 Flintlock	0.47	12/2/2020	$290,000	1990	1,592	$182.16	3/2.5	Det Gar	Ranch	

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
12901 Orng Plnk								$319,900		1270
8353 Gold Dale	-$5,219	$20,000	-$41,500	-$56,298		-$20,000		$311,983	2%	
6488 Southfork	-$401	-$20,000	-$61,875	$6,071		-$15,000		$283,796	11%	
12717 Flintlock	-$2,312	$40,000	-$8,700	$17,779	-$5,000	-$5,000		$326,767	-2%	
							Average Diff		4%	

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	9641 Nottoway	11.00	5/12/2020	$449,900	2004	3,186	$141.21	4/2.5	Garage	2-Story	Un Bsmt
Not	26123 Lafayette	1.00	8/3/2020	$390,000	2006	3,142	$124.12	3/3.5	Gar/DtG	2-Story	
Not	11626 Forest	5.00	8/10/2020	$489,900	2017	3,350	$146.24	4/3.5	2 Gar	2-Story	
Not	10304 Pny Brnch	6.00	7/27/2020	$485,000	1998	3,076	$157.67	4/4	2Gar/Dt2	Ranch	Fn Bsmt

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
9641 Nottoway								$449,900		1950
26123 Lafayette	-$2,661	$45,000	-$3,900	$4,369	-$10,000	-$5,000		$417,809	7%	
11626 Forest	-$3,624		-$31,844	-$19,187		-$5,000		$430,246	4%	
10304 Pny Brnch	-$3,030		$14,550	$13,875	-$15,000	-$15,000	-$10,000	$470,396	-5%	
							Average Diff		2%	

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	$/GBA	BR/BA	Park	Style	Other
Adjoins	13353 Post Oak	5.20	9/21/2020	$300,000	1992	2,400	$125.00	4/3	Drive	2-Story	Fn Bsmt
Not	9609 Logan Hgt	5.86	7/4/2019	$330,000	2004	2,352	$140.31	3/2	2Gar	2-Story	
Not	12810 Catharpian	6.18	1/30/2020	$280,000	2008	2,240	$125.00	4/2.5	Drive	2-Story	Bsmt/Nd Pnt
Not	10725 Rbrt Lee	5.01	10/26/2020	$295,000	1995	2,166	$136.20	4/3	Gar	2-Story	Fn Bsmt

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
13353 Post Oak								$300,000		1171
9609 Logan Hgt	$12,070		-$19,800	$5,388		-$15,000	$15,000	$327,658	-9%	
12810 Catharpian	$5,408		-$22,400	$16,000	$5,000		$15,000	$299,008	0%	
10725 Rbrt Lee	-$849		-$4,425	$25,496		-$10,000		$305,222	-2%	
							Average Diff		-4%	

All three of these homes are well set back from the solar panels at distances over 1,000 feet and are well screened from the project. All three show no indication of any impact on property value.

There are a couple of recent lot sales located along Southview Court that have sold since the solar farm was approved. The most recent lot sales include 11700 Southview Court that sold on December 29, 2021 for $140,000 for a 0.76-acre lot. This property was on the market for less than 2 months before closing within 6% of the asking price. This lot sold earlier in September 2019 for $55,000 based on a liquidation sale from NTS to an investor.

A similar 0.68-acre lot at 11507 Stonewood Court within the same subdivision located away from the solar farm sold on March 9, 2021 for $109,000. This lot sold for 18% over the asking price within 1 month of listing suggesting that this was priced too low. Adjusting this lot value upward by 12% for very strong growth in the market over 2021, the adjusted indicated value is $122,080 for this lot. This is still showing a 15% premium for the lot backing up to the solar farm.

The lot at 11009 Southview Court sold on August 5, 2019 for $65,000, which is significantly lower than the more recent sales. This lot was sold by NTS the original developer of this subdivision, who was in the process of liquidating lots in this subdivision with multiple lot sales in this time period throughout the subdivision being sold at discounted prices. The home was later improved by the buyer with a home built in 2020 with 2,430 square feet ranch, 3.5 bathrooms, with a full basement, and a current assessed value of $492,300.

I spoke with Chris Kalia, MAI, Mark Doherty, local real estate investor, and Alex Doherty, broker, who are all three familiar with this subdivision and activity in this neighborhood. All three indicated that there was a deep sell off of lots in the neighborhood by NTS at discounted prices under $100,000 each. Those lots since that time are being sold for up to $140,000. The prices paid for the lots below $100,000 were liquidation values and not indicative of market value. Homes are being built in the neighborhood on those lots with home prices ranging from $600,000 to $800,000 with no sign of impact on pricing due to the solar farm according to all three sources.

Conclusion – SouthEast Over 5 MW

Southeast USA Over 5 MW
Matched Pair Summary

							Adj. Uses By Acreage				1 mile Radius (2010-2020 Data)			
	Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Pop.	Med. Income	Avg. Housing Unit	Veg. Buffer
1	AM Best	Goldsboro	NC	38	5.00	2	38%	0%	23%	39%	1,523	$37,358	$148,375	Light
2	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	$40,936	$171,746	Lt to Med
3	Leonard	Hughesville	MD	47	5.00	20	18%	75%	0%	6%	525	$106,550	$350,000	Light
4	Gastonia SC	Gastonia	NC	35	5.00	48	33%	0%	23%	44%	4,689	$35,057	$126,562	Light
5	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	$79,114	$281,731	Light
6	Tracy	Bailey	NC	50	5.00	10	29%	0%	71%	0%	312	$43,940	$99,219	Heavy
7	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	$75,000	$291,667	Heavy
8	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	$63,678	$256,306	Lt to Med
9	Mariposa	Stanley	NC	36	5.00	96	48%	0%	52%	0%	1,716	$36,439	$137,884	Light
10	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	$81,022	$374,453	Light
11	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	$76,155	$269,922	Medium
12	Candace	Princeton	NC	54	5.00	22	76%	24%	0%	0%	448	$51,002	$107,171	Medium
13	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	$80,773	$320,076	Light
14	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	$58,688	$183,435	Light
15	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	$60,037	$276,347	Light
16	Sunfish	Willow Spring	NC	50	6.40	30	35%	35%	30%	0%	1,515	$63,652	$253,138	Light
17	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	$51,410	$155,208	Light
18	Camden Dam	Camden	NC	50	5.00	0	17%	72%	11%	0%	403	$84,426	$230,288	Light
19	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	$50,355	$231,408	Light
20	Champion	Pelion	SC	100	10.00	N/A	4%	70%	8%	18%	1,336	$46,867	$171,939	Light
21	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	$36,737	$143,320	Lt to Med
22	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	$90,909	$403,571	Light
23	Spotyslvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	$120,861	$483,333	Md to Hvy
	Average			485	57.04	38	24%	48%	22%	6%	923	$63,955	$237,700	
	Median			234	20.00	20	17%	59%	11%	0%	467	$60,037	$231,408	
	High			3,500	617.00	160	76%	98%	94%	44%	4,689	$120,861	$483,333	
	Low			35	5.00	0	1%	0%	0%	0%	48	$35,057	$99,219	

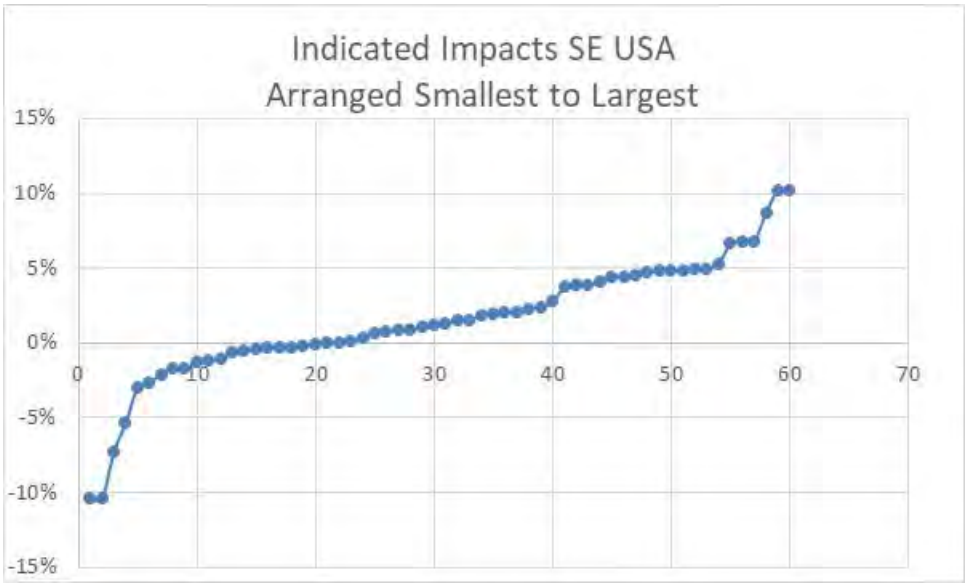
The solar farm matched pairs shown above have similar characteristics to each other in terms of population, but with several outliers showing solar farms in farm more urban areas. The median income for the population within 1 mile of a solar farm is $60,037 with a median housing unit value of $231,408. Most of the comparables are under $300,000 in the home price, with $483,333 being the high end of the set, though I have matched pairs in multiple states over $1,000,000 adjoining solar farms. The adjoining uses show that residential and agricultural uses are the predominant adjoining uses. These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural and similar to the solar farm breakdown shown for Virginia and adjoining states as well as the proposed subject property.

Based on the similarity of adjoining uses and demographic data between these sites and the subject property, I consider it reasonable to compare these sites to the subject property.

I have pulled 56 matched pairs from the above referenced solar farms to provide the following summary of home sale matched pairs and land sales next to solar farms. The summary shows that the range of differences is from -10% to +10% with an average of +1% and median of +1%. This means that the average and median impact is for a slight positive impact due to adjacency to a solar farm. However, this +1 to rate is within the typical variability I would expect from real estate. I therefore conclude that this data shows no negative or positive impact due to adjacency to a solar farm.

While the range is seemingly wide, the graph below clearly shows that the vast majority of the data falls between -5% and +5% and most of those are clearly in the 0 to +5% range. This data strongly supports an indication of no impact on adjoining residential uses to a solar farm.

I therefore conclude that these matched pairs support a finding of no impact on value at the subject property for the proposed project, which as proposed will include a landscaped buffer to screen adjoining residential properties.


Indicated Impacts SE USA
Arranged Smallest to Largest
15%
10%
5%
0%
-5%
-10%
-15%
0
10
20
30
40
50
60
70

Residential Dwelling Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	MW	Approx Distance	Tax ID/Address	Date	Sale Price	Adj. Sale Price	% Diff	Veg. Buffer
1	AM Best	Goldsboro	NC	5	280	3600195570	Sep-13	$250,000			Light
						3600198928	Mar-14	$250,000	$250,000	0%	
2	AM Best	Goldsboro	NC	5	280	3600195361	Sep-13	$260,000			Light
						3600194813	Apr-14	$258,000	$258,000	1%	
3	AM Best	Goldsboro	NC	5	280	3600199891	Jul-14	$250,000			Light
						3600198928	Mar-14	$250,000	$250,000	0%	
4	AM Best	Goldsboro	NC	5	280	3600198632	Aug-14	$253,000			Light
						3600193710	Oct-13	$248,000	$248,000	2%	
5	AM Best	Goldsboro	NC	5	280	3600196656	Dec-13	$255,000			Light
						3601105180	Dec-13	$253,000	$253,000	1%	
6	AM Best	Goldsboro	NC	5	280	3600182511	Feb-13	$247,000			Light
						3600183905	Dec-12	$240,000	$245,000	1%	
7	AM Best	Goldsboro	NC	5	280	3600182784	Apr-13	$245,000			Light
						3600193710	Oct-13	$248,000	$248,000	-1%	
8	AM Best	Goldsboro	NC	5	280	3600195361	Nov-15	$267,500			Light
						3600195361	Sep-13	$260,000	$267,800	0%	
9	Mulberry	Selmer	TN	5	400	0900A011	Jul-14	$130,000			Light
						099CA043	Feb-15	$148,900	$136,988	-5%	
10	Mulberry	Selmer	TN	5	400	099CA002	Jul-15	$130,000			Light
						0990NA040	Mar-15	$120,000	$121,200	7%	
11	Mulberry	Selmer	TN	5	480	491 Dusty	Oct-16	$176,000			Light
						35 April	Aug-16	$185,000	$178,283	-1%	
12	Mulberry	Selmer	TN	5	650	297 Country	Sep-16	$150,000			Medium
						53 Glen	Mar-17	$126,000	$144,460	4%	
13	Mulberry	Selmer	TN	5	685	57 Cooper	Feb-19	$163,000			Medium
						191 Amelia	Aug-18	$132,000	$155,947	4%	
14	Leonard Rd	Hughesville	MD	5.5	230	14595 Box Elder	Feb-16	$291,000			Light
						15313 Bassford Rd	Jul-16	$329,800	$292,760	-1%	
15	Neal Hawkins	Gastonia	NC	5	225	609 Neal Hawkins	Mar-17	$270,000			Light
						1418 N Modena	Apr-18	$225,000	$242,520	10%	
16	Summit	Moyock	NC	80	1,060	129 Pinto	Apr-16	$170,000			Light
						102 Timber	Apr-16	$175,500	$175,101	-3%	
17	Summit	Moyock	NC	80	980	105 Pinto	Dec-16	$206,000			Light
						127 Ranchland	Jun-15	$219,900	$198,120	4%	
18	Tracy	Bailey	NC	5	780	9162 Winters	Jan-17	$255,000			Heavy
						7352 Red Fox	Jun-16	$176,000	$252,399	1%	
19	Manatee	Parrish	FL	75	1180	13670 Highland	Aug-18	$255,000			Heavy
						13851 Highland	Sep-18	$240,000	$255,825	0%	
20	McBride Place	Midland	NC	75	275	4380 Joyner	Nov-17	$325,000			Medium
						3870 Elkwood	Aug-16	$250,000	$317,523	2%	
21	McBride Place	Midland	NC	75	505	5811 Kristi	Mar-20	$530,000			Medium
						3915 Tania	Dec-19	$495,000	$504,657	5%	
22	Mariposa	Stanley	NC	5	1155	215 Mariposa	Dec-17	$249,000			Light
						110 Airport	May-16	$166,000	$239,026	4%	
23	Mariposa	Stanley	NC	5	570	242 Mariposa	Sep-15	$180,000			Light
						110 Airport	Apr-16	$166,000	$175,043	3%	
24	Clarke Cnty	White Post	VA	20	1230	833 Nations Spr	Jan-17	$295,000			Light
						6801 Middle	Dec-17	$249,999	$296,157	0%	
25	Candace	Princeton	NC	5	488	499 Herring	Sep-17	$215,000			Medium
						1795 Bay Valley	Dec-17	$194,000	$214,902	0%	
26	Walker	Barhamsville	VA	20	250	5241 Barham	Oct-18	$264,000			Light
						9252 Ordinary	Jun-19	$277,000	$246,581	7%	
27	AM Best	Goldsboro	NC	5	385	103 Granville Pl	Jul-18	$265,000			Light
						2219 Granville	Jan-18	$260,000	$265,682	0%	
28	AM Best	Goldsboro	NC	5	315	104 Erin	Jun-17	$280,000			Light
						2219 Granville	Jan-18	$265,000	$274,390	2%	
29	AM Best	Goldsboro	NC	5	400	2312 Granville	May-18	$284,900			Light
						2219 Granville	Jan-18	$265,000	$273,948	4%	

Residential Dwelling Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	MW	Approx Distance	Tax ID/Address	Date	Sale Price	Adj. Sale Price	% Diff	Veg. Buffer
30	AM Best	Goldsboro	NC	5	400	2310 Granville	May-19	$280,000			Light
						634 Friendly	Jul-19	$267,000	$265,291	5%	
31	Summit	Moyock	NC	80	570	318 Green View	Sep-19	$357,000			Light
						336 Green View	Jan-19	$365,000	$340,286	5%	
32	Summit	Moyock	NC	80	440	164 Ranchland	Apr-19	$169,000			Light
						105 Longhorn	Oct-17	$184,500	$186,616	-10%	
33	Summit	Moyock	NC	80	635	358 Oxford	Sep-19	$478,000			Light
						176 Providence	Sep-19	$425,000	$456,623	4%	
34	Summit	Moyock	NC	80	970	343 Oxford	Mar-17	$490,000			Light
						218 Oxford	Apr-17	$525,000	$484,064	1%	
35	Innov 46	Hope Mills	NC	78.5	435	6849 Roslin Farm	Feb-19	$155,000			Light
						109 Bledsoe	Jan-19	$150,000	$147,558	5%	
36	Innov 42	Fayetteville	NC	71	340	2923 County Line	Feb-19	$385,000			Light
						2109 John McMillan	Apr-18	$320,000	$379,156	2%	
37	Innov 42	Fayetteville	NC	71	330	2935 County Line	Jun-19	$266,000			Light
						7031 Glynn Mill	May-18	$255,000	$264,422	1%	
38	Sunfish	Willow Sprng	NC	6.4	205	7513 Glen Willow	Sep-17	$185,000			Light
						205 Pine Burr	Dec-17	$191,000	$172,487	7%	
39	Neal Hawkins	Gastonia	NC	5	145	611 Neal Hawkins	Jun-17	$288,000			Light
						1211 Still Forrest	Jul-18	$280,000	$274,319	5%	
40	Clarke Cnty	White Post	VA	20	1230	833 Nations Spr	Aug-19	$385,000			Light
						2393 Old Chapel	Aug-20	$330,000	$389,286	-1%	
41	Sappony	Stony Creek	VA	20	1425	12511 Palestine	Jul-18	$128,400			Medium
						6494 Rocky Branch	Nov-18	$100,000	$131,842	-3%	
42	Camden Dam	Camden	NC	5	342	122 N Mill Dam	Nov-18	$350,000			Light
						548 Trotman	May-18	$309,000	$352,450	-1%	
43	Grandy	Grandy	NC	20	405	120 Par Four	Aug-19	$315,000			Light
						116 Barefoot	Sep-20	$290,000	$299,584	5%	
44	Grandy	Grandy	NC	20	477	269 Grandy	May-19	$275,000			Light
						103 Spring Leaf	Aug-18	$270,000	$275,912	0%	
45	Champion	Pelion	SC	10	505	517 Old Charleston	Aug-20	$110,000			Light
						1429 Laurel	Feb-19	$126,000	$107,856	2%	
46	Barefoot Bay	Barefoot Bay	FL	74.5	765	465 Papaya	Jul-19	$155,000			Medium
						1132 Waterway	Jul-20	$129,000	$141,618	9%	
47	Barefoot Bay	Barefoot Bay	FL	74.5	750	455 Papaya	Sep-20	$183,500			Medium
						904 Fir	Sep-20	$192,500	$186,697	-2%	
48	Barefoot Bay	Barefoot Bay	FL	74.5	690	419 Papaya	Jul-19	$127,500			Medium
						865 Tamarind	Feb-19	$133,900	$124,613	2%	
49	Barefoot Bay	Barefoot Bay	FL	74.5	690	413 Papaya	Jul-20	$130,000			Medium
						1367 Barefoot	Jan-21	$130,500	$139,507	-7%	
50	Barefoot Bay	Barefoot Bay	FL	74.5	690	343 Papaya	Dec-19	$145,000			Light
						865 Tamarind	Feb-19	$133,900	$142,403	2%	
51	Barefoot Bay	Barefoot Bay	FL	74.5	710	335 Papaya	Apr-18	$110,000			Light
						865 Tamarind	Feb-19	$133,900	$110,517	0%	
52	Miami-Dade	Miami	FL	74.5	1390	13600 SW 182nd	Nov-20	$1,684,000			Light
						17950 SW 158th	Oct-20	$1,730,000	$1,713,199	-2%	
53	Spotsylvania	Paytes	VA	617	1270	12901 Orange Plnk	Aug-20	$319,900			Medium
						12717 Flintlock	Dec-20	$290,000	$326,767	-2%	
54	Spotsylvania	Paytes	VA	617	1950	9641 Nottoway	May-20	$449,900			Medium
						11626 Forest	Aug-20	$489,900	$430,246	4%	
55	Spotsylvania	Paytes	VA	617	1171	13353 Post Oak	Sep-20	$300,000			Heavy
						12810 Catharpin	Jan-20	$280,000	$299,008	0%	
56	McBride Place	Midland	NC	75	470	5833 Kristi	Sep-20	$625,000			Light
						4055 Dakeita	Dec-20	$600,000	$594,303	5%	

MW	Avg. Distance
64.91	612
20.00	479
617.00	1,950
5.00	145

	Indicated Impact
Average	1%
Median	1%
High	10%
Low	-10%

I have further broken down these results based on the MWs, Landscaping, and distance from panel to show the following range of findings for these different categories.

Most of the findings are for homes between 201 and 500 feet. Most of the findings are for Light landscaping screens.

Light landscaping screens are showing no impact on value at any distances, including for solar farms over 75.1 MW.

MW Range 4.4 to 10									
Landscaping	**Light**	**Light**	**Light**	**Medium**	**Medium**	**Medium**	**Heavy**	**Heavy**	**Heavy**
Distance	**100-200**	**201-500**	**500+**	**100-200**	**201-500**	**500+**	**100-200**	**201-500**	**500+**
#	1	19	2	0	1	2	0	0	1
Average	5%	2%	3%	N/A	0%	4%	N/A	N/A	1%
Median	5%	1%	3%	N/A	0%	4%	N/A	N/A	1%
High	5%	10%	4%	N/A	0%	4%	N/A	N/A	1%
Low	5%	-5%	3%	N/A	0%	4%	N/A	N/A	1%

10.1 to 30									
Landscaping	**Light**	**Light**	**Light**	**Medium**	**Medium**	**Medium**	**Heavy**	**Heavy**	**Heavy**
Distance	**100-200**	**201-500**	**500+**	**100-200**	**201-500**	**500+**	**100-200**	**201-500**	**500+**
#	0	3	2	0	0	1	0	0	0
Average	N/A	4%	-1%	N/A	N/A	-3%	N/A	N/A	N/A
Median	N/A	5%	-1%	N/A	N/A	-3%	N/A	N/A	N/A
High	N/A	7%	0%	N/A	N/A	-3%	N/A	N/A	N/A
Low	N/A	0%	-1%	N/A	N/A	-3%	N/A	N/A	N/A

30.1 to 75									
Landscaping	**Light**	**Light**	**Light**	**Medium**	**Medium**	**Medium**	**Heavy**	**Heavy**	**Heavy**
Distance	**100-200**	**201-500**	**500+**	**100-200**	**201-500**	**500+**	**100-200**	**201-500**	**500+**
#	0	2	3	0	0	4	0	0	0
Average	N/A	1%	0%	N/A	N/A	0%	N/A	N/A	N/A
Median	N/A	1%	0%	N/A	N/A	0%	N/A	N/A	N/A
High	N/A	2%	2%	N/A	N/A	9%	N/A	N/A	N/A
Low	N/A	1%	-2%	N/A	N/A	-7%	N/A	N/A	N/A

75.1+									
Landscaping	**Light**	**Light**	**Light**	**Medium**	**Medium**	**Medium**	**Heavy**	**Heavy**	**Heavy**
Distance	**100-200**	**201-500**	**500+**	**100-200**	**201-500**	**500+**	**100-200**	**201-500**	**500+**
#	0	2	5	0	0	2	0	0	1
Average	N/A	-3%	2%	N/A	N/A	1%	N/A	N/A	0%
Median	N/A	-3%	4%	N/A	N/A	1%	N/A	N/A	0%
High	N/A	5%	5%	N/A	N/A	4%	N/A	N/A	0%
Low	N/A	-10%	-3%	N/A	N/A	-2%	N/A	N/A	0%

C. Summary of National Data on Solar Farms

I have worked in 19 states related to solar farms and I have been tracking matched pairs in most of those states. On the following pages I provide a brief summary of those findings showing 37 solar farms over 5 MW studied with each one providing matched pair data supporting the findings of this report.

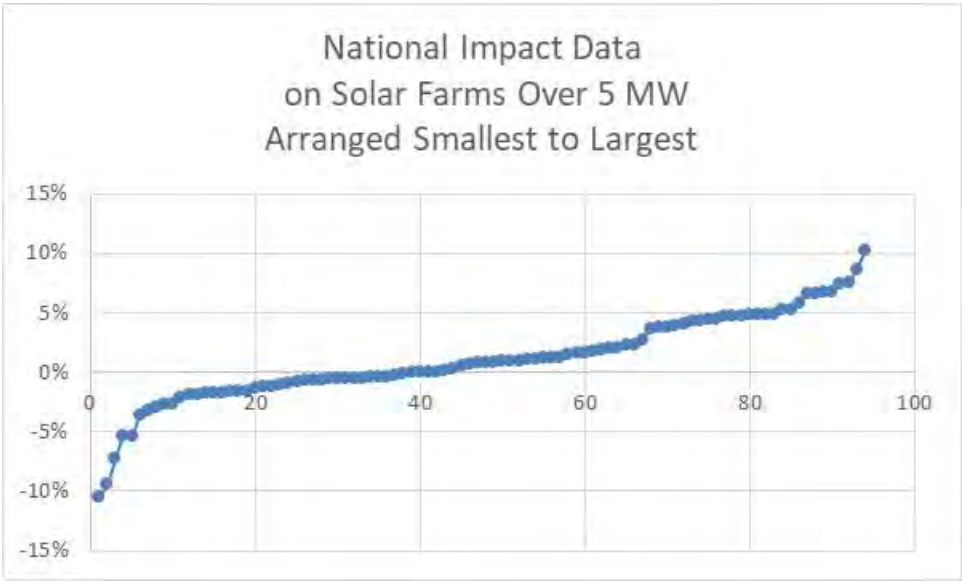
The solar farms summary is shown below with a summary of the matched pair data shown on the following page.

Matched Pair Summary							**Adj. Uses By Acreage**				**1 mile Radius (2010-2020 Data)**			
	Name	**City**	**State**	**Acres**	**MW**	**Topo Shift**	**Res**	**Ag**	**Ag/Res**	**Com/Ind**	**Popl.**	**Med. Income**	**Avg. Housing Unit**	**Veg. Buffer**
1	AM Best	Goldsboro	NC	38	5.00	2	38%	0%	23%	39%	1,523	$37,358	$148,375	Light
2	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	$40,936	$171,746	Lt to Med
3	Leonard	Hughesville	MD	47	5.00	20	18%	75%	0%	6%	525	$106,550	$350,000	Light
4	Gastonia SC	Gastonia	NC	35	5.00	48	33%	0%	23%	44%	4,689	$35,057	$126,562	Light
5	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	$79,114	$281,731	Light
7	Tracy	Bailey	NC	50	5.00	10	29%	0%	71%	0%	312	$43,940	$99,219	Heavy
8	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	$75,000	$291,667	Heavy
9	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	$63,678	$256,306	Lt to Med
10	Grand Ridge	Streator	IL	160	20.00	1	8%	87%	5%	0%	96	$70,158	$187,037	Light
11	Dominion	Indianapolis	IN	134	8.60	20	3%	97%	0%	0%	3,774	$61,115	$167,515	Light
12	Mariposa	Stanley	NC	36	5.00	96	48%	0%	52%	0%	1,716	$36,439	$137,884	Light
13	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	$81,022	$374,453	Light
14	Flemington	Flemington	NJ	120	9.36	N/A	13%	50%	28%	8%	3,477	$105,714	$444,696	Lt to Med
15	Frenchtown	Frenchtown	NJ	139	7.90	N/A	37%	35%	29%	0%	457	$111,562	$515,399	Light
16	McGraw	East Windsor	NJ	95	14.00	N/A	27%	44%	0%	29%	7,684	$78,417	$362,428	Light
17	Tinton Falls	Tinton Falls	NJ	100	16.00	N/A	98%	0%	0%	2%	4,667	$92,346	$343,492	Light
18	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	$76,155	$269,922	Medium
19	Candace	Princeton	NC	54	5.00	22	76%	24%	0%	0%	448	$51,002	$107,171	Medium
20	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	$80,773	$320,076	Light
21	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	$58,688	$183,435	Light
22	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	$60,037	$276,347	Light
23	Demille	Lapeer	MI	160	28.40	10	10%	68%	0%	22%	2,010	$47,208	$187,214	Light
24	Turrill	Lapeer	MI	230	19.60	10	75%	59%	0%	25%	2,390	$46,839	$110,361	Light
25	Sunfish	Willow Spring	NC	50	6.40	30	35%	35%	30%	0%	1,515	$63,652	$253,138	Light
26	Picture Rocks	Tucson	AZ	182	20.00	N/A	6%	88%	6%	0%	102	$81,081	$280,172	None
27	Avra Valley	Tucson	AZ	246	25.00	N/A	3%	94%	3%	0%	85	$80,997	$292,308	None
28	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	$51,410	$155,208	Medium
29	Camden Dam	Camden	NC	50	5.00	0	17%	72%	11%	0%	403	$84,426	$230,288	Light
30	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	$50,355	$231,408	Light
31	Champion	Pelion	SC	100	10.00	N/A	4%	70%	8%	18%	1,336	$46,867	$171,939	Light
32	Eddy II	Eddy	TX	93	10.00	N/A	15%	25%	58%	2%	551	$59,627	$139,088	Light
33	Somerset	Somerset	TX	128	10.60	N/A	5%	95%	0%	0%	1,293	$41,574	$135,490	Light
34	DG Amp Piqua	Piqua	OH	86	12.60	2	26%	16%	58%	0%	6,735	$38,919	$96,555	Light
45	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	$36,737	$143,320	Lt to Med
36	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	$90,909	$403,571	Light
37	Spotyslvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	$120,861	$483,333	Med to Hvy
	Average			362	42.05	32	24%	52%	19%	6%	1,515	$66,292	$242,468	
	Median			150	17.80	10	16%	59%	7%	0%	560	$62,384	$230,848	
	High			3,500	617.00	160	98%	98%	94%	44%	7,684	$120,861	$515,399	
	Low			35	5.00	0	1%	0%	0%	0%	48	$35,057	$96,555	

From these 37 solar farms, I have derived 94 matched pairs. The matched pairs show no negative impact at distances as close as 105 feet between a solar panel and the nearest point on a home. The range of impacts is -10% to +10% with an average and median of +1%.

	MW	Avg. Distance		Indicated Impact
Average	44.80	569	**Average**	1%
Median	14.00	400	**Median**	1%
High	617.00	1,950	**High**	10%
Low	5.00	145	**Low**	-10%

While the range is broad, the two charts below show the data points in range from lowest to highest. There is only 3 data points out of 94 that show a negative impact. The rest support either a finding of no impact or 9 of the data points suggest a positive impact due to adjacency to a solar farm. As discussed earlier in this report, I consider this data to strongly support a finding of no impact on value as most of the findings are within typical market variation and even within that, most are mildly positive findings.



D. Larger Solar Farms

I have also considered larger solar farms to address impacts related to larger projects. Projects have been increasing in size and most of the projects between 100 and 1000 MW are newer with little time for adjoining sales. I have included a breakdown of solar farms with 20 MW to 80 MW facilities with one 617 MW facility.

Matched Pair Summary - @20 MW And Larger							Adj. Uses By Acreage				1 mile Radius (2010-2019 Data)			
	Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Popl.	Med. Income	Avg. Housing Unit	Veg. Buffer
1	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	$79,114	$281,731	Light
2	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	$75,000	$291,667	Heavy
3	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	$63,678	$256,306	Lt to Med
4	Grand Ridge	Streator	IL	160	20.00	1	8%	87%	5%	0%	96	$70,158	$187,037	Light
5	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	$81,022	$374,453	Light
6	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	$76,155	$269,922	Medium
7	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	$80,773	$320,076	Light
8	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	$58,688	$183,435	Light
9	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	$60,037	$276,347	Light
10	Demille	Lapeer	MI	160	28.40	10	10%	68%	0%	22%	2,010	$47,208	$187,214	Light
11	Turrill	Lapeer	MI	230	19.60	10	75%	59%	0%	25%	2,390	$46,839	$110,361	Light
12	Picure Rocks	Tucson	AZ	182	20.00	N/A	6%	88%	6%	0%	102	$81,081	$280,172	Light
13	Avra Valley	Tucson	AZ	246	25.00	N/A	3%	94%	3%	0%	85	$80,997	$292,308	None
14	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	$51,410	$155,208	None
15	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	$50,355	$231,408	Medium
16	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	$36,737	$143,320	Lt to Med
17	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	$90,909	$403,571	Light
18	Spotyslvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	$120,861	$483,333	Med to Hvy
	Average			640	76.03		19%	64%	17%	4%	721	$69,501	$262,659	
	Median			335	29.20		12%	68%	2%	0%	293	$72,579	$273,135	
	High			3,500	617.00		75%	98%	94%	25%	2,446	$120,861	$483,333	
	Low			121	19.60		1%	0%	0%	0%	48	$36,737	$110,361	

The breakdown of adjoining uses, population density, median income and housing prices for these projects are very similar to those of the larger set. The matched pairs for each of these were considered earlier and support a finding of no negative impact on the adjoining home values.

I have included a breakdown of solar farms with 50 MW to 617 MW facilities adjoining.

Matched Pair Summary - @50 MW And Larger							Adj. Uses By Acreage				1 mile Radius (2010-2019 Data)			
	Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Popl.	Med. Income	Avg. Housing Unit	Veg. Buffer
1	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	$79,114	$281,731	Light
2	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	$75,000	$291,667	Heavy
3	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	$63,678	$256,306	Lt to Med
4	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	$58,688	$183,435	Light
5	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	$60,037	$276,347	Light
6	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	$36,737	$143,320	Lt to Med
7	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	$90,909	$403,571	Light
8	Spotyslvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	$120,861	$483,333	Med to Hvy
	Average			1,142	143.19		19%	58%	23%	1%	786	$73,128	$289,964	
	Median			580	75.00		15%	67%	0%	0%	390	$69,339	$279,039	
	High			3,500	617.00		41%	97%	94%	3%	2,446	$120,861	$483,333	
	Low			347	71.00		2%	0%	0%	0%	48	$36,737	$143,320	

The breakdown of adjoining uses, population density, median income and housing prices for these projects are very similar to those of the larger set. The matched pairs for each of these were considered earlier and support a finding of no negative impact on the adjoining home values.

The data for these larger solar farms is shown in the SE USA and the National data breakdowns with similar landscaping, setbacks and range of impacts that fall mostly in the +/-5% range as can be seen earlier in this report.

On the following page I show 81 projects ranging in size from 50 MW up to 1,000 MW with an average size of 111.80 MW and a median of 80 MW. The average closest distance for an adjoining home is 263 feet, while the median distance is 188 feet. The closest distance is 57 feet. The mix of adjoining uses is similar with most of the adjoining uses remaining residential or agricultural in nature. This is the list of solar farms that I have researched for possible matched pairs and not a complete list of larger solar farms in those states.

Parcel #	State	City	Name	Output (MW)	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre			
									Res	Agri	Ag/R	Com
78	NC	Moyock	Summit/Ranchland	80	2034		674	360	4%	94%	0%	2%
133	MS	Hattiesburg	Hattiesburg	50	1129	479.6	650	315	35%	65%	0%	0%
179	SC	Ridgeland	Jasper	140	1600	1000	461	108	2%	85%	13%	0%
211	NC	Enfield	Chestnut	75	1428.1		1,429	210	4%	96%	0%	0%
222	VA	Chase City	Grasshopper	80	946.25				6%	87%	5%	1%
226	VA	Louisa	Belcher	88	1238.1			150	19%	53%	28%	0%
305	FL	Dade City	Mountain View	55	347.12		510	175	32%	39%	21%	8%
319	FL	Jasper	Hamilton	74.9	1268.9	537	3,596	240	5%	67%	28%	0%
336	FL	Parrish	Manatee	74.5	1180.4		1,079	625	2%	50%	1%	47%
337	FL	Arcadia	Citrus	74.5	640				0%	0%	100%	0%
338	FL	Port Charlotte	Babcock	74.5	422.61				0%	0%	100%	0%
353	VA	Oak Hall	Amazon East(ern sh	80	1000		645	135	8%	75%	17%	0%
364	VA	Stevensburg	Greenwood	100	2266.6	1800	788	200	8%	62%	29%	0%
368	NC	Warsaw	Warsaw	87.5	585.97	499	526	130	11%	66%	21%	3%
390	NC	Ellerbe	Innovative Solar 34	50	385.24	226	N/A	N/A	1%	99%	0%	0%
399	NC	Midland	McBride	74.9	974.59	627	1,425	140	12%	78%	9%	0%
400	FL	Mulberry	Alafia	51	420.35		490	105	7%	90%	3%	0%
406	VA	Clover	Foxhound	91	1311.8		885	185	5%	61%	17%	18%
410	FL	Trenton	Trenton	74.5	480		2,193	775	0%	26%	55%	19%
411	NC	Battleboro	Fern	100	1235.4	960.71	1,494	220	5%	76%	19%	0%
412	MD	Goldsboro	Cherrywood	202	1722.9	1073.7	429	200	10%	76%	13%	0%
434	NC	Conetoe	Conetoe	80	1389.9	910.6	1,152	120	5%	78%	17%	0%
440	FL	Debary	Debary	74.5	844.63		654	190	3%	27%	0%	70%
441	FL	Hawthorne	Horizon	74.5	684				3%	81%	16%	0%
484	VA	Newsoms	Southampton	100	3243.9		-	-	3%	78%	17%	3%
486	VA	Stuarts Draft	Augusta	125	3197.4	1147	588	165	16%	61%	16%	7%
491	NC	Misenheimer	Misenheimer 2018	80	740.2	687.2	504	130	11%	40%	22%	27%
494	VA	Shacklefords	Walnut	110	1700	1173	641	165	14%	72%	13%	1%
496	VA	Clover	Piney Creek	80	776.18	422	523	195	15%	62%	24%	0%
511	NC	Scotland Neck	American Beech	160	3255.2	1807.8	1,262	205	2%	58%	38%	3%
514	NC	Reidsville	Williamsburg	80	802.6	507	734	200	25%	12%	63%	0%
517	VA	Luray	Cape	100	566.53	461	519	110	42%	12%	46%	0%
518	VA	Emporia	Fountain Creek	80	798.3	595	862	300	6%	23%	71%	0%
525	NC	Plymouth	Macadamia	484	5578.7	4813.5	1,513	275	1%	90%	9%	0%
526	NC	Mooresboro	Broad River	50	759.8	365	419	70	29%	55%	16%	0%
555	FL	Mulberry	Durrance	74.5	463.57	324.65	438	140	3%	97%	0%	0%
560	NC	Yadkinville	Sugar	60	477	357	382	65	19%	39%	20%	22%
561	NC	Enfield	Halifax 80mw 2019	80	1007.6	1007.6	672	190	8%	73%	19%	0%
577	VA	Windsor	Windsor	85	564.1	564.1	572	160	9%	67%	24%	0%
579	VA	Paytes	Spotsylvania	500	6412	3500			9%	52%	11%	27%
582	NC	Salisbury	China Grove	65	428.66	324.26	438	85	58%	4%	38%	0%
583	NC	Walnut Cove	Lick Creek	50	1424	185.11	410	65	20%	64%	11%	5%
584	NC	Enfield	Sweetleaf	94	1956.3	1250	968	160	5%	63%	32%	0%
586	VA	Aylett	Sweet Sue	77	1262	576	1,617	680	7%	68%	25%	0%
593	NC	Windsor	Sumac	120	3360.6	1257.9	876	160	4%	90%	6%	0%
599	TN	Somerville	Yum Yum	147	4000	1500	1,862	330	3%	32%	64%	1%
602	GA	Waynesboro	White Oak	76.5	516.7	516.7	2,995	1,790	1%	34%	65%	0%
603	GA	Butler	Butler GA	103	2395.1	2395.1	1,534	255	2%	73%	23%	2%
604	GA	Butler	White Pine	101.2	505.94	505.94	1,044	100	1%	51%	48%	1%
605	GA	Metter	Live Oak	51	417.84	417.84	910	235	4%	72%	23%	0%
606	GA	Hazelhurst	Hazelhurst II	52.5	947.15	490.42	2,114	105	9%	64%	27%	0%
607	GA	Bainbridge	Decatur Parkway	80	781.5	781.5	1,123	450	2%	27%	22%	49%
608	GA	Leslie-DeSoto	Americus	1000	9661.2	4437	5,210	510	1%	63%	36%	0%
616	FL	Fort White	Fort White	74.5	570.5	457.2	828	220	12%	71%	17%	0%
621	VA	Spring Grove	Loblolly	150	2181.9	1000	1,860	110	7%	62%	31%	0%
622	VA	Scottsville	Woodridge	138	2260.9	1000	1,094	170	9%	63%	28%	0%
625	NC	Middlesex	Phobos	80	754.52	734	356	57	14%	75%	10%	0%
628	MI	Deerfield	Carroll Road	200	1694.8	1694.8	343	190	12%	86%	0%	2%
633	VA	Emporia	Brunswick	150.2	2076.4	1387.3	1,091	240	4%	85%	11%	0%
634	NC	Elkin	Partin	50	429.4	257.64	945	155	30%	25%	15%	30%

Parcel #	State	City	Name	Output (MW)	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre Res	Agri	Ag/R	Com
638	GA	Dry Branch	Twiggs	200	2132.7	2132.7	-	-	10%	55%	35%	0%
639	NC	Hope Mills	Innovative Solar 46	78.5	531.87	531.87	423	125	17%	83%	0%	0%
640	NC	Hope Mills	Innovative Solar 42	71	413.99	413.99	375	135	41%	59%	0%	0%
645	NC	Stanley	Hornet	75	1499.5	858.4	663	110	30%	40%	23%	6%
650	NC	Grifton	Grifton 2	56	681.59	297.6	363	235	1%	99%	0%	0%
651	NC	Grifton	Buckleberry	52.1	367.67	361.67	913	180	5%	54%	41%	0%
657	KY	Greensburg	Horseshoe Bend	60	585.65	395	1,394	63	3%	36%	61%	0%
658	KY	Campbellsville	Flat Run	55	429.76	429.76	408	115	13%	52%	35%	0%
666	FL	Archer	Archer	74.9	636.94	636.94	638	200	43%	57%	0%	0%
667	FL	New Smyrna Bea	Pioneer Trail	74.5	1202.8	900	1,162	225	14%	61%	21%	4%
668	FL	Lake City	Sunshine Gateway	74.5	904.29	472	1,233	890	11%	80%	8%	0%
669	FL	Florahome	Coral Farms	74.5	666.54	580	1,614	765	19%	75%	7%	0%
672	VA	Appomattox	Spout Spring	60	881.12	673.37	836	335	16%	30%	46%	8%
676	TX	Stamford	Alamo 7	106.4	1663.1	1050	-	-	6%	83%	0%	11%
677	TX	Fort Stockton	RE Roserock	160	1738.2	1500	-	-	0%	100%	0%	0%
678	TX	Lamesa	Lamesa	102	914.5	655	921	170	4%	41%	11%	44%
679	TX	Lamesa	Ivory	50	706	570	716	460	0%	87%	2%	12%
680	TX	Uvalde	Alamo 5	95	830.35	800	925	740	1%	93%	6%	0%
684	NC	Waco	Brookcliff	50	671.03	671.03	560	150	7%	21%	15%	57%
689	AZ	Arlington	Mesquite	320.8	3774.5	2617	1,670	525	8%	92%	0%	0%
692	AZ	Tucson	Avalon	51	479.21	352	-	-	0%	100%	0%	0%
				81								
			Average	111.80	1422.4	968.4	1031	263	10%	62%	22%	6%
			Median	80.00	914.5	646.0	836	188	7%	64%	17%	0%
			High	1000.00	9661.2	4813.5	5210	1790	58%	100%	100%	70%
			Low	50.00	347.1	185.1	343	57	0%	0%	0%	0%

VIII. Distance Between Homes and Panels

I have measured distances at matched pairs as close as 105 feet between panel and home to show no impact on value. This measurement goes from the closest point on the home to the closest solar panel. This is a strong indication that at this distance there is no impact on adjoining homes.

However, in tracking other approved solar farms across Virginia, North Carolina and other states, I have found that it is common for there to be homes within 100 to 150 feet of solar panels. Given the visual barriers in the form of privacy fencing or landscaping, there is no sign of negative impact.

I have also tracked a number of locations where solar panels are between 50 and 100 feet of single-family homes. In these cases the landscaping is typically a double row of more mature evergreens at time of planting. There are many examples of solar farms with one or two homes closer than 100-feet, but most of the adjoining homes are further than that distance.

IX. Topography

As shown on the summary charts for the solar farms, I have been identifying the topographic shifts across the solar farms considered. Differences in topography can impact visibility of the panels, though typically this results in distant views of panels as opposed to up close views. The topography noted for solar farms showing no impact on adjoining home values range from as much as 160-foot shifts across the project. Given that appearance is the only factor of concern and that distance plus landscape buffering typically addresses up close views, this leaves a number of potentially distant views of panels. I specifically note that in Crittenden in KY there are distant views of panels from the adjoining homes that showed no impact on value.

General rolling terrain with some distant solar panel views are showing no impact on adjoining property value.

X. Potential Impacts During Construction

Any development of a site will have a certain amount of construction, whether it is for a commercial agricultural use such as large-scale poultry operations or a new residential subdivision. Construction will be temporary and consistent with other development uses of the land and in fact dust from the construction will likely be less than most other construction projects given the minimal grading. I would not anticipate any impacts on property value due to construction on the site.

I note that in the matched pairs that I have included there have been a number of home sales that happened after a solar farm was approved but before the solar farm was built showing no impact on property value. Therefore the anticipated construction had no impact as shown by that data.

XI. Scope of Research

I have researched over 750 solar farms and sites on which solar farms are existing and proposed in Virginia, Illinois, Tennessee, North Carolina, Kentucky as well as other states to determine what uses are typically found in proximity with a solar farm. The data I have collected and provide in this report strongly supports the assertion that solar farms are having no negative consequences on adjoining agricultural and residential values.

Beyond these references, I have quantified the adjoining uses for a number of solar farm comparables to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining or abutting uses by total acreage.

Percentage By Adjoining Acreage

	Res	Ag	Res/AG	Comm	Ind	Avg Home	Closest Home	All Res Uses	All Comm Uses
Average	19%	53%	20%	2%	6%	887	344	91%	8%
Median	11%	56%	11%	0%	0%	708	218	100%	0%
High	100%	100%	100%	93%	98%	5,210	4,670	100%	98%
Low	0%	0%	0%	0%	0%	90	25	0%	0%

Res = Residential, Ag = Agriculture, Com = Commercial

Total Solar Farms Considered: 705

I have also included a breakdown of each solar farm by number of adjoining parcels to the solar farm rather than based on adjoining acreage. Using both factors provide a more complete picture of the neighboring properties.

Percentage By Number of Parcels Adjoining

	Res	Ag	Res/AG	Comm	Ind	Avg Home	Closest Home	All Res Uses	All Comm Uses
Average	61%	24%	9%	2%	4%	887	344	93%	6%
Median	65%	19%	5%	0%	0%	708	218	100%	0%
High	100%	100%	100%	60%	78%	5,210	4,670	105%	78%
Low	0%	0%	0%	0%	0%	90	25	0%	0%

Res = Residential, Ag = Agriculture, Com = Commercial

Total Solar Farms Considered: 705

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. Every single solar farm considered included an adjoining residential or residential/agricultural use.

XII. Specific Factors Related To Impacts on Value

I have completed a number of Impact Studies related to a variety of uses and I have found that the most common areas for impact on adjoining values typically follow a hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to a solar farm.

1. Hazardous material
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

1. Hazardous material

A solar farm presents no potential hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development and even most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known environmental impacts associated with the development and operation.

2. Odor

The various solar farms that I have inspected produced no odor.

3. Noise

Whether discussing passive fixed solar panels, or single-axis trackers, there is no negative impact associated with noise from a solar farm. The transformer reportedly has a hum similar to an HVAC that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make emitted sounds inaudible from the adjoining properties. No sound is emitted from the facility at night.

The various solar farms that I have inspected were inaudible from the roadways.

4. Traffic

The solar farm will have no onsite employee's or staff. The site requires only minimal maintenance. Relative to other potential uses of the site (such as a residential subdivision), the additional traffic generated by a solar farm use on this site is insignificant.

5. Stigma

There is no stigma associated with solar farms and solar farms and people generally respond favorably towards such a use. While an individual may express concerns about proximity to a solar farm, there is no specific stigma associated with a solar farm. Stigma generally refers to things such as adult establishments, prisons, rehabilitation facilities, and so forth.

Solar panels have no associated stigma and in smaller collections are found in yards and roofs in many residential communities. Solar farms are adjoining elementary, middle and high schools as well as churches and subdivisions. I note that one of the solar farms in this report not only adjoins a church, but is actually located on land owned by the church. Solar panels on a roof are often cited as an enhancement to the property in marketing brochures.

I see no basis for an impact from stigma due to a solar farm.

6. Appearance

I note that larger solar farms using fixed or tracking panels are a passive use of the land that is in keeping with a rural/residential area. As shown below, solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.

The solar panels are all less than 15 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single-story residential dwelling. Were the subject property developed with single family housing, that development would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels.

Whenever you consider the impact of a proposed project on viewshed or what the adjoining owners may see from their property it is important to distinguish whether or not they have a protected viewshed or not. Enhancements for scenic vistas are often measured when considering properties that adjoin preserved open space and parks. However, adjoining land with a preferred view today conveys no guarantee that the property will continue in the current use. Any consideration of the impact of the appearance requires a consideration of the wide variety of other uses a property already has the right to be put to, which for solar farms often includes subdivision development, agricultural business buildings such as poultry, or large greenhouses and the like.

Dr. Randall Bell, MAI, PhD, and author of the book **Real Estate Damages**, Third Edition, on Page 146 "Views of bodies of water, city lights, natural settings, parks, golf courses, and other amenities are considered desirable features, particularly for residential properties." Dr. Bell continues on Page 147 that "View amenities may or may not be protected by law or regulation. It is sometimes argued that views have value only if they are protected by a view easement, a zoning ordinance, or covenants, conditions, and restrictions (CC&Rs), although such protections are relatively

uncommon as a practical matter. The market often assigns significant value to desirable views irrespective of whether or not such views are protected by law."

Dr. Bell concludes that a view enhances adjacent property, even if the adjacent property has no legal right to that view. He then discusses a "borrowed" view where a home may enjoy a good view of vacant land or property beyond with a reasonable expectation that the view might be partly or completely obstructed upon development of the adjoining land. He follows that with "This same concept applies to potentially undesirable views of a new development when the development conforms to applicable zoning and other regulations. Arguing value diminution in such cases is difficult, since the possible development of the offending property should have been known." In other words, if there is an allowable development on the site then arguing value diminution with such a development would be difficult. This further extends to developing the site with alternative uses that are less impactful on the view than currently allowed uses.

This gets back to the point that if a property has development rights and could currently be developed in such a way that removes the viewshed such as a residential subdivision, then a less intrusive use such as a solar farm that is easily screened by landscaping would not have a greater impact on the viewshed of any perceived value adjoining properties claim for viewshed. Essentially, if there are more impactful uses currently allowed, then how can you claim damages for a less impactful use.

7. Conclusion

On the basis of the factors described above, it is my professional opinion that the proposed solar farm will not negatively impact adjoining property values. The only category of impact of note is appearance, which is addressed through setbacks and landscaping buffers. The matched pair data supports that conclusion.

XIII. Conclusion

The matched pair analysis shows no negative impact in home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all support a finding of no impact on property value.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial injury to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved adjoining agricultural uses, schools, churches, and residential developments.

I have found no difference in the mix of adjoining uses or proximity to adjoining homes based on the size of a solar farm and I have found no significant difference in the matched pair data adjoining larger solar farms versus smaller solar farms. The data in the Southeast is consistent with the larger set of data that I have nationally, as is the more specific data located in and around Virginia.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no negative impact on the value of adjoining or abutting property. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is no traffic.

XIV. Certification

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct;

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;

4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;

5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;

6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;

7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;

8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;

10. I have not made a personal inspection of the property that is the subject of this report, and;

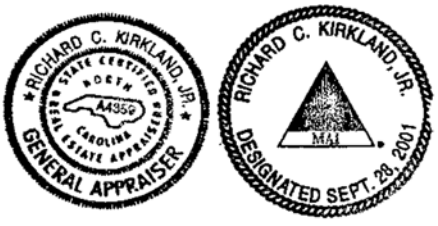
11. No one provided significant real property appraisal assistance to the person signing this certification.

12. As of the date of this report I have completed the continuing education program for Designated Members of the Appraisal Institute;

13. I provided an earlier analysis on this project with a slightly different layout on November 11, 2019. I have not completed any other appraisal related assignments regarding this project within the three years prior to engagement in this current assignment.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.

Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.



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Professional Experience

Kirkland Appraisals, LLC, Raleigh, N.C. — 2003 – Present
Commercial appraiser

Hester & Company, Raleigh, N.C.
Commercial appraiser — 1996 – 2003

Professional Affiliations

MAI (Member, Appraisal Institute) designation #11796 — 2001
NC State Certified General Appraiser # A4359 — 1999
VA State Certified General Appraiser # 4001017291
SC State Certified General Appraiser # 6209
FL State Certified General Appraiser # RZ3950
GA State Certified General Appraiser # 321885
MI State Certified General Appraiser # 1201076620
PA State Certified General Appraiser # GA004598
OH State Certified General Appraiser # 2021008689
IN State Certified General Appraiser # CG42100052

Education

Bachelor of Arts in English, University of North Carolina, Chapel Hill — 1993

Continuing Education

Uniform Standards of Professional Appraisal Practice Update	2022
Sexual Harassment Prevention Training	2021
Appraisal of Land Subject to Ground Leases	2021
Florida Appraisal Laws and Regulations	2020
Michigan Appraisal Law	2020
Uniform Standards of Professional Appraisal Practice Update	2020
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	2019
The Cost Approach	2019
Income Approach Case Studies for Commercial Appraisers	2018
Introduction to Expert Witness Testimony for Appraisers	2018
Appraising Small Apartment Properties	2018
Florida Appraisal Laws and Regulations	2018
Uniform Standards of Professional Appraisal Practice Update	2018
Appraisal of REO and Foreclosure Properties	2017
Appraisal of Self Storage Facilities	2017
Land and Site Valuation	2017
NCDOT Appraisal Principles and Procedures	2017
Uniform Standards of Professional Appraisal Practice Update	2016
Forecasting Revenue	2015
Wind Turbine Effect on Value	2015

Supervisor/Trainee Class	2015
Business Practices and Ethics	2014
Subdivision Valuation	2014
Uniform Standards of Professional Appraisal Practice Update	2014
Introduction to Vineyard and Winery Valuation	2013
Appraising Rural Residential Properties	2012
Uniform Standards of Professional Appraisal Practice Update	2012
Supervisors/Trainees	2011
Rates and Ratios: Making sense of GIMs, OARs, and DCFs	2011
Advanced Internet Search Strategies	2011
Analyzing Distressed Real Estate	2011
Uniform Standards of Professional Appraisal Practice Update	2011
Business Practices and Ethics	2011
Appraisal Curriculum Overview (2 Days – General)	2009
Appraisal Review - General	2009
Uniform Standards of Professional Appraisal Practice Update	2008
Subdivision Valuation: A Comprehensive Guide	2008
Office Building Valuation: A Contemporary Perspective	2008
Valuation of Detrimental Conditions in Real Estate	2007
The Appraisal of Small Subdivisions	2007
Uniform Standards of Professional Appraisal Practice Update	2006
Evaluating Commercial Construction	2005
Conservation Easements	2005
Uniform Standards of Professional Appraisal Practice Update	2004
Condemnation Appraising	2004
Land Valuation Adjustment Procedures	2004
Supporting Capitalization Rates	2004
Uniform Standards of Professional Appraisal Practice, C	2002
Wells and Septic Systems and Wastewater Irrigation Systems	2002
Appraisals 2002	2002
Analyzing Commercial Lease Clauses	2002
Conservation Easements	2000
Preparation for Litigation	2000
Appraisal of Nonconforming Uses	2000
Advanced Applications	2000
Highest and Best Use and Market Analysis	1999
Advanced Sales Comparison and Cost Approaches	1999
Advanced Income Capitalization	1998
Valuation of Detrimental Conditions in Real Estate	1999
Report Writing and Valuation Analysis	1999
Property Tax Values and Appeals	1997
Uniform Standards of Professional Appraisal Practice, A & B	1997
Basic Income Capitalization	1996

Prepared By:

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

Moonlight Solar

Decommissioning Plan

Isle of Wight County, VA

Date: 4/21/2023

This cost estimate was not based on detailed construction drawings, but is typical for a project of this size and type. The listed equipment quantities are subject to change based on the actual installed facilities.

Prepared For:

PALLADIUM ENERGY

Moonlight
Solar
Decommissioning Plan

CLIENT NAME	Moonlight Solar
PROJECT NAME	Moonlight Solar
LOCATION	11069 Burwells Bay Road Smithfield, Isle of Wight County, Virginia 23430
PROJECT	Solar PV Electric Generating Facility

Rev.	Date	Description	Prepared	Checked	Approved
0	4/21/2023	Released for Client Use	NBF	KJ	AC

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1 Introduction

Moonlight Solar (the" Project") is a solar electric generation facility ("Facility") up to 44 MWac proposed by Moonlight Solar (the "Project Owner"). The Project will be located at or near 11069 Burwells Bay Road, Smithfield, Isle of Wight County, Virginia. The project area will span approximately 250.1 acres and will connect to a 230 kV transmission line owned by Dominion Energy.

This Decommissioning and Restoration Plan ("Plan") has been prepared to address the requirements of the Isle of Wight County Solar Ordinance. The Project will also comply with any applicable municipal, state, and federal regulations. The Plan assumes decommissioning and restoration will occur at the end of the Project's expected useful life of forty (40) years. An overview of all activities related to the removal of the Project's equipment and panels, appurtenant structures, and for restoration of the site to its previous condition (as much as reasonably practicable) can be found in the Plan.

Within 12 months of initiating the decommissioning, the Project Owner will safely have the relevant components removed from the land and will then restore the site as described below.

This Plan lays out the procedures for restoring the site to its original use, based on the recent historical land use of the property or other economical land uses as desired by the relevant landowner, at the end of the Facility's operational life. The Plan describes procedures for the removal of Facility components. The components of the Facility are described in detail in the Exhibit to the CUP application ("Conceptual Site Plan").

2 Project Components

The Conceptual Site Plan provides detailed information regarding the anticipated location and description of the Facility components. The Facility generally consists of the equipment and infrastructure listed below:

- Steel Piers and Racking;
- PV Panels;
- Inverters;
- Electrical Collection Lines;
- Access Roads;
- Fencing, Gating, and Safety Features;
- Operations and Maintenance (O&M) Building (TBD);
- Weather Stations; and
- Project Collection Substation

3 Regulatory Compliance

Prior to the commencement of decommissioning, the Project Owner will perform the appropriate due diligence requirements and obtain the necessary Isle of Wight County, state, and federal approvals to complete decommissioning activities. To mitigate any environmental impact from decommissioning, the Project Owner will assess the necessary permits and approvals in the future regulatory environment to maintain regulatory compliance. Anticipated types of evaluations may include the following:

- Review of on-site jurisdictional status and potential impacts to wetlands and waterbodies to comply with the Clean Water Act;
- Consultation with the United States Fish and Wildlife Service to evaluate compliance with the Endangered Species Act, Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, and any other relevant regulations at the time of decommissioning;
- Consultation with the Virginia Department of Environmental Quality for compliance with any pertinent state regulatory requirements;
- Completion of a Phase I Environmental Site Assessment in support of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) protection;
- Development and implementation of a Stormwater Pollution Prevention Plan (SWPPP);
- Isle of Wight County building, road, discharge, or erosion control permits (as necessary); and
- Special state or local hauling permits (as necessary).

4 Decommissioning

The Project will be decommissioned at the end of its useful life. When the Project Owner determines the Project is at the end of its useful life. At least 60 days prior to the commencement of decommissioning activities, the Project Owner will notify the Isle of Wight County officials. The following general decommissioning activities will occur:

Decommissioning Sequence

1. Obtain required site permits from Authority Having Jurisdiction (AHJ)
2. Disconnect all utility grid power
3. Move all disconnects to the off position
4. Disconnect all above ground wirings, cables, and electrical connections
5. Remove all PV Modules
6. Remove inverters, mounting equipment, and posts
7. Remove all electrical switchgear, transformers, and their foundations
8. Remove Data Acquisition System (DAS) equipment, feeders, and conduit

9. Remove all above ground mounting equipment components and posts
10. Excavate and remove Underground feeders and conduit
11. Remove all MV feeders and utility poles
12. Removal of Collector Substation
13. Removal of weather station
14. Remove access road
15. Remove all fencing
16. Fill/Grade/Seed as needed

Some components may be left in place under certain circumstances. Electrical lines that will not impact future use of the Project Area (at least 3 feet in depth) may be left in place per renewable industry practices. Steel piles, where full removal is unattainable, may be cut and left in place at a depth of 3 feet or greater below the ground surface. Additionally, landowners may desire that certain improvements such as fencing, or access roads remain in place for their use. The Project Owner will obtain a written request from the landowner for any improvement to remain in place.

5 Materials, Recycling, and Disposal

Many components of the Facility, such as racking, wiring, piles, and panels, retain value over time. Panels, while slightly less efficient than when installed, may be reused elsewhere, or their components may be broken down and recycled. Recycling of solar panels and equipment is rapidly evolving and can be handled through a combination of sources such as certain manufacturers, e.g., PV Cycle (an international waste program founded by and for the PV industry), or waste management companies. More than 90 percent of the semiconductor material and glass can be reused in new modules and products. Other waste materials that hold no value will be recycled or disposed of via a licensed solid waste disposal facility.

6 Site Restoration

Following the completion of decommissioning activities, it is anticipated that the site will primarily be converted back to the pre-construction land uses. The land will be graded as necessary, though minimal grading is expected to be required, and decompacted to allow for productive agricultural use. Following completion of the decommissioning activities, the site will be reseeded as necessary with native grasses. Decommissioning of the Facility, including the removal of materials followed by site restoration, should be completed in approximately 12 months.

7 Decommissioning Cost Estimate

7.1 OPINION OF PROBABLE DECOMMISSIONING COST

Detailed Project Description: The Project is single an axis tracking solar electric generating facility, consisting of 27 modules per string, that will be at 11069 Burwells Bay Road Smithfield, VA, Isle of Wight County, 37.0293537, -76.7265584

Table 7-1: Estimated Decommissioning Cost:

PV Module Removal	QUANTITY	UNITS	Unit Cost	Total	Comment
# Solar Panels W540	104,020	EA	$5	$520,100	Disassembly, Haul off-site
SUBTOTAL				$520,100	
Foundations Structural Removal	**QUANTITY**	**UNITS**	**Unit Cost**	**Total**	**Comment**
# Panel Support Steel Piles	17,549	EA	$15	$263,236	Disassembly, Haul off-site
# Panel Racks	3,853	EA	$75	$288,944	Disassembly, Haul off-site
SUBTOTAL				$552,181	
Electrical Equipment Removal	**QUANTITY**	**UNITS**	**Unit Cost**	**Total**	**Comment**
Inverter, 3.6 MW	13	EA	$1,500	$19,500	Disassembly, Haul off-site
MV Transformers, 4,000 kVA	13	EA	$5,000	$65,000	Disassembly, Haul off-site
Tracker Motor	120	EA	$20	$2,400	Disassembly, Haul off-site
SUBTOTAL				$86,900	
Electrical Wires Removal	**QUANTITY**	**UNITS**	**Unit Cost**	**Total**	**Comment**
MV Conductor (10% removal)	14,081	FT	$30	$42,243	Removal, Excavation
DC/LC Conductor	8,984	FT	$2	$377,969	Removal, Non-Excavation
SUBTOTAL				$420,212	
Collector Substation Removal	**QUANTITY**	**UNITS**	**Unit Cost**	**Total**	**Comment**
Circuit Breakers 34.5 kV	2	EA	$9,500	$19,000	Disassembly, Haul off-site
HV Circuit Breakers 230 kV	1	EA	$11,250	$10,000	Disassembly, Haul off-site
Substation Steel	1	LOT	$200,000	$200,000	Disassembly, Haul off-site
Foundation/Fence	1	LOT	$95,000	$95,000	Disassembly, Haul off-site
Main Power Transformers 230 - 34.5 kV 30/40/50 MVA	1	EA	$50,000	$50,000	Disassembly, Haul off-site
Substation Control House	1	EA	$20,000	$20,000	Disassembly, Haul off-site
Capacitor Bank (Size TBD)	0	EA	$50,000	$0	Disassembly, Haul off-site
SUBTOTAL				$394,000	
Fence/land, Removal/Restoration	**QUANTITY**	**UNITS**	**Unit Cost**	**Total**	**Comment**

Fence Perimeter	44,269	FT	$1	$55,336	Disassembly, Haul off-site
Civil Site Remediation (disturbed area)	234.6	Acre	$5,000	$1,173,000	Restoration and seeding
Storm Water Management Ponds	26	EA	$4,000	$104,000	Restoration
Mobilization, Engineering & Permitting				$175,000	Budgeted
SUBTOTAL				$1,507,336	

Summary of Cost Estimates	
PV Module Removal	$520,100
Foundations Structural Removal	$552,181
Electrical Equipment Removal	$86,900
Electrical Wires Removal	$420,212
Collector Substation Removal	$394,000
Fence/land, Removal/Restoration	$1,507,336
ESTIMATED GRAND TOTAL	$3,480,729

The estimate of probable decommissioning costs ($3,480,729) shall serve as the basis for calculating the appropriate escrow, surety, or security for the cost of the decommissioning and reclamation of the project. Any salvage value shall not be used to determine the estimated decommissioning cost of the project.

Data Sources:

1. Material List and Quantities: Based on schematic design.
2. Unit Price Values: Based on R.S. Means and typical quantities for various components.

7.2 OPINION OF PROBABLE SALVAGE VALUE COST

There should be opportunity to reclaim metal scrap value from electrical equipment. Yard equipment such as bus work, circuit breakers, and power transformers contain a significant amount of conductive material such as copper and aluminum. Dead-end and other steel structures contain a significant amount of steel. Rubble from the foundation demolition and all other materials would be sent to landfill at cost. The scrap value of the substation is presented in Table 7-2.

Timmons Group considers that there is a resale market for substation transformers. Therefore, the transformer could be sold as operational second-hand equipment instead of being scrapped. This scenario has been considered.

Table 7-2 Estimated Salvage Value:

PV Module (At: $.3/W before Removal and Hauling)	QUANTITY	UNITS	Estimated New Cost/Unit	Estimated New Total Cost	Estimated Salvage Value 10% of New Cost
# Solar Panels 540W @ $.33/W =$178 less Hauling 20% = $142 net	104,020	EA	$142.00	$14,770,840	$1,477,084
SUBTOTAL					$1,477,084
Foundations Structural (at:$ .20/LB after Removal and Hauling)	**QUANTITY**	**UNITS**	**Estimated Weight LB.**	**Estimated Salvage Value**	**Estimated Salvage Value**
# Panel Support Steel Piles	17,549	EA	100	$0.20	$350,981.99
# Panel Racks	3,853	EA	1,000	$0.20	$770,518.52
SUBTOTAL					$1,121,500.51
Electrical Equipment	**QUANTITY**	**UNITS**	**Estimated New Cost/Unit**	**Estimated New Total Cost**	**Estimated Salvage Value 20% of New Cost**
MV Transformers: 4,000 kVA	13	EA	$105,000	$1,365,000	$273,000
					$273,000
Electrical Collector Substation	**QUANTITY**	**UNITS**	**Estimated New Cost/Unit**	**Estimated New Total Cost**	**Estimated Salvage Value 20% of New Cost**
Circuit Breakers 34.5 kV	2	EA	$50,000	$100,000	$20,000
HV Circuit Breakers 230 kV	1	EA	$160,000	$160,000	$32,000
Substation Steel	1	LOT	$1,200,000	$1,200,000	$240,000
Foundation/Trench/Conduit/Cable*	1	LOT	$200,000	$200,000	$40,000
Main Power Transformers 230 - 34.5 kV 30/40/50 MVA	1	EA	$1,400,000	$1,400,000	$280,000
Substation Control House	1	EA	$400,000	$400,000	$80,000
Capacitor Bank (Size TBD)	0	EA	$250,000	$0	$0
SUBTOTAL				$3,460,000	$692,000
Electrical Wires/cables	**QUANTITY**	**UNITS**	**Estimated New Cost/Unit**	**Estimated New Total Cost**	**Estimated Salvage Value 10% of New Cost**
MV Conductor (only 10% of total)	14,081	FT	$35	$492,837	$49,284
DC/LC Conductor	188,984	FT	$5	$944,922	$94,492
SUBTOTAL					$143,776
Fence	**QUANTITY**	**UNITS**	**Estimated Weight LB.**	**Estimated Salvage Value**	**Estimated Salvage Value/Including Removal**
Fence Perimeter (1.3 lb. per square ft, 6ft height)	44,269	FT	345,298	$0.50	$86,324.55
Fence Post every 10 ft (9 ft length, 2.3 lb./Ft)	4,427	FT	142,644	$0.50	$35,661.00
SUBTOTAL					$121,985.55

Summary of Salvage Values Estimate	
PV Module	$1,477,084
Foundations Structural	$1,121,501
Electrical Equipment	$273,000
Electrical Wires	$692,000
Electrical Collector Substation	$143,776
Fence	$121,986
ESTIMATED GRAND TOTAL	$3,829,346

7.3 NET DECOMMISSIONING COST

Per Isle of Wight County's Ordinance, the Estimated Salvage Value will not be used in calculating the appropriate escrow, surety, or security for the cost of the decommissioning and reclamation of the project.

7.4 DECOMMISSIONING ASSUMPTIONS

1. To develop a cost estimate for the decommissioning of the Project, Timmons Group made the following assumptions, with and costs were estimates based on current pricing, technology, and regulatory requirements. The assumptions are listed in order from top to bottom of the estimate spreadsheet. We developed time and materials-based estimates considering composition of work crews. When materials have a salvage value at the end of the project life, the construction activity costs, and the hauling/freight cost are separated from the disposal costs or salvage value to make future revisions to salvage values more transparent.
2. Decommissioning year is based on a 10-year initial period for the financial security. The projected life of the project is 40 years.
3. This Cost Estimate is based on the Timmons Group data request forwarded April 2023.
4. Common labor will be used for the majority of the tasks except for heavy equipment operation. Pricing is based on local Southeast US labor rates.
5. Permit applications required include the preparation of a Stormwater Pollution Protection Plan (SWPPP) and a Spill Prevention Control and Countermeasure (SPCC) Plan.
6. Road gravel removal was estimated on a time and material basis using a 16 foot width and an 8 inch thickness for the access roads. Substation aggregate is included in the substation quantities. Since the material will not remain on site, a hauling cost is added to the removal cost. Road aggregate can often be disposed of by giving to landowners for use on driveways and parking areas. Many landfills will accept clean aggregate for use as "daily cover" and do not charge for the disposal.

7. Grade Road Corridor reflects the cost of mobilizing and operating light equipment to spread and smooth the topsoil stockpiled on site to replace the aggregate removed from the road.
8. Erosion and sediment control along road reflects the cost of silt fence on the downhill side of the road and surrounding all on-site wetlands.
9. Topsoil is required to be stockpiled on site during construction, therefore this topsoil is available on site to replace the road aggregate, once removed. Subsoiling cost to decompact roadway areas is estimated as $1,500 per acre (based on previous bid prices), and revegetation on removed road area, which includes seed, fertilizer, lime, and care until vegetation is established is $3,500 per acre. The majority of the project area is "over-seeded" since the decommissioning activities are not expected to eliminate the existing grasses and vegetation under the arrays or heavily compact the soils. Over-seeding does not include fertilizer and lime and is estimated at $5,000 per acre.
10. Fence removal includes loading, hauling, and recycling or disposal. Fences and posts weigh approximately 2.3 pounds per foot.
11. Array support posts are generally lightweight "I" beam sections installed with a piece of specialized tracked equipment. Crew productivity is approximately 240 posts per day, and the same crew and equipment should have a similar productivity removing the posts, resulting in a per post cost of approximately $15. We assume a cost of $12.00 per post to include hauling fees and contingencies.
12. A metal recycling facility (FEA Salvage and Recycling) is located in Orange, Virginia and is relatively close to the project site. Steel scrap pricing was acquired from www.scrapmonster.com.
13. The solar panels rated 540 watts can easily be disconnected, removed, and packed by a three-person crew at a rate we estimate at 12 panels per hour.
14. No topsoil shall be removed from the site during decommissioning and most of the site will not have been compacted by heavy truck or equipment traffic so the site turf establishment cost is based on RS Means unit prices for applying lime, fertilizer, and seed at the price of per acre plus an allowance for some areas to be decompacted.
15. There is an active market for reselling and recycling electrical transformers and inverters with several national companies specializing in recycling. We have assumed a 20% recovery of these units based on field experience with used transformers as opposed to trying to break them down into raw material components.
16. The underground collection lines are assumed to be aluminum conductor.
17. Care to prevent damage and breakage of equipment, PV modules, inverters, capacitors, and SCADA must be exercised, but removal assumes unskilled common labor under supervision.

The estimated salvage values are derived from years of experience decommissioning and uprating electric substations, overhead transmission and distribution hardware and underground distribution hardware that would include but not be limited to substation and pad mounted transformers, overhead and underground conductors, poles, fencing, ground grid conductors, control housings, circuit breakers (high and medium voltage), protective relaying, and other hardware items. These individual items have high salvage value either as stand-alone components to be reused or recycled and sold as used items. These items also have a relatively high salvage value as pure scrap for steel, copper and other commodities.

For all medium voltage transformers, breakers and other items, Southeastern Transformer Company in Dunn, NC provides complete repair, upgrading and recycling and resale for all items mentioned above. Their website is: https://www.setransformer.com. They have a national presence.

For any and all recycling and upgrading, Solomon Corporation offers the same set of services for transformer repair and recycling and complete substation decommissioning services. With seven different locations, Solomon is one of several vendors that can decommission and recycle the components as noted above. Their website is: https://www.solomoncorp.com/. Solomon Corporation is only one of many transmission and distribution recycle and decommissioning shops that do this mainly to harvest the components.

For recycling conductor, General Cable and Southwire both utilize extensive scrap procurement programs to reuse copper and aluminum conductor harvested from projects such as this one to supplement and reduce their raw material costs.

Here is the link to the General Cable program which only increases the salvage values found in this Plan: General Cable Recycling https://es.generalcable.com/na/us-can/socialresponsibility/sustainability/recycling

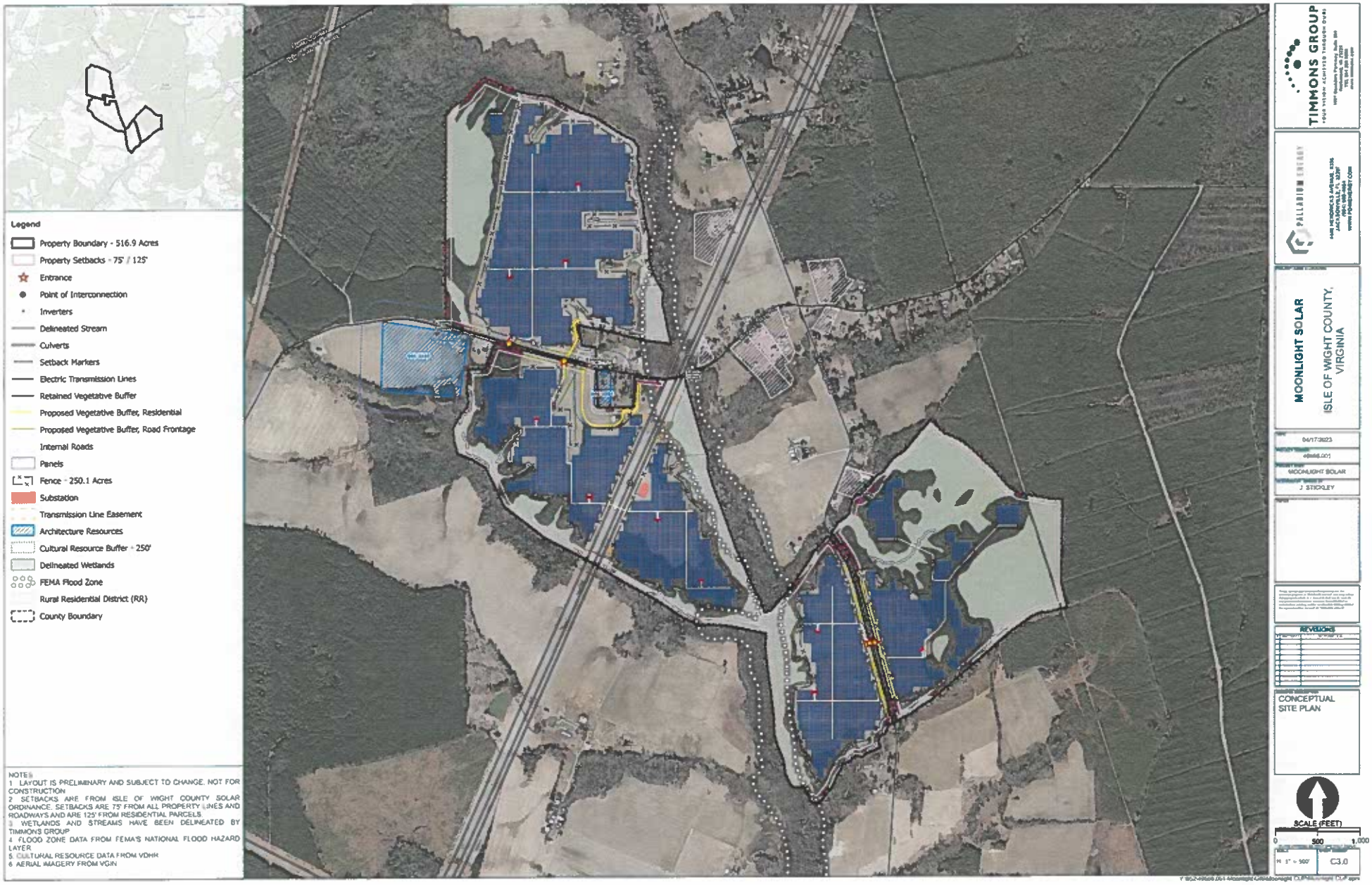
As for solar panels, they are in demand as salvageable items either in whole or for their raw material. According to the International Renewable Energy Agency (IRENA), more than 90% of all the materials are high grade silicon, aluminum and glass and are typically harvested to produce new panels. This is far less expensive than buying unprocessed raw materials for production.

The base industry assumption is that since solar panels are expected to retain about 75% of their production capability after 35 years of use, a salvage value of 10% of original cost is a low estimate of their expected value and as we note in assumption. This considers possible technology improvements and undervalues the anticipated salvage value of the panel's raw materials. The Solar Energy Industries Association (SEIA) has an approved set of PV recycling vendors that specialize in doing this today and they can be found at: https://www.seia.org/initiatives/seia-national-pv-recycling-program.

First Solar, which has been active in the solar industry since its inception, takes solar modules and recycles 90% of the semiconductor material which is then reused in new modules. 90% of the glass product can be reused as new glass products, including panels and fiber optic cable. We can conclude that realistically the estimated 10% salvage value is low and reflects a conservative figure. Information about First Solar's recycling program is at: http://www.firstsolar.com/en/Modules/Recycling.

8 Financial Assurance

The Project Owner will post a financial surety as required by the Isle of Wight County zoning ordinance. Based on industry trends, the projected and actual costs of decommissioning are expected to go down over time based on improvements both to best practices in calculating these costs and the decommissioning process itself. The Project Owner will reevaluate decommissioning costs with a qualified engineering consultant every five years during the life of the Project.


Legend
Property Boundary - 516.9 Acres
Property Setbacks - 75' / 125'
Entrance
Point of Interconnection
Inverters
Delineated Stream
Culverts
Setback Markers
Electric Transmission Lines
Retained Vegetative Buffer
Proposed Vegetative Buffer, Residential
Proposed Vegetative Buffer, Road Frontage
Internal Roads
Panels
Fence - 250.1 Acres
Substation
Transmission Line Easement
Architecture Resources
Cultural Resource Buffer - 250'
Delineated Wetlands
FEMA Flood Zone
Rural Residential District (RR)
County Boundary
NOTES:
1 LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE. NOT FOR CONSTRUCTION
2 SETBACKS ARE FROM ISLE OF WIGHT COUNTY SOLAR ORDINANCE. SETBACKS ARE 75' FROM ALL PROPERTY LINES AND ROADWAYS AND ARE 125' FROM RESIDENTIAL PARCELS
3 WETLANDS AND STREAMS HAVE BEEN DELINEATED BY TIMMONS GROUP
4 FLOOD ZONE DATA FROM FEMA'S NATIONAL FLOOD HAZARD LAYER
5 CULTURAL RESOURCE DATA FROM VDHR
6 AERIAL IMAGERY FROM VGIN
TIMMONS GROUP
PALLADIUM ENERGY
MOONLIGHT SOLAR
ISLE OF WIGHT COUNTY, VIRGINIA
04/17/2023
MOONLIGHT SOLAR
J. STICKLEY
REVISIONS
CONCEPTUAL SITE PLAN
SCALE (FEET)
0
500
1,000
C3.0

Start of Proposed Transportation Route: Intersection at Burwells Bay Rd and Route 10

Transportation Route: Bend near intersection of Moonlight Rd and Burwells Bay Rd

Moonlight Rd facing North toward 11-01-023A

Moonlight Rd facing South toward 11-01-023A

Moonlight Rd facing South toward 11-01-023

Moonlight Rd facing West toward barn on 11-01-023

Moonlight Rd facing North toward 11-01-023

Transportation Route: Shoulder along Burwells Bay Rd

Transportation Route: Shoulder along Burwells Bay Rd

Transportation Route: Shoulder along Burwells Bay Rd.

Transportation Route: Burwells Bay Rd approaching 11-01-017 on left and 11-01-018 on right

Burwells Bay Rd facing Southeast toward 11-01-017

Burwells Bay Rd facing Southeast toward Carroll Plantation House on adjacent parcel

Burwells Bay Rd facing Northwest toward 11-01-018

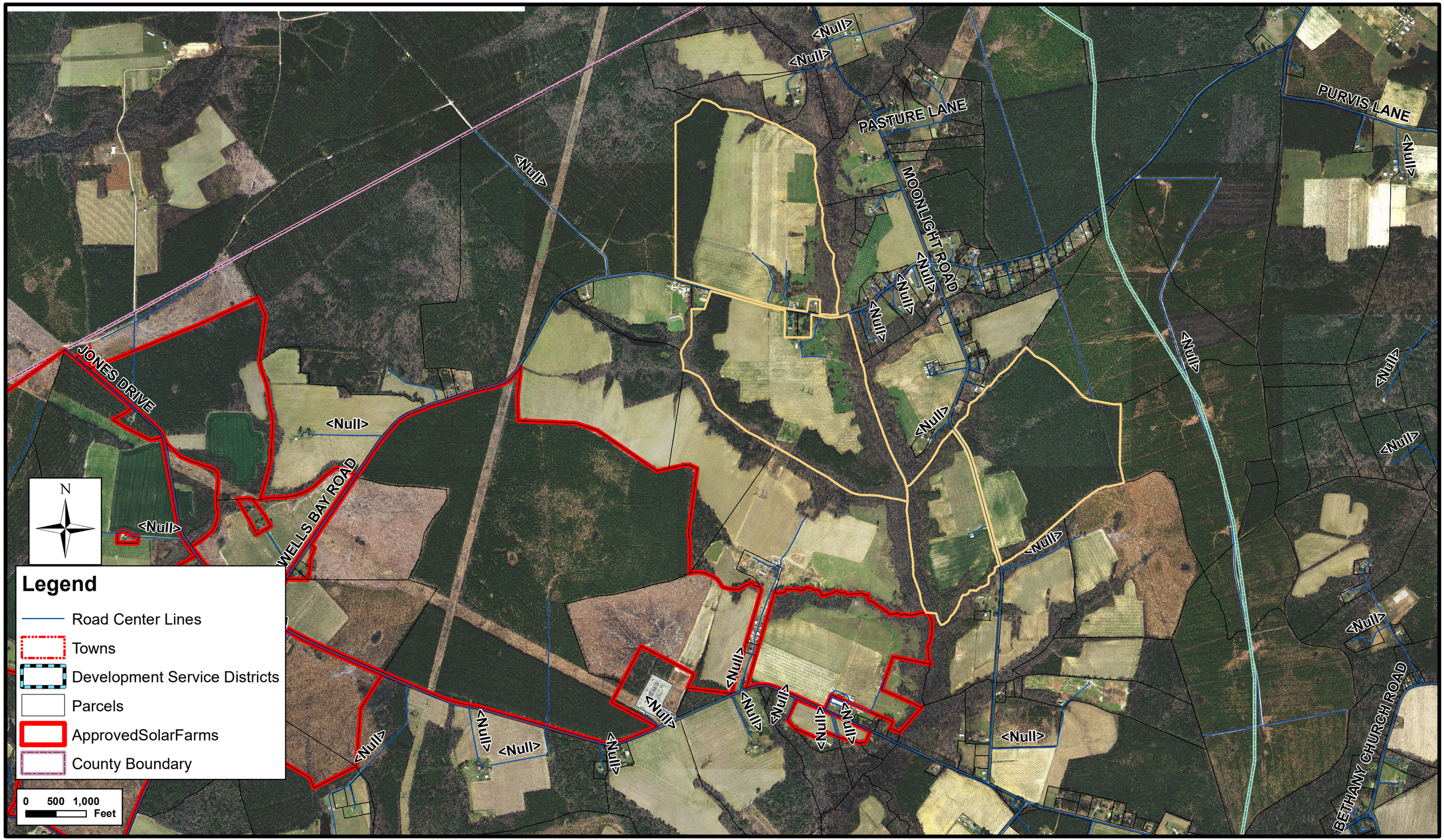
Burwells Bay Rd facing Northwest corner of 11-01-018

CUP-10-23 Conditional Use Permit Request - Location Map

CUP-10-23 Conditional Use Permit Request - Closeup Map #1

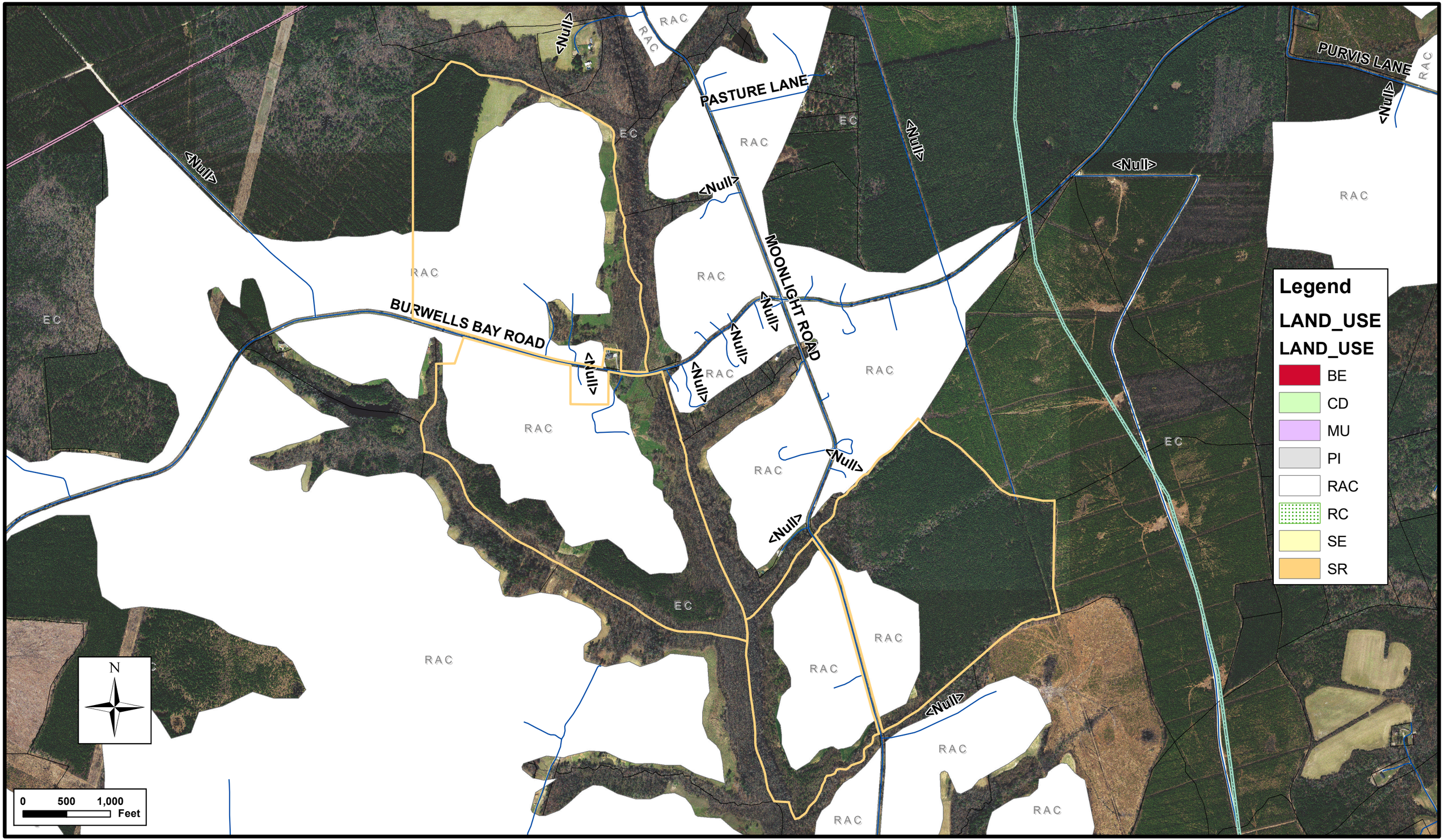
CUP-10-23 Conditional Use Permit Request - Closeup Map #2

CUP-10-23 Cavalier Solar and Moonlight Solar - Proximity Map



CUP-10-23 Zoning Map

CUP-10-23 Land Use Map



Solar Energy Generation Facilities as of 11/16/2023

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	0.10%	Longview	0.22%	20	2015
Solidago	170	170	0.14%	Redhouse	0.21%	20	2018
Ho-Fel	330	315	0.26%	Lees Mill	0.41%	55	2019; Amended 2023
Windsor PV1	630	630	0.52%	Windsor	0.78%	85	2019; Amended in 2021
Cavalier	500	500	0.41%	Hardy	0.62%	240	2021
Nuby Run	20	20	0.02%	Orbit	0.02%	2	2022
Carver	637	297	0.24%	Windsor	0.79%	71	Approved 7/23/2023
Prairie Solar	152	152	0.12%	Longview	0.19%	20	Approved 8/17/23
Courthouse Solar	18	18	0.01%	Route 258	0.02%	3	Approved 11/16/23
Moonlight (Proposed)	492	274	0.22%	Burwells Bay/Moonlight	0.61%	44	Planning Commission Review 11/28/2023
TOTAL	**3,129**	**2,500**	**2.04%**		**3.88%**	**560**	

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***

COUNTY OF ISLE OF WIGHT

OFFICE OF THE COMMISSIONER OF THE REVENUE
Post Office Box 107
Isle of Wight, Virginia 23397
(757) 365-6222

Gerald H. Gwaltney
Commissioner of the Revenue

MEMORANDUM

TO: Caleb J. Kitchen, Planner I
Planning & Zoning Division

FROM: Gerald H. Gwaltney,
Commissioner of the Revenue

DATE: October 11, 2023

RE: Moonlight Solar – 8266 Moonlight Road Conditional Use Permit Application (CUP-10-23), 1st Submittal for 44MW ground-mounted solar photovoltaic (PV) energy system (major utility – solar energy facility) Tax Map Nos. 11-01-017, 11-01-018, 11-01-023, and 11-01-023A

I have reviewed the Conditional Use Application for the above-referenced project. The July 1, 2023 General Reassessment of Real Estate established new criteria for assessment of land associated with conditional use permits.

The new methodology for solar farms establishes an assessment of $15,000 per acre for the entire area approved for the conditional use permit. Moonlight Solar designates a 250-acre fenced-in site as solar use property. The use permit application applies for 492.28 acres. The $15,000 per acre assessment will apply to the 492.38 acres. This will result in an increased amount of taxes, higher than the project's financial analysis projects.

Please let me know if you have any questions as the application moves through the process.

ISLE of WIGHT COUNTY MUSEUM

MEMORANDUM

TO: Caleb J. Kitchen, Planner I

FROM: Jennifer England
Director, Isle of Wight County Museum
Historic Resources Manager, Isle of Wight County

RE: Moonlight Solar – 8266 Moonlight Road
Conditional Use Permit Application (CUP-10-23), 2nd Submittal for 44MW ground-mounted solar photovoltaic (PV) energy system (major utility – solar energy facility)

DATE: October 4, 2023

After reviewing the 2nd submittal documents for the proposed Moonlight Solar Facility to include a Phase IB Archaeological Survey and a Phase I Historic Architecture Survey and Effects Assessment as prepared by Apogee Environmental & Archaeological Inc., the Isle of Wight County Museum/Isle of Wight County Department of Historic Resources finds that no additional archaeological work is recommended within the project area and that the architectural resources located both within the project area and within the ½-mile buffer will not be adversely affected by the project.

Should the project proceed, the potential within the project area for archaeological artifacts is highly likely. If the landowner is willing, the Isle of Wight County Museum should be considered a repository for discovered artifacts and future finds on this site as they could further the interpretation or discovery of Isle of Wight County history.

103 Main Street
Smithfield, VA 23430
(757) 356-1014
(757) 357-0114 FAX

ISLE OF WIGHT COUNTY SHERIFF'S OFFICE

P.O. Box 75 · 17110 Monument Circle · Isle of Wight, VA 23397
Phone (757) 357-2151 · Fax (757) 357-0706

James R. Clarke Jr.
Sheriff

Date June 7, 2023

To Caleb J. Kitchen Planner 1

From Major Joseph M. Willard Isle of Wight Sheriff's Office

Subject: Moonlight Solar 8266 Moonlight Rd.

Conditional Use Permit Application (CUP-10-23) 1st Submittal

Caleb after review of the submitted plan the only needs and concerns of the Sheriff's Office will be the increase in patrol during the construction phase and the traffic situation on the selected routes although they have done a complete study as far as the amount of traffic and past traffic accidents in the area. These are primarily secondary roads with no to minimal shoulders and are also shared with farm vehicles. During the construction phase they will be bringing in heavy equipment and large vehicles which will require escorts or even road closer. Also, there being multiple sites the concern of the operation of heavy equipment on the roads from one site to the other.

PLANNING REPORT

APPLICATION:

The application of Moonlight Solar, LLC (CUP-10-23), applicant, and George Benjamin Edwards, Jeanette J. Edwards, George W. Edwards, LeAnne Ricks Edwards Wait, and Dana Louise Edwards, property owners, for a conditional use permit to establish a major utility service, specifically a 44 MW utility-scale solar energy generation facility and substation, on approximately 523 acres located on Moonlight Road (Rte. 627) and Burwells Bay Road (Rte. 621) on tax parcels 11-01-017, 11-01-018, 11-01-023 and 11-01-023A in the Rural Agricultural Conservation zoning district. The application includes a request to withdraw approximately 523 acres from the Moonlight Agricultural/Forestal District.

ELECTION DISTRICT:

D5

LOCATION:

The proposed project is located on four properties approximately ¼ mile from the County of Surry jurisdictional boundary at its closest point. The project will have frontage on Moonlight Road and Burwells Bay Road. It is adjacent to agricultural and forestal lands and single-family residences. The project lies approximately 1/2 mile east of the existing Cavalier Solar Project. Property location and proximity maps are attached to this staff report.

BACKGROUND:

The properties on which the proposed project is located are currently in agricultural uses. The properties are zoned Rural Agricultural Conservation (RAC). The project sites are secured by lease agreements with the landowners. On October 4, 2023, the Agricultural and Forestal District Advisory Committee held a public meeting to consider an application by the property owners to withdraw the entirety of the subject parcels from the Moonlight Agricultural/Forestal District. The Committee recommended approval of the request.

This application was submitted on May 16, 2023 and reviewed under the zoning ordinance language prior to the Board of Supervisors adopting amendments to the supplementary use regulations for major utility services at their May 18, 2023 meeting.

DESCRIPTION:

The applicant has proposed a 44 MW solar energy generation facility on a total of 522.96 acres that spans across four different parcels. The 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 project. The substation area will include a transformer, utility interconnection lines, and switching station which will allow the electrical system to interconnect to the 230kV Surry to Chuckatuck Dominion Energy powerline running directly through the interior of the project site. A project narrative provided by the applicant is attached to this staff report.

The applicant has largely designed the application to be in compliance with the recently amended zoning ordinance language as it relates to major utility services.

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. In establishing the use, the enjoyment of neighboring properties may also be temporarily impacted by construction traffic and noise generation. The applicant has provided a proposed construction transportation route which has been reviewed and approved by the Virginia Department of Transportation. The plan is attached to the staff report. The applicant states that deliveries will be coming from the east along Old State Highway (Rte. 10) and westward down Burwells Bay Road (Rte. 621). Hours of construction

are proposed to be limited from 7:00 a.m. to 6:00 p.m. In order to ensure safety and neighborhood welfare, staff recommends that no construction should occur on Sundays by any party involved with the project, to include the solar developer, its contractors, and Dominion Energy contractors.

Environmental Assessment:

The project lies within the Blackwater River watershed area and has several wetland areas within. A Jurisdictional Waters Determination Request form has been submitted to the U.S. Army Corp. of Engineers for review and necessary permits will be required prior to site plan approval. The project is designed to avoid impacts to wetlands and streams. There are two instances of underground collection lines crossing wetlands, of which one of these two instances includes the underground collection line crossing a Zone A floodplain.

The Department of Conservation and Recreation's Division of Natural Heritage (DCR) confirms that the proposed activity will not affect any documented state-listed plants or insects that are threatened or endangered.

The proposed project will impact ecological cores classified in importance as high, moderate, and general (C3, C4, C5) as identified in the Virginia Natural Landscape Assessment. Ecological core areas are classified into five categories of ecological integrity: C1 – Outstanding; C2 – Very High; C3 – High; C4 – Moderate; and C5 – General. Scores are enhanced if the core or habitat fragment is part of a larger complex of natural lands. Scores also increase for those cores and habitat fragments that contribute to water quality enhancement. In general, larger, more biologically diverse areas are given higher scores. DCR recommends avoidance of impacts to cores. However, 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. The proposed project will impact 36 acres of "high" importance ecological core, 4.4 acres of "moderate" core, and 12.7 acres of core with "general" importance. A map of the impact acreage to each type of ecological core impact is included in the staff report.

When considering soil classifications inside the fence of the project, there are 212.3 acres of prime farmland, 60.1 acres of prime farmland, if drained, 1.2 acres of farmland of statewide importance, and the remaining 31.4 acres are neither prime farmland or farmland of statewide importance. As soil assessment map showing the different soils is included in the staff report.

Additional environmental reports provided by the applicant and state agency responses are attached to the staff report.

Historical Resources Assessment:

A phase 1B archeological survey was conducted for the project area and are included in the attachments to this report. The phase 1B survey resulted in the identification of five archeological sites within the project area. None of these sites are considered eligible for listing in the National Register of Historic Places (NRHP), and no additional work is recommended for the project area. The applicant has stated that Moonlight Solar will work with the landowners to give the Isle of Wight County Museum the opportunity to be a repository for any new finds.

A phase 1 architecture survey and effects assessment was conducted for the project area and are included in the attachments to this report. The phase 1 study resulted in the identification of 21 historic architecture resources. Eleven previously recorded resources were identified within the ½ mile buffer around the project. Of those eleven resources, nine had been surveyed within the past five years. None of the surveyed resources were eligible for listing in the National Register of Historic Places (NRHP).

The analysis identified previously recorded historic structures within the vicinity of the project site. The Carroll Plantation (VDHR #046-0064) has been listed as eligible for the National Register of Historic Places (NRHP) and is located on a parcel adjacent to the project site. This resource has previously been determined potentially eligible as a good example of an early to mid-nineteenth century plantation home.

The phase 1B archeological survey and phase 1 architectural survey are included as attachments to the staff report.

Economic Impact Assessment:

According to the applicant's economic impact analysis, the project encompasses approximately 523 acres, of which the actively-used portion of the project and required buffers would be approximately 492.38 acres. The economic impact assessment states the project will generate two permanent full-time jobs. The County's current assessment value of affected acreage is approximately $505,600. Based on the assessed value, the properties generate about $1,577.50 in real estate tax revenue for agricultural use per year, or $63,100 over forty years. The July 1, 2023, General Reassessment of Real Estate established new criteria for assessment of land associated with conditional use permits. The new methodology for solar farms establishes an assessment of $15,000 per acre for the entire area approved for the conditional use permit, which in this case would be 492.38 acres per the application. This will result in an increased amount of taxes, higher than the project's financial analysis projects. Under the County's previous assessment criteria which only included fenced-in acreage, the solar facility use would have generated approximately $26,600 annually, or $1,065,000 annually in addition to a one-time amount of $31,000 in rollback taxes. This does not include any sort of siting agreement. The County would also derive machinery and tax revenue from capital investments on site which would generate approximately $3,241,400 over forty years.

In addition to the base tax revenue, Moonlight Solar, LLC, is proposing a siting agreement of an upfront payment of $25,000 per megawatt which would commence at the beginning of commercial operation which would result in approximately $1.1 million in the first year of operation.

The economic impact assessment uses the IMPLAN model to generate economic impact projections based on assumptions of direct annual economic impacts along with indirect impacts, or "ripple effects." The project's total estimated input to the County would include 1) 2 full-time, permanent jobs, 2) $84,600 in wages and benefits, and 3) $297,800 in economic output.

According to the 2017 Census of Agriculture (USDA-NASS), Isle of Wight County has 237 farms totaling 80,672 aces of land. The average farm size is 340 acres. The average annual market value of agricultural products sold per farm is $270,985. Using the same data to derive market values for crops cultivated on 184.2 acres within the fence of this project, the farmland generates an estimated $146,832 in market value.

Currently, agriculture and silviculture are two of the County's top industries. The Moonlight Solar Facility would be the tenth solar energy generation facility in the County and represents a subtraction of approximately 0.61% of the County's cultivated land (USDA-NASS, 2017). While this project represents approximately 15.7% of the collective 3,129 acres of cultivated land encompassed by all ten solar projects, longer-term cumulative land conversions could create adverse effects on the local agricultural industry. A table showing the previously approved and proposed solar energy facilities is attached to the staff report.

Viewshed Analysis:

The applicant provided several viewshed renderings comparing how the existing site looks currently to what it would look immediately after the landscaping buffers are planted and again at the time of maturity. The analysis includes perspectives from Moonlight Road and Burwells Bay Road. The analysis is included as an attachment to the staff report.

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. 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 area designated as EC should be preserved due to environmental constraints unless site-specific analysis demonstrates there are no environmental concerns in a specific area.

ORDINANCE REVIEW:

The zoning district classification for the subject properties is Rural Agricultural Conservation (RAC). The RAC zoning district is intended to preserve an protect areas of the County that are predominantly in agricultural and forestall use and to maintain the existing land base to support those activities.

The applicant proposes to establish a 44MW solar energy facility, which is classified as a major utility serve use type in the Zoning Ordinance. These facilities are permitted as conditional uses in the RAC, RR, and GC zoning districts and may be considered compatible with appropriate conditions to mitigate any potential negative impacts on the surrounding community.

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:

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 designed 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 applicable;
2. Traffic conditions, including facilities for pedestrians, such as sidewalks and parking facilities; the access of vehicles to roads; peak periods 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 on 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, 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 resources of landmarks.

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

AGENCY REVIEW:

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

- Economic Development: No concerns
- Emergency Services: All concerns have been addressed in the application.
- Environmental Planner: All concerns have been addressed in the application.
- Commissioner of the Revenue: The July 1, 2023, General Reassessment of Real Estate established new criteria for assessment of land associated with conditional use permits. The new methodology for solar farms establishes an assessment of $15,000 per acre for the entire area approved for the conditional use permit. Moonlight Solar designates a 250-acre fenced-in site as solar use property. The use permit application applies for 492.28 acres. The $15,000 per acre assessment will apply to the 492.38 acres. This will result in an increased amount of taxes, higher than the project's financial analysis projects.
- Sheriff's Department: Increase in patrol during the construction phase and the traffic impacts on proposed transportation routes. These are primarily secondary roads with no to minimal shoulders and are also shared with farm vehicles. During the construction phase they will be bringing in heavy equipment and large vehicles which will require escorts or even road closures. Also, there being multiple sites there is a concern of the operation of heavy equipment on the roads from one parcel to another.
- County Attorney: Only include conditions that go above what is now required under the zoning ordinance.
- VDOT: All concerns have been addressed in the application.
- Isle of Wight County Museum: After review of archeological and architectural surveys, no additional archeological work is recommended within the project area. Should the project proceed, the potential within the project area for archeological artifacts is highly likely. If the landowner is willing, the Isle of Wight County Museum should be considered a repository for discovered artifacts and future finds on this site as they could further the interpretation or discovery of Isle of Wight County history.

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

STAFF CONCLUSIONS:

Strengths:

1. The application is generally consistent with the Comprehensive Plan and can meet all ordinance requirements.
2. The proposed use will have minimal impact on community facilities and resources.

Weaknesses:

1. The proposed use would remove agricultural land from production.
2. Temporary impact to residential development in the area from construction traffic and noise is expected during the construction phase.
3. The project will create visual impacts to historical properties which can be substantially mitigated upon landscaping maturity.
4. The project will impact identified ecological core areas, including 36 acres of cores with high importance, 4.4 acres of cores with moderate importance, and 12.7 acres of cores with a general importance.

5. Approval of the project would result in a multiplicity and saturation of similar uses within a 1/2 mile distance to another solar energy generation facility.
6. With no to minimal shoulders and deep ditches at several points along the proposed transportation route there may be safety issues that arise as construction vehicles meet along the route.

STAFF RECOMMENDATION:

Based on the identified weaknesses, staff recommends denial of the Conditional Use Permit and the Moonlight ADF withdrawal request. However, should the CUP and withdrawal be approved staff recommends the following conditions: 1) Topsoil shall be stockpiled on the site and shall be stored out of view from adjacent properties and public roads. 2) The applicant shall submit an invasive species management plan as recommended by DCR with the submission of the final site plan. 3) The applicant shall submit a habitat assessment relative to the Barking treefrog as recommended by DCR. 4) The applicant shall submit a seed mix for site groundcover that includes native pollinators blooming in spring/summer as recommended by DCR. 5) The applicant will work directly with the Isle of Wight County Chamber of Commerce, Paul D. Camp Community College, and the Economic Development Department to ensure inclusion of local contractors in the bidding process. 6) A laminated Emergency Response Poster will be mounted near the front gate. The poster will include a general site plan, evacuation routes and muster points, emergency response chain of command, directions to the closest hospital, coordinates to the closest life flight landing area, and other pertinent information associated with the facility during an emergency response. 7) The facility perimeter fencing will be equipped with push bar pedestrian gates to permit emergency exits from the facility. 8) Adherence to the proposed transportation plan shall be required for all facility traffic. Truck traffic shall be limited to only the routes shown in the transportation plan. No other local routes in Isle of Wight County may be used. 9) Excluding the bufferyards, 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 mowing and/or grazing. 10) Hours of operation for construction and post-construction operation shall be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m. 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. 11) As part of the site plan review, the applicant shall provide documentation that the selected panels and all power-generating equipment on-site 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 must qualify, for disposal purposes only, as non-hazardous waste under applicable U.S. Environmental Protection Agency tests (e.g. TCLP). 12) 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. 13) Any recommendations provided by VDHR during site plan review will be adhered to, in addition to requirements in the zoning ordinance.

ATTACHMENTS:

Description	Type	Upload Date
Application	Backup Material	11/1/2023
Agricultural/Forestal District Withdraw Request	Backup Material	11/1/2023
Narrative and Response Comments	Backup Material	11/1/2023
Concept Plan and Maps	Backup Material	11/1/2023
Visual Impact Analysis	Backup Material	11/1/2023
Transportation Plan	Backup Material	11/1/2023

Economic Impact Analysis	Backup Material	11/1/2023
Environmental Resources Impact Analysis and DCR Response	Backup Material	11/1/2023
Historical and Cultural Resources Impact Analysis and DHR Response	Backup Material	11/1/2023
Transmission Capacity Report	Backup Material	11/1/2023
Appraisal Report	Backup Material	11/1/2023
Decommissioning Plan	Backup Material	11/1/2023
Site Images	Backup Material	11/2/2023
Location Map	Backup Material	11/2/2023
Closeup Map 1	Backup Material	11/2/2023
Closeup Map 2	Backup Material	11/2/2023
Cavalier Solar and Moonlight Solar Proximity Map	Backup Material	11/16/2023
Zoning Map	Backup Material	11/2/2023
Land Use Map	Backup Material	11/2/2023
Solar Farms Acreage Table	Backup Material	11/16/2023
PC Resolution	Resolution	11/14/2023
Commissioner of the Revnue Comments	Backup Material	11/16/2023
Isle of Wight County Museum Comments	Backup Material	11/16/2023
Sheriff Department Comments	Backup Material	11/16/2023

EXHIBIT A

RESOLUTION NUMBER PC-23-8

**ISLE OF WIGHT COUNTY PLANNING COMMISSION
A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION
TO THE BOARD OF SUPERVISORS FOR CONDITIONAL USE PERMIT REQUEST CUP-10-23 TO ALLOW A MAJOR UTILITY SERVICE, SPECIFICALLY A FORTY-FOUR MW UTILITY SCALE SOLAR ENERGY GENERATION FACILITY ON APPROXIMATELY FOUR HUNDRED AND NINETY-TWO ACRES WITH TAX MAP NUMBERS 11-01-017, 11-01-018, 11-01-023, AND 11-01-023A AND TO WITHDRAW APPROXIMATELY FIVE HUNDRED AND TWENTY-THREE ACRES FROM THE MOONLIGHT AGRICULTURAL AND FORESTAL DISTRICT**

WHEREAS, Moonlight Solar, LLC, applicant, on behalf of George Benjamin Edwards, Jeanette J. Edwards, George W. Edwards, LeAnne Ricks Edwards Wait, and Dana Louise Edwards, property owners, has requested issuance of a conditional use permit for approximately four hundred and ninety-three acres of certain tracts of land with tax parcel numbers 11-01-017, 11-01-018, 11-01-023, and 11-01-023A situated in Isle of Wight County and to withdraw approximately five hundred and twenty-three acres of land from the Moonlight Agricultural and Forestal District; and

WHEREAS, the specific request is to permit a major utility service, specifically a forty-four MW utility scale solar energy generation facility as defined in the Zoning Ordinance, in accordance with sections 1-1017 and 4-2003 of the Zoning Ordinance; and

WHEREAS the procedural requirements for the consideration of this request by the Planning Commission have been met; and

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 conditional 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-10-23, be:

___ a. Granted as submitted, and that the Board of Supervisors adopt the proposed Ordinance without modification.

✓ b. Denied, and that the Board of Supervisors not adopt the proposed Ordinance.

___ c. Granted with the modifications set forth on the attached listing of specific recommendations, and that the Board of Supervisors adopt the proposed Ordinance with such modifications.

DATE: NOV 28 2023

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

ORDINANCE NUMBER ___ _____

AN ORDINANCE TO ISSUE A CONDITIONAL USE PERMIT, CUP-10-23, TO ESTABLISH A MAJOR UTILITY SERVICE, SPECIFICALLY A FORTY-FOUR MW UTILITY-SCALE SOLAR ENERGY FACILITY ON APPROXIMATELY FOUR HUNDRED AND NINETY-TWO ACRES LOCATED ON MOONLIGHT ROAD AND BURWELLS BAY ROAD WITH TAX PARCEL NUMBERS 11-01-017, 11-01-018, 11-01-023, AND 11-01-023A ZONED RURAL AGRICULTURAL CONSERVATION, AND TO WITHDRAW APPROXIMATELY 523 ACRES OF TAX MAP PARCELS 11-01-017, 11-01-018, 11-01-023, AND 11-01-023A FROM THE MOONLIGHT AGRICULTURAL AND FORESTAL DISTRICT.

WHEREAS, Moonlight Solar, LLC, applicant, and George Benjamin Edwards, Jeanette J. Edwards, George W. Edwards, LeAnne Ricks Edwards Wait, and Dana Louise Edwards, property owners, has requested the issuance of a conditional use permit for a certain portion or all of the property with tax parcel number 11-01-017, 11-01-018, 11-01-023, and 11-01-023A, which land is depicted on Exhibit "B"; and,

WHEREAS, George Benjamin Edwards, Jeanette J. Edwards, George W. Edwards, LeAnne Ricks Edwards Wait, and Dana Louise Edwards, property owners, has also requested the withdrawal of 522.96 acres on tax map parcels 11-01-017, 11-01-018, 11-01-023, and 11-01-023A from the Moonlight Agricultural and Forestal District, which land is also depicted on Exhibit "B"; and,

WHEREAS, the procedural requirements of Appendix B, Zoning Ordinance, of the Code of Isle of Wight County, Virginia, 2005 (as amended), have been followed; and,

WHEREAS, in acting upon this request, the Planning Commission and Board of Supervisors have considered the matters enunciated in Section 15.2-2284 of the Code of Virginia (1950), as amended, and Section 1-1017 of the Isle of Wight County Zoning Ordinance with respect to the purposes stated in Code of Virginia (1950), as amended, Section 15.2-2200 and 15.2 2283; and,

WHEREAS, the Planning Commission has made a recommendation as stated in Exhibit "A;"

NOW, THEREFORE, BE IT ORDAINED by the Isle of Wight County Board of Supervisors of Isle of Wight County, Virginia, that:

Section 1. Exhibits.

Exhibit "A", "Planning Commission Recommendation", Exhibit "B", "Property Map", and Exhibit "C" Conditions which are attached hereto, are hereby incorporated as part of this ordinance.

Section 2. Findings.

The Board of Supervisors finds that the proposal for a conditional use permit (CUP-10-23) and the withdrawal of enrolled land in the Moonlight Agricultural and Forestal District, as submitted or modified with conditions herein, the expressed purpose of which is to permit a major utility service, specifically a 44 MW utility-scale solar energy facility, is in conformity with the standards of the Isle of Wight County Zoning Ordinance, and that it will have no more adverse effects on the health, safety or comfort of persons living or working in or driving through the neighborhood, and will be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district, taking into consideration the location, type and height of buildings or structures, the type and extent of landscaping and screening on site and whether the use is consistent with any theme, action, policy or map of the Comprehensive Plan with the conditions set forth below.

These findings are based upon the consideration for the existing use and character of the property, the Comprehensive Plan, the suitability of the property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes as determined by

population and economic studies and other studies, the transportation requirements of the community, the requirements of airports, housing, schools, parks, playgrounds, recreation areas and other public services, the conservation of natural resources, the preservation floodplains, the preservation of agricultural and forestal land, the conservation of properties and their values, and the encouragement of the most appropriate use of land throughout the County.

These findings are based upon a determination that the most reasonable and limited way of avoiding the adverse impacts of a major utility service is by the imposition of the conditions provided herein.

Section 3. Permit Granted.

The conditional use permit for the property be, and is hereby approved for the property, subject to the attached conditions in Exhibit "C" and the general conditions set forth in Section 4 hereof. The conditional use permit specifically allows for a 44 MW major utility service solar energy generation facility in compliance with the County Zoning Ordinance.

Section 4. Severability.

It is the intention of the Board of Supervisors that the provisions, sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable; and if any phrase, clause, sentence, paragraph, section, and provision of this ordinance hereby adopted shall be declared unconstitutional or otherwise invalid by the valid judgement or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrase, clauses, sentences, paragraphs, sections, and provisions of this ordinance, to the extent that they can be enforced notwithstanding such determination.

Section 5. Effective Date

This ordinance shall be effective upon passage and shall not be published or codified. The conditional use authorized by this permit shall be implemented within two (2) years from that date of approval by the Board of Supervisors and shall terminate if not initiated within that time period.

This ordinance shall be effective upon passage and shall not be published or codified.

DATE: _____

READ AND PASSED: _____
Chairman, Board of Supervisors

TESTE: _____
Clerk, Board of Supervisors

Approved as to Form:

_____
Robert W. Jones Jr, County Attorney

EXHIBIT A

RESOLUTION NUMBER PC-23-8

**ISLE OF WIGHT COUNTY PLANNING COMMISSION
A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION
TO THE BOARD OF SUPERVISORS FOR CONDITIONAL USE PERMIT REQUEST CUP-10-23 TO ALLOW A MAJOR UTILITY SERVICE, SPECIFICALLY A FORTY-FOUR MW UTILITY SCALE SOLAR ENERGY GENERATION FACILITY ON APPROXIMATELY FOUR HUNDRED AND NINETY-TWO ACRES WITH TAX MAP NUMBERS 11-01-017, 11-01-018, 11-01-023, AND 11-01-023A AND TO WITHDRAW APPROXIMATELY FIVE HUNDRED AND TWENTY-THREE ACRES FROM THE MOONLIGHT AGRICULTURAL AND FORESTAL DISTRICT**

WHEREAS, Moonlight Solar, LLC, applicant, on behalf of George Benjamin Edwards, Jeanette J. Edwards, George W. Edwards, LeAnne Ricks Edwards Wait, and Dana Louise Edwards, property owners, has requested issuance of a conditional use permit for approximately four hundred and ninety-three acres of certain tracts of land with tax parcel numbers 11-01-017, 11-01-018, 11-01-023, and 11-01-023A situated in Isle of Wight County and to withdraw approximately five hundred and twenty-three acres of land from the Moonlight Agricultural and Forestal District; and

WHEREAS, the specific request is to permit a major utility service, specifically a forty-four MW utility scale solar energy generation facility as defined in the Zoning Ordinance, in accordance with sections 1-1017 and 4-2003 of the Zoning Ordinance; and

WHEREAS the procedural requirements for the consideration of this request by the Planning Commission have been met; and

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 conditional 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-10-23, be:

___ a. Granted as submitted, and that the Board of Supervisors adopt the proposed Ordinance without modification.

✓ b. Denied, and that the Board of Supervisors not adopt the proposed Ordinance.

___ c. Granted with the modifications set forth on the attached listing of specific recommendations, and that the Board of Supervisors adopt the proposed Ordinance with such modifications.

DATE: NOV 28 2023

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

CUP-10-23 Exhibit B

EXHIBIT C – RECOMMENDED CONDITIONS

CUP-10-23

Staff Recommendations:

1. Topsoil shall be stockpiled on the site and shall be stored out of view from adjacent properties and public roads.
2. The applicant shall submit an invasive species management plan as recommended by DCR with the submission of the final site plan.
3. The applicant shall submit a habitat assessment relative to the Barking treefrog as recommended by DCR.
4. The applicant shall submit a seed mix for site groundcover that includes native pollinators blooming in spring/summer as recommended by DCR.
5. The applicant will work directly with the Isle of Wight County Chamber of Commerce, Paul D. Camp Community College, and the Economic Development Department to ensure inclusion of local contractors in the bidding process.
6. A laminated Emergency Response Poster will be mounted near the front gate. The poster will include a general site plan, evacuation routes and muster points, emergency response chain of command, directions to the closest hospital, coordinates to the closest life flight landing area, and other pertinent information associated with the facility during an emergency response.
7. The facility perimeter fencing will be equipped with push bar pedestrian gates to permit emergency exits from the facility.
8. Adherence to the proposed transportation plan shall be required for all facility traffic. Truck traffic shal be limited to only the routes shown on the transportation plan. No other local routes in Isle of Wight County may be used.
9. Excluding the bufferyards, 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 mowing and/or grazing.

10. Hours of operation for construction and post-construction operation shall be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m. 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.
11. As part of the site plan review, the applicant shall provide documentation that the selected panels and all power-generating equipment on-site 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 site must qualify, for disposal purposes only, as non-hazardous waste under applicable U.S. Environmental Protection Agency tests (e.g. TCLP).
12. 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.
13. Any recommendations provided by VDHR during site plan review will be adhered to, in addition to requirements in the zoning ordinance.

ISSUE:

Consideration of a Siting Agreement for the Moonlight Solar, LLC Project

BACKGROUND:

Moonlight Solar, LLC desires to construct and operate a solar facility in the County. In this regard, the Code of Virginia allows the County and Moonlight Solar, LLC to enter into a siting agreement relative to solar facilities.

The Board may wish to discuss/consider a Siting Agreement for the project.

BUDGETARY IMPACT:

This amendment will potentially increase anticipated revenues over the course of 40 years.

RECOMMENDATION:

Per the Board's discussion and direction.

ATTACHMENTS:

Description	Type	Upload Date
Siting Agreement	Agreement	3/14/2024

SOLAR FACILITY SITING AGREEMENT

This Solar Facility Siting Agreement (the "Agreement"), dated as of [_____] (the "Effective Date"), is by and between Isle of Wight County, Virginia, a political subdivision of the Commonwealth of Virginia (the "County") and Moonlight Solar, LLC, a Virginia limited liability company ("Applicant"). The County and Applicant are herein each a "Party" and collectively, the "Parties".

RECITALS

WHEREAS, Applicant intends to build the solar project approved by the County Board of Supervisors (the "Board") pursuant to Conditional Use Permit CUP-10-23 (the "Project") on certain parcels of land identified as County Tax Map Parcels 11-01-018, 11-01-017, 11-01-023, and 11-01-023A (collectively, the "Property");

WHEREAS, pursuant to Chapter 22, Title 15.2, Article 7.3 of the Code of Virginia titled "Siting of Solar Projects and Energy Storage Projects," Applicant and the County may enter into a siting agreement for such facilities;

WHEREAS, pursuant to Virginia Code § 15.2-2316.7(B), said siting agreement may contain terms and conditions, including (i) mitigation of any impacts of such solar project or energy storage project; (ii) financial compensation to the host locality to address capital needs set out in the (a) capital improvement plan adopted by the host locality, (b) current fiscal budget of the host locality, or (c) fiscal fund balance policy adopted by the host locality; or (iii) assistance by Applicant in the deployment of broadband, as defined in § 56-585.1:9, in such locality;

WHEREAS, after negotiation between the County and Applicant, the Parties desire to enter into this Agreement to provide said financial compensation to the County and to address any impacts of the Project;

WHEREAS, pursuant to Virginia Code § 58.1-2636, the County may adopt an ordinance assessing a revenue share of (i) up to $1,400.00 per megawatt, as measured in alternating current (AC) generation capacity of the nameplate capacity of the Project ("Revenue Share Ordinance").

WHEREAS, the County has not adopted a Revenue Share Ordinance, but may choose to do so at a later date;

WHEREAS, pursuant to Virginia Code § 58.1-3660, "certified pollution control equipment" is exempt from state and local taxation pursuant to Article X, Section 6(d) of the Constitution of Virginia;

WHEREAS, solar photovoltaic (electric energy) systems and energy storage systems are certified pollution control equipment, and therefore, subject to certain qualified tax exemptions as provided in Virginia Code § 58.1-3660;

WHEREAS, if the County adopts a Revenue Share Ordinance, such certified pollution control equipment exemption is 100% of the assessed value, pursuant to Virginia Code § 58.1-3660(D) (for solar photovoltaic (electric energy) projects);

WHEREAS, if the County does not adopt a Revenue Share Ordinance, such certified pollution control equipment exemption would be 80% of the assessed value, or in certain circumstances, the exemption would "step down" after five years of service to 70%, and then after the second five years to 60% for the remaining years of service, as provided by state law and local ordinances, including Virginia Code § 58.1-3660 (C), (D), and (F), commonly known as the Machinery and Tools Tax Stepdown ("M&T Taxes");

WHEREAS, Applicant has agreed to the payments and financial terms contained herein, including payment of the M&T Taxes together with voluntary annual payments supplementing the M&T Taxes in amounts that would result in a total annual payment equal to the greater of the M&T Taxes or what would otherwise be due under a Revenue Share Ordinance, regardless of whether the County actually adopts a Revenue Share Ordinance; and

WHEREAS, pursuant to the requirement of Virginia Code § 15.2-2316.8(B), the County held a public hearing in accordance with subdivision A of Virginia Code § 15.2-2204 for the purpose of considering this Agreement, after which a majority of a quorum of the members of the Board approved this Agreement.

NOW, THEREFORE, pursuant to Chapter 22, Title 15.2, Article 7.3 of the Code of Virginia, intending to be legally bound hereby and in consideration of the mutual covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, the County and Applicant do hereby agree as follows:

Article I

Project Features, Conditions and Mitigation

1. Conditional Use Permit Conditions. Applicant acknowledges and agrees that it is subject to all the terms and conditions contained in the Conditional Use Permit ("CUP") approved by the Board of Supervisors for the Project. The CUP approved by the Board on [_____] is attached as **Exhibit A** and is hereby incorporated herein.

2. Violations/Enforcement. Violation by Applicant or by any of Applicant's agents, assigns, or successors in interest of any terms and conditions of the CUP shall constitute a violation of this Agreement. A violation of this Agreement enables the County to suspend or revoke the CUP.

3. Conditional Use Permit Duration. The CUP shall be terminated if the solar facility does not submit an application for Final Site Plan Approval within eighteen (18) months of the Applicant receiving all of the following (a) a Permit By Rule ("PBR") or Certificate of Public Convenience and Necessity ("CPCN"), (b) any approvals of the regional transmission organization; and (c) any other approvals required by the State Corporation Commission. In any

case, the CUP shall be terminate thirty-six (36) months after its approval. Notwithstanding the limitation in the foregoing sentence, if the construction of the Facility is delayed as a result of a third-party approval or a consequence of such third-party approval and the Applicant demonstrates to the Zoning Administrator that such delay is beyond the control of the Applicant and the Applicant is pursuing commercially reasonable efforts to satisfy the cause of the delay, the Zoning Administrator may grant up to two (2) twelve (12) month extensions to the Conditional Use Permit expiration.

Article II

Payments

1. Purpose. The Parties acknowledge that the County has certain capital needs important to the economic, physical, and social well-being of the citizens and businesses within the County. In recognition that the Project may generate the possibility of additional responsibilities for certain County services, Applicant agrees to the financial payments set forth herein.

2. Payment Structure. Applicant shall make payments to the County, in the amounts and at such times as set forth in **Exhibit B** (each a "Payment" and collectively, the "Payments"). The Upfront Payment (defined in **Exhibit B**), shall be made no later than ninety (90) days following the approval of the CUP. All other Payments shall be due and payable on or before December 31st of each applicable year (and shall be prorated accordingly for the number of months of Commercial Operation prior to December 31st of the first year), until the earliest of the following (the "Termination Date"): (i) Applicant's commencement of the decommissioning of all or a material portion of the Project; (ii) cessation of Commercial Operation of the Project for a continuous period of longer than one year, except in an event of Force Majeure; or (iii) if not previously terminated by (i) or (ii), at the end of the calendar year in which the Project ceases Commercial Operation, and delivers a Termination Notice as described in Article III, Section 1 hereof. Applicant's obligation to make the Payments, other than the Upfront Payment, shall be conditioned upon the Project commencing Commercial Operation. As used herein, "Commercial Operation" or "Commercial Operation Date" means the date on which the Project becomes fully operational and begins selling power under the terms of a power purchase or offtake agreement. Generation of test energy shall not be deemed Commercial Operation.

3. Statutory Structure of Payments; **Statement of Benefit**. Applicant agrees that, by entering into this Agreement, pursuant to Chapter 22, Title 15.2, Article 7.3 of the Virginia Code, the Payments are authorized by statute, and Applicant acknowledges that it is bound by law to make the Payments in accordance with this Agreement. The Parties acknowledge that this Agreement is fair and mutually beneficial to both Parties. Applicant acknowledges that this Agreement provides for a reasonably predictable stream of future payments to the County in amounts fair to both Parties.

4. Use of Payments by the County. The Payments may be used for any lawful

purpose.

Article III

Miscellaneous Terms

1. Term; Termination. This Agreement shall commence on the Effective Date and shall continue until the Termination Date. **Applicant shall have no obligation to make Payments after the Termination Date.** The Payment due for the year in which the Project or material part thereof is decommissioned shall be prorated as of the Termination Date. Following the conclusion of the 40th calendar year of Commercial Operation of the Project, and for each subsequent year of Commercial Operation, this Agreement shall automatically renew for an additional term of one year, from January 1st to December 31st of each calendar year, until written notice of cessation of Commercial Operation is given by Applicant ("Termination Notice"), at least six (6) months in advance of the Termination Date. The termination of this Agreement shall not limit Applicant's legal obligation to pay local taxes in accordance with applicable law at such time and for such period as the Project remains in operation.

2. Mutual Covenants. Applicant covenants to the County that it will pay the County the amounts due hereunder when due in accordance with the terms of this Agreement, and will not seek to invalidate this Agreement, or otherwise take a position adverse to the purpose or validity of this Agreement. The County covenants to Applicant that it will not seek to invalidate this Agreement or otherwise take a position adverse to the purpose or validity of this Agreement.

3. No Obligation to Develop. Applicant has no obligation to develop or construct the Project. It is understood that development of the Project by Applicant is contingent upon a number of factors including regulatory approvals, availability and cost of equipment and financing, and market demand for the Project's energy. No election by Applicant to terminate, defer, suspend, or modify plans to develop the Project shall be deemed a default of Applicant under this Agreement.

4. Successors and Assigns. This Agreement shall be binding upon the successors or assigns of Applicant, and the obligations created hereunder shall be covenants running with the Property. If Applicant sells, transfers, leases, or assigns all or substantially all of its interests in the Project or the ownership of the Applicant (a "Transfer"), the Transfer agreement shall require this Agreement to be assumed by and be binding on the purchaser, transferee or assignee. Such Transfer, upon full execution of the Transfer agreement, shall relieve Applicant of all obligations and liabilities under this Agreement accruing from and after the date of such Transfer, and the purchaser or transferee shall become responsible under this Agreement. Applicant shall execute such documentation as reasonably requested by the County to memorialize the assignment and assumption by the purchaser or transferee.

5. Execution of Agreement Deems Project "Substantially In Accord" with County's Comprehensive Plan. Pursuant to Va. Code § 15.2- 2316.9(C), execution of this Agreement deems the Project to be substantially in accord with the County's Comprehensive Plan in satisfaction of the requirements of Va. Code § 15.2-2232.

6. Memorandum of Agreement. A memorandum of this Agreement, in a form

substantially similar to that attached as **Exhibit C** hereto, shall be recorded in the land records of the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia. Such recordation shall be at Applicant's sole cost and expense and shall occur as soon as reasonably practicable after the Effective Date. If in Applicant's sole discretion, it chooses to not develop the Project, the County shall execute a release of the memorandum filed in the aforementioned Clerk's Office.

7. Notices. Except as otherwise provided herein, all notices required to be given or authorized to be given pursuant to this Agreement shall be in writing and shall be delivered or sent by registered or certified mail, postage prepaid, by recognized overnight courier, or by commercial messenger to:

County

Board of Supervisors
Isle of Wight, Virginia
P.O. Box 80
Isle of Wight, Virginia 23397

With a copy to:

Robert W. Jones, Jr.
County Attorney
P.O. Box 80
Isle of Wight, Virginia 23397

Applicant

Moonlight Solar, LLC
c/o Palladium Energy, LLC
4446 Hendricks Ave. #356
Jacksonville, FL 32207

With a copy to:

D. Scott Foster, Jr., Esq.
Gentry Locke
P.O. Box 780
Richmond, Virginia 23218

The County and Applicant, by notice given hereunder, may designate any further or different persons or addresses to which subsequent notices shall be sent.

8. Governing Law; Jurisdiction; Venue. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE

COMMONWEALTH OF VIRGINIA, WITHOUT REGARD TO ANY OF ITS PRINCIPLES OF CONFLICTS OF LAWS OR OTHER LAWS WHICH WOULD RESULT IN THE APPLICATION OF THE LAWS OF ANOTHER JURISDICTION. THE PARTIES HERETO (A) AGREE THAT ANY SUIT, ACTION OR OTHER LEGAL PROCEEDING, AS BETWEEN THE PARTIES HERETO, ARISING OUT OF OR RELATING TO THIS AGREEMENT SHALL BE BROUGHT AND TRIED ONLY IN THE CIRCUIT COURT OF ISLE OF WIGHT COUNTY, VIRGINIA, (B) CONSENT TO THE JURISDICTION OF SUCH COURT IN ANY SUCH SUIT, ACTION OR PROCEEDING, AND (C) WAIVE ANY OBJECTION WHICH ANY OF THEM MAY HAVE TO THE LAYING OF VENUE FOR ANY SUCH SUIT, ACTION, OR PROCEEDING IN SUCH COURT AND ANY CLAIM THAT ANY SUCH SUIT, ACTION, OR PROCEEDING HAS BEEN BROUGHT IN AN INCONVENIENT FORUM. THE PARTIES HERETO AGREE THAT A FINAL JUDGMENT IN ANY SUCH SUIT, ACTION, OR PROCEEDING SHALL BE CONCLUSIVE AND MAY BE ENFORCED IN OTHER JURISDICTIONS BY SUIT ON THE JUDGMENT OR IN ANY OTHER MANNER PROVIDED BY LAW.

9. Confidentiality. This Agreement, once placed on the docket for consideration by the County Board of Supervisors, is a public document, subject to production under the Virginia Freedom of Information Act ("FOIA"). The County understands and acknowledges Applicant, and as applicable, its associates, contractors, partners and affiliates, utilize confidential and proprietary "state-of-the-art" information and data in their operations ("Confidential Information"), and that disclosure of any such information, including, but not limited to, disclosures of technical, financial or other information concerning Applicant or any affiliated entity could result in substantial harm to them and could thereby have a significant detrimental impact on their employees and also upon the County. The County acknowledges that during the development and negotiation of this Agreement, certain Confidential Information may be, or may have been, shared with the County by Applicant. Applicant agrees to clearly identify any information it deems to be Confidential Information and not subject to mandatory disclosure under FOIA or other applicable law as Confidential Information at the time it provides such information to the County. The County agrees that, except as required by law and pursuant to the County's police powers, neither the County nor any employee, agent, or contractor of the County will knowingly or intentionally disclose or otherwise divulge any such Confidential Information to any person, firm, governmental body or agency, or any other entity unless a request for such Confidential Information is made and granted under an applicable provision of local, state or federal law. Upon receipt of such a request but before transmitting any documents or information which may contain Confidential Information to the requestor, the County shall contact Applicant to review the request for information and associated documents to determine if any Confidential Information is at risk of disclosure. If Confidential Information exists, Applicant may intervene on behalf of the County and defend against disclosure of the Confidential Information. The County agrees to cooperate in this defense and to the extent allowed by law, work to protect the Confidential Information of Applicant.

10. **Severability; Invalidity Clause**. Any provision of this Agreement that conflicts with applicable law or is held to be void or unenforceable shall be ineffective to the extent of such conflict, voidness, or unenforceability without invalidating the remaining provisions hereof, which remaining provisions shall be enforceable to the fullest extent permitted under applicable law. If, for any reason, including a change in applicable law, it is ever determined by any court or

governmental authority of competent jurisdiction that this Agreement is invalid, then the Parties shall, subject to any necessary County meeting vote or procedures, undertake reasonable efforts to amend and or reauthorize this Agreement so as to render the invalid provisions herein lawful, valid, and enforceable. If the Parties are unable to do so, this Agreement shall terminate as of the date of such determination of invalidity, and the Property and the Project will thereafter be assessed and taxed as though this Agreement did not exist. The Parties will cooperate with each other and use reasonable efforts to defend against and contest any challenge to this Agreement by a third party.

11. **Entire Agreement**. This Agreement and any exhibits or other attachments constitute the entire agreement and supersedes all other prior agreements and understandings, both written and oral, between the Parties hereto with respect to the subject matter hereof. No provision of this Agreement can be modified, altered or amended except in a writing executed by all Parties hereto.

12. **Construction**. This Agreement was drafted with input by the County and Applicant, and no presumption shall exist against any Party. The headings contained in this Agreement are for the convenience of the Parties and for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

13. **Force Majeure**.

A. "Force Majeure Event" means the occurrence of:

(i) an act of war (whether declared or not), hostilities, insurrection, invasion, act of foreign enemies, terrorism or civil disorder;

(ii) a strike or strikes or other industrial action or blockade or embargo or any other form of civil disturbance (whether lawful or not), in each case affecting on a general basis the industry related to the construction, operation, or maintenance of the Project, as for example but not in limitation, the interruption in the supply of replacement solar panels, and which is not attributable to any unreasonable action or inaction on the part of Applicant or any of its subcontractors or suppliers and the settlement of which is beyond the reasonable control of all such persons;

(iii) specific incidents of exceptional adverse weather conditions in excess of those required to be designed for that are materially worse than those encountered in the County during the twenty (20) years prior to the Effective Date;

(iv) tempest, earthquake, or any other natural disaster of overwhelming proportions and the disruption of operations resulting therefrom;

(v) discontinuation of electricity supply, or unanticipated termination of a power purchase agreement;

(vi) quarantines ordered by competent governmental authority in the event of a public health emergency;

(vi) other unforeseeable circumstances beyond the control of the Parties against which it would have been unreasonable for the affected Party to take precautions and which the affected Party cannot avoid even by using its best efforts, which in each case directly causes either Party to be unable to comply with all or a material part of its obligations under this Agreement.

B. Neither Party will be in breach of its obligations under this Agreement or incur any liability to the other Party for any losses or damages of any nature whatsoever incurred or suffered by that other (otherwise than under any express indemnity in this Agreement) if and to the extent it is prevented from carrying out those obligations by, or such losses or damages are caused by, a Force Majeure Event, except to the extent that the relevant breach of its obligations would have occurred, or the relevant losses or damages would have arisen, even if the Force Majeure Event had not occurred.

C. As soon as reasonably practicable after the start of a Force Majeure Event, and within a reasonable time after the end of a Force Majeure Event, any Party invoking it will submit to the other Party reasonable proof of the nature of the Force Majeure Event and of its effect upon the performance of the Party's obligations under this Agreement.

D. Applicant will, and will ensure that its contractors will, at all times take all reasonable steps within their respective powers and consistent with good operating practices (but without incurring unreasonable additional costs) to:

(i) prevent Force Majeure Events from affecting the performance of Applicant's obligations under this Agreement;

(ii) mitigate the effect of any Force Majeure Event; and

(iii) comply with its obligations under this Agreement.

E. The Parties will consult together in relation to the above matters following the occurrence of a Force Majeure Event.

F. Should a single Force Majeure Event occur for a continuous period of more than 180 days, then the Parties shall endeavor to agree on any modifications to this Agreement (including without limitation, determination of new Payments) that are equitable, having due regard to the nature of the ability of Applicant to continue to meet its financial obligations to the County.

G. For the avoidance of doubt, a Force Majeure Event shall not include (a) financial distress or the inability of either Party to make a profit or avoid a financial loss, (b) changes in market prices or conditions, or (c) a Party's financial inability to perform its obligations hereunder, except such occurrences (a)-(c) that arise from a Force Majeure Event.

14. **No Third Party Beneficiaries**. This Agreement is solely for the benefit of the Parties hereto and their respective successors and permitted assigns, and no other person shall have any right, benefit, priority, or interest in, under, or because of the existence of, this Agreement.

15. **Counterparts; Electronic Signatures**. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which shall constitute one and the same instrument. A signed copy of this Agreement delivered by e-mail/PDF or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

[signature page follows]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the Effective Date by the authorized representatives whose names and titles appear below.

MOONLIGHT SOLAR, LLC

_____
Signature

_____
Title

ISLE OF WIGHT COUNTY, VIRGINIA

By: _____
Name: Joel Acree
Title: Chair, Board of Supervisors

By: _____
Name: Randy R. Keaton
Title: County Administrator

Approved as to form:

By: _____
County Attorney

EXHIBIT A

CONDITIONAL USE PERMIT

EXHIBIT B

ILLUSTRATIVE SCHEDULE OF PAYMENTS

The following illustrative schedule of payments assumes an estimated Project nameplate capacity of 44 MWac, and all payments shall be adjusted proportionally if the nameplate capacity of the constructed Project increases from such estimate, but in no case shall the nameplate capacity assumed for the calculation of the Revenue Share Equivalent be less than that assumed herein.. **Exhibit B** lists payment amounts based on the following assumptions and calculations:

(A) **Revenue Share Equivalent.** The "Revenue Share Equivalent" is an annual payment amount determined by multiplying $1,400 per MWac (the "Solar Revenue Share") by an assumed nameplate capacity of 44 MWac.

(B) **Estimated M&T.** An estimate of the annual M&T Taxes (which will fluctuate in any given year, depending on the Project's machinery and tools).

(C) **Supplemental Voluntary Payments in Addition to M&T Taxes**. In the years when the M&T Taxes are higher than the Revenue Share Equivalent, Applicant will pay only its annual M&T Taxes. In the years when the Revenue Share Equivalent is higher than the M&T Taxes, Applicant will pay its annual M&T Taxes plus a supplemental voluntary payment in order to provide the County a total annual payment that equates to the Revenue Share Equivalent, which shall be based on the Solar Revenue Share authorized under Special Session I in Chapters 49, 50 and 429, for the life of the Project, regardless of whether the County adopts a Revenue Share Ordinance or not. The M&T Taxes shall be assessed pursuant to Chapters 35 and 36 of Title 58.1 of the Code of Virginia as applicable, and the County Ordinances in effect as of the date of this Agreement, for the life of the Project.

(D) **Additional Payment.** An additional payment shall be made to County as follows: A payment of Two Hundred Thousand Dollars ($200,000.00), to be made within ninety (90) days of approval of the CUP (the "Upfront Payment").

Year	Upfront Payment	Forecasted Annual M&T Taxation*	Forecasted Annual Revenue Share	Greater of M&T or Revenue Share	Forecasted Supplementary Voluntary Payment	TOTAL PAYMENTS (annual)	TOTAL PAYMENTS (cumulative)
0	$200,000					$200,000	**$200,000**
1		$75,164	$67,760	$75,164	–	$75,164	**$275,164**
2		$75,164	$67,760	$75,164	–	$75,164	**$350,328**
3		$75,164	$67,760	$75,164	–	$75,164	**$425,492**
4		$75,164	$67,760	$75,164	–	$75,164	**$500,656**
5		$75,164	$74,536	$75,164	–	$75,164	**$575,820**
6		$112,746	$74,536	$112,746	–	$112,746	**$688,566**
7		$112,746	$74,536	$112,746	–	$112,746	**$801,312**

8		$112,746	$74,536	$112,746	–	$112,746	**$914,058**
9		$112,358	$74,536	$112,358	–	$112,358	**$1,026,416**
10		$110,454	$81,990	$110,454	–	$110,454	**$1,136,870**
11		$144,582	$81,990	$144,582	–	$144,582	**$1,281,452**
12		$141,743	$81,990	$141,743	–	$141,743	**$1,423,195**
13		$138,736	$81,990	$138,736	–	$138,736	**$1,561,931**
14		$135,529	$81,990	$135,529	–	$135,529	**$1,697,460**
15		$132,138	$90,189	$132,138	–	$132,138	**$1,829,598**
16		$128,547	$90,189	$128,547	–	$128,547	**$1,958,145**
17		$124,739	$90,189	$124,739	–	$124,739	**$2,082,884**
18		$120,713	$90,189	$120,713	–	$120,713	**$2,203,597**
19		$116,421	$90,189	$116,421	–	$116,421	**$2,320,018**
20		$111,894	$99,207	$111,894	–	$111,894	**$2,431,912**
21		$107,084	$99,207	$107,084	–	$107,084	**$2,538,996**
22		$101,989	$99,207	$101,989	–	$101,989	**$2,640,985**
23		$96,594	$99,207	$99,207	$2,613	$99,207	**$2,740,192**
24		$90,865	$99,207	$99,207	$8,342	$99,207	**$2,839,399**
25		$84,802	$109,128	$109,128	$24,326	$109,128	**$2,948,527**
26		$78,354	$109,128	$109,128	$30,774	$109,128	**$3,057,655**
27		$71,539	$109,128	$109,128	$37,589	$109,128	**$3,166,783**
28		$64,307	$109,128	$109,128	$44,821	$109,128	**$3,275,911**
29		$56,657	$109,128	$109,128	$52,471	$109,128	**$3,385,039**
30		$48,523	$120,041	$120,041	$71,518	$120,041	**$3,505,080**
31		$39,920	$120,041	$120,041	$80,121	$120,041	**$3,625,121**
32		$30,801	$120,041	$120,041	$89,240	$120,041	**$3,745,162**
33		$21,129	$120,041	$120,041	$98,912	$120,041	**$3,865,203**
34		$16,703	$120,041	$120,041	$103,338	$120,041	**$3,985,244**
35		$16,703	$132,045	$132,045	$115,342	$132,045	**$4,117,289**
36		$16,703	$132,045	$132,045	$115,342	$132,045	**$4,249,334**
37		$16,703	$132,045	$132,045	$115,342	$132,045	**$4,381,379**
38		$16,703	$132,045	$132,045	$115,342	$132,045	**$4,513,424**
39		$16,703	$132,045	$132,045	$115,342	$132,045	**$4,645,469**
40		$16,703	$145,250	$145,250	$128,547	$145,250	**$4,790,719**

*M&T values are estimates only, valuation to be confirmed based on final project value.

EXHIBIT C

FORM OF MEMORANDUM

Full exhibit follows

PREPARED BY AND RETURN TO:
Moonlight Solar, LLC
c/o Palladium Energy, LLC
4446 Hendricks Ave. #356
Jacksonville, FL 32207

County Tax Map ID Nos. 11-01-018, 11-01-017, 11-01-023, and 11-01-023A

[NOTE TO CLERK: ISLE OF WIGHT COUNTY, VIRGINIA, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, IS A PARTY TO THIS INSTRUMENT WHICH, ACCORDINGLY, IS EXEMPT FROM RECORDATION TAX PURSUANT TO VA. CODE SEC. 58.1-811.A.3.]

MEMORANDUM OF SOLAR FACILITY SITING AGREEMENT

This Memorandum of Solar Facility Siting Agreement (this "Memorandum"), dated and effective as of _____, is made by and between **Isle of Wight County, Virginia**, a political subdivision of the Commonwealth of Virginia (the "County") and **Moonlight Solar, LLC,** a Virginia limited liability company ("Company"), with regard to the following:

1. Siting Agreement. The County and Company are parties to that Solar Facility Siting Agreement, dated _____ (the "Siting Agreement"), which describes the intent of Company to develop, install, build, and operate a solar facility (the "Project") on those certain parcels of land identified as County Tax Map Parcels 11-01-018, 11-01-017, 11-01-023, and 11-01-023A (the "Property").

2. Authorization. The County's execution of the Siting Agreement was authorized during that certain regular meeting of the Board of Supervisors of the County on [_____].

3. Substantially in Accord. The Siting Agreement states, *inter alia*, that, pursuant to Virginia Code Ann. § 15.2-2316.9(C), by entering into the Siting Agreement, the County acknowledged that the Project is deemed to be substantially in accord with the County Comprehensive Plan under Virginia Code Ann. § 15.2-2232.

4. Obligations. The Siting Agreement sets forth, *inter alia*, certain obligations of Company to comply with the Conditional Use Permit approved by the County for the Project, and to make certain payments to the County.

5. Siting Agreement Controls. This Memorandum does not supersede, modify, amend or otherwise change the terms, conditions or covenants of the Siting Agreement, and the County and Company executed and are recording this Memorandum solely for the purpose of providing constructive notice of the Siting Agreement and the County's and Company's rights thereunder. The terms, conditions and covenants of the Siting Agreement are incorporated in this

Memorandum by reference as though fully set forth herein.

6. Counterparts. This Memorandum may be executed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same document.

WITNESS the following signature and seal:

ISLE OF WIGHT COUNTY, VIRGINIA:

_____
Name: Joel Acree
Title: Chair, Board of Supervisors

COMMONWEALTH OF VIRGINIA,
COUNTY OF _____, to-wit:

The foregoing Memorandum was acknowledged before me this _____, 2024, by Chair of the Board of Supervisors of Isle of Wight County, Virginia.

_____
Notary Public

My Commission expires:

WITNESS the following signature and seal:

Moonlight Solar, LLC,
a Virginia limited liability company

By: _____
Name: _____
Title: _____

STATE OF _____ }
}
CITY/COUNTY OF _____ }

Before me, a notary public in and for the jurisdiction aforesaid, this ____ day of _____, 2024, appeared _____, who acknowledged that they executed the foregoing instrument in their capacity as _____ of Moonlight Solar, LLC, a Virginia limited liability company, on behalf of said corporation.

_____
Notary Public

My Commission expires:

ISSUE:

Staff Presentation - Legislative Update of the 2024 General Assembly Session

BACKGROUND:

The 2024 Session of the General Assembly began on January 10, 2024 and adjourned as scheduled on March 9, 2024. The Governor is now considering legislation adopted by the Senate and House of Representatives, including the budget.

Staff will provide an update to the Board on legislation important to the County as the Session progresses.

BUDGETARY IMPACT:

None

RECOMMENDATION:

For the Board's information.

BACKGROUND:

The matters attached to this Board report are included as a means of providing information to the Board relative to matters of interest. These items do not require any action by the Board.

BUDGETARY IMPACT:

None

RECOMMENDATION:

For the Board's information.

ATTACHMENTS:

Description	Type	Upload Date
Delinquent Tax Collections - January 2024	Backup Material	3/21/2024
Cash Position - January 2024	Backup Material	3/15/2024
Statement of Treasurer's Activity - January 2024	Backup Material	3/15/2024
Incidents by Zone Map - February 2024	Backup Material	3/5/2024
Incidents by Zone Data - February 2024	Backup Material	3/5/2024
Station Activity Report - February 2024	Backup Material	3/5/2024
Museum Report - February 2024	Backup Material	3/11/2024
Museum Report - January 2024	Backup Material	3/5/2024
Correspondence from Western Tidewater Free Clinic	Backup Material	3/11/2024

COUNTY OF ISLE OF WIGHT
TAX BILLINGS & COLLECTIONS AS OF JANUARY 2024
REAL ESTATE

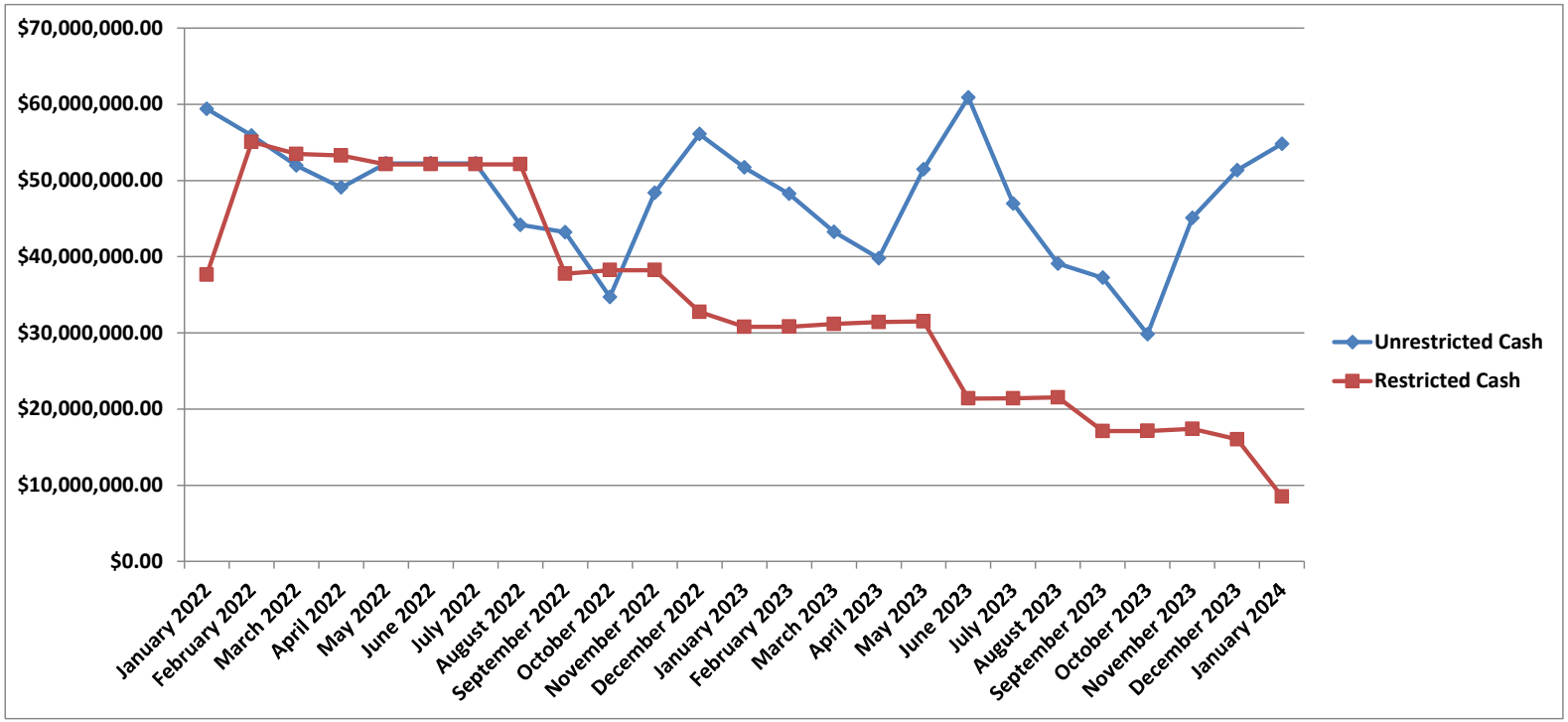
TAX YEAR	TAX LEVY	SUPPLEMENTS	PUBLIC SERVICE	ADJUSTMENTS & ABATEMENTS	TOTAL TAX LEVIES	TAX COLLECTED	TAX OUTSTDG.	% COLLECTED	% UNC.
Prior 2018					$ 320,904,278.07	$ 320,888,803.51	$ 15,474.56	100.00%	0.00%
2019-2020	$ 39,703,728.23	$ 263,110.30	$ 1,455,114.04	$ (1,136,734.29)	$ 40,285,218.28	$ 40,278,821.06	$ 6,397.22	99.98%	0.02%
2020-2021	$ 40,264,498.73	$ 399,339.25	$ 1,637,435.57	$ (1,265,605.53)	$ 41,035,668.02	$ 41,002,404.83	$ 33,263.19	99.92%	0.08%
2021-2022	$ 41,155,420.28	$ 369,551.97	$ 1,535,777.50	$ (1,509,891.27)	$ 41,550,858.48	$ 41,435,207.84	$ 115,650.64	99.72%	0.28%
2022-2023	$ 41,962,855.68	$ 411,320.08	$ 1,428,098.18	$ (1,882,410.46)	$ 41,919,863.48	$ 41,572,762.78	$ 347,100.70	99.17%	0.83%
2022-2023	$ 23,061,552.16	$ (963,138.54)	$ 1,172,045.46	$ (1,267,745.19)	$ 22,002,713.89	$ 21,402,726.68	$ 599,987.21	97.27%	2.73%
					DELINQUENT REAL ESTATE =		$ 1,117,873.52	99.78%	0.24%

PERSONAL PROPERTY

PERSONAL PROPERTY

TAX	TAX LEVY	SUPPLEMENTS	PUBLIC SERVICE	ADJUSTMENTS	TOTAL TAX	TAX COLLECTED	TAX OUTSTDG.	% COLLECTED	% UNC.
prior 2015					$ 89,503,334.63	$ 67,213,825.79	$ 105,318.04	75.10%	0.12%
2018	$ 14,385,655.01	$ 1,445,325.25	$ 29,880.46	$ (1,100,732.06)	$ 14,760,128.66	$ 14,116,650.92	$ 643,477.74	95.64%	4.36%
LIC. FEE	$ 995,518.00	$ 172,363.00	$ -	$ (90,500.00)	$ 1,077,381.00	$ 1,065,336.18	$ 12,044.82	98.88%	1.12%
2019	$ 15,920,628.76	$ 1,442,262.52	$ 38,859.89	$ (1,055,235.25)	$ 16,346,515.92	$ 16,257,743.85	$ 88,772.07	99.46%	0.54%
LIC. FEE	$ 986,732.00	$ 154,039.00	$ -	$ (45,682.00)	$ 1,095,089.00	$ 1,077,617.77	$ 17,471.23	98.40%	1.60%
2020	$ 16,352,666.74	$ 1,398,940.42	$ 38,691.28	$ (1,021,311.84)	$ 16,768,986.60	$ 16,652,129.02	$ 116,857.58	99.30%	0.70%
LIC. FEE	$ 942,740.00	$ 130,837.00	$ -	$ (28,645.00)	$ 1,044,932.00	$ 1,024,619.44	$ 20,312.56	98.06%	1.94%
2021	$ 19,301,665.16	$ 1,280,670.09	$ 46,882.14	$ (1,530,662.14)	$ 19,098,555.25	$ 18,871,020.29	$ 227,534.96	98.81%	1.19%
LIC. FEE	$ 959,443.00	$ 161,957.00	$ -	$ (38,633.00)	$ 1,082,767.00	$ 1,073,682.43	$ 9,084.57	99.16%	0.84%
2022	$ 22,290,687.31	$ 2,053,413.94	$ 34,783.40	$ (1,786,433.94)	$ 22,592,450.71	$ 21,886,572.26	$ 705,878.45	96.88%	3.12%
LIC. FEE	$ 971,360.00	$ 128,061.00	$ -	$ (34,218.70)	$ 1,065,202.30	$ 1,008,317.10	$ 56,885.20	94.66%	5.34%
2023	$ 22,522,944.74	$ 3,672,382.51	$ 38,008.94	$ (1,683,710.04)	$ 24,549,626.14	$ 21,860,495.03	$ 2,689,131.11	89.05%	10.95%
LIC. FEE	$ 990,267.00	$ 133,246.00		$ (30,981.00)	$ 1,092,532.00	$ 913,438.96	$ 179,093.04	83.61%	16.39%
					DELINQUENT PERSONAL PROP. =		$ 4,871,861.37	87.12%	2.32%
					TOTAL DELINQUENT=		**$ 5,989,734.89**	96.07%	0.89%

CASH POSITION



COUNTY OF ISLE OF WIGHT

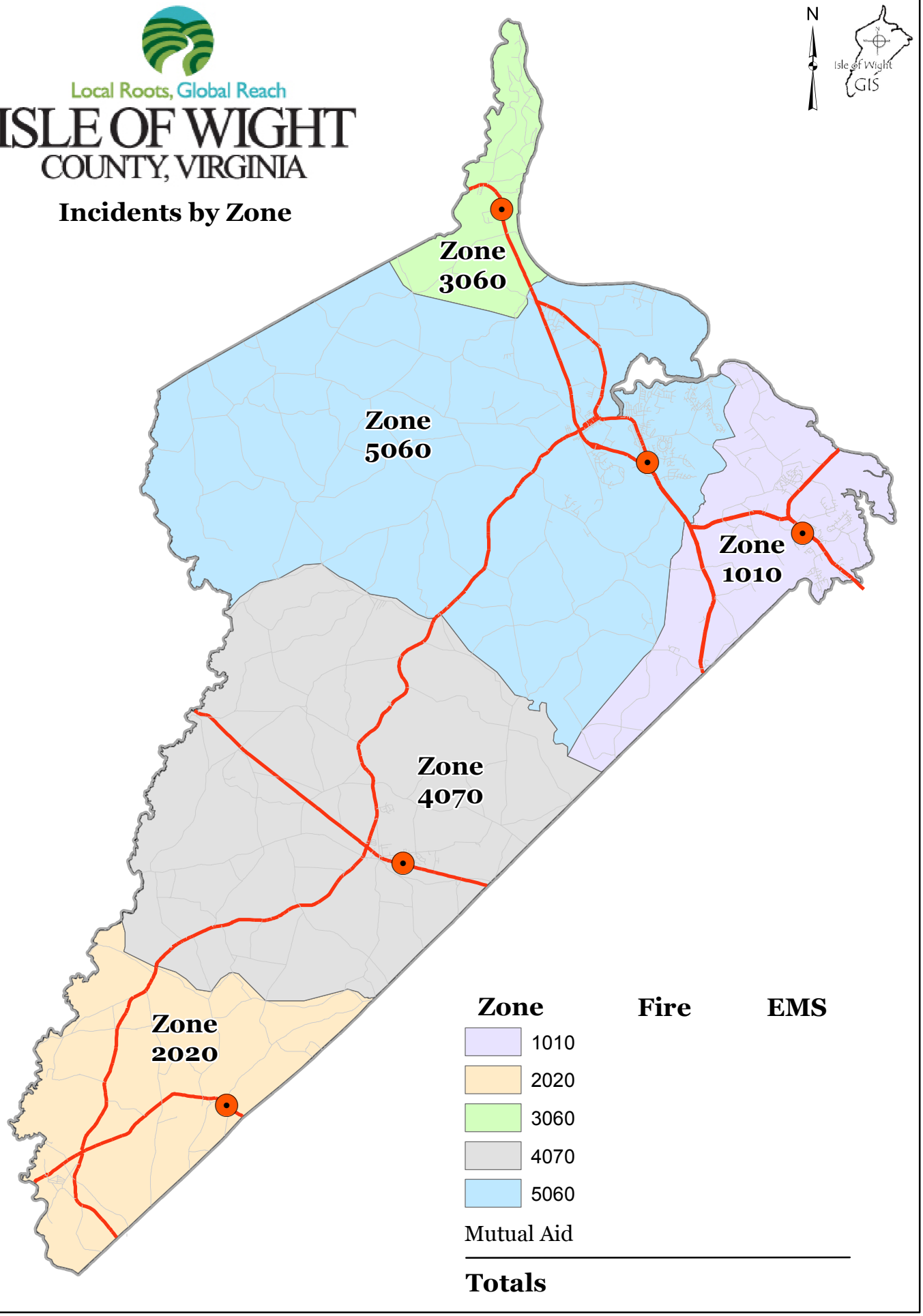
STATEMENT OF THE CASH ACCOUNTABILITY
January 2024

Institution	Instrument	Rate	Balance	Previous Year Balance
	Cash			
	Petty Cash		$2,300.00	$1,950.00
SUB TOTAL				
	Checking Accounts			
Bank of America	General Fund Checking	2.28%	$10,395,688.26	$2,352,061.32
Bank of America	School General Fund Checking	2.28%	$7,860,727.79	$6,713,928.20
Bank of America	DSS General Fund Checking	2.28%	$2,567,212.62	$2,331,749.15
Bank of America	County Payroll Account	2.38%	$106,074.24	$98,144.57
Bank of America	School Payroll Account	2.38%	$1,713.04	$640.09
Bank of America	DSS Payroll Account	2.38%	$21.70	$0.00
SUB TOTAL			**$20,931,437.65**	**$11,496,523.33**
	Investments			
Bank of America	Emergency Fund Checking	2.38%	$2,681.07	$2,621.35
LGIP	General Fund Investment	5.51%	$17,607,215.75	$19,603,362.47
VIP	VIP Long Term	5.53%	$81,650.59	$78,524.33
VIP	VIP Short Term	5.53%	$16,182,863.89	$20,525,112.16
SUB TOTAL			**$33,874,411.30**	**$40,209,620.31**
	Restricted Funds			
Bank of America	School Escrow Fund	2.38%	$0.00	$0.00
Bank of America	General Recoupment Funds	2.38%	$11,910.79	$13,222.84
Bank of America	Special Welfare Funds	2.38%	$32,365.71	$0.00
Bank of America	Special Welfare Donated Funds	2.38%	$18,546.41	$25,498.51
Bank of America	Special Welfare Child Support	2.38%	$0.00	$800.88
Bank of America	School's Camp Foundation	2.38%	$25,667.46	$25,095.65
Towne Bank	School Food Service Funds		Unavailable	$1,465,683.65
BNY Mellon	Pace Funds		$2,154,742.44	$2,279,922.55
Bank of America	County Escrow Fund	2.38%	$10,939.47	$10,695.75
Bank of America	Opioid Funds	0.20%	$106,209.76	$0.00
SUB TOTAL			**$2,360,382.04**	**$3,820,919.83**
	Bond Proceeds--Invested in SNAP			
	2012 Public Utility Bond	5.58%	$0.00	$0.00
	2012 Public Utility Bond Interest	5.58%	$0.00	$0.00
	2016 Bond	5.58%	$165,038.42	$334,009.58
	2016 Bond Interest	5.58%	$238,446.59	$212,225.23
	2020A Bond	5.58%	$0.00	$7,150,884.58
	2020A Bond Interest	5.58%	$0.00	$368,171.85
	2022 GO Bond	5.58%	$4,572,097.44	$18,509,158.87
	2022 GO Bond Interest	5.58%	$1,193,701.21	$406,454.15
SUB TOTAL			**$6,169,283.66**	**$26,980,904.26**
TOTAL OF ALL FUNDS			**$63,337,814.65**	**$82,509,917.73**

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

Incidents by Zone



ISLE OF WIGHT

Incidents by Zone - February 2024

Agency: IWFR, Event date/Time range: 02/01/2024 00:00:00 - 02/29/2024 23:59:59

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
1010	ABDOMINAL PAIN	0	3	3	3%	0:01:11	0:07:18	1:07:03	3:46:39	1:15:33
	ABRASIONS BRUISES ETC	0	2	2	2%	0:01:16	0:07:20	1:54:49	4:06:50	2:03:25
	ACCIDENT UNKNOWN INJURIES	1	6	7	8%	0:01:07	0:05:57	0:38:59	5:22:18	0:46:03
	ACCIDENT WITH ENTRAPMENT	0	1	1	1%	0:00:52	0:03:49	1:11:19	1:16:00	1:16:00
	ACCIDENT WITH INJURIES	0	5	5	6%	0:01:08	0:04:06	0:35:42	3:24:43	0:40:57
	ALARM - MEDICAL	0	2	2	2%	0:01:49	0:07:59	0:04:31	0:28:37	0:14:19
	BACK PAIN (NON TRAUMATIC)	0	1	1	1%	0:01:15	0:07:58	0:58:28	1:07:41	1:07:41
	BLEEDING/HEMORRHAGING	0	5	5	6%	0:01:03	0:07:31	0:34:32	3:35:36	0:43:07
	BURN INJURIES	0	1	1	1%	0:00:51	0:05:46	0:23:01	0:29:38	0:29:38
	CARDIAC ARREST	0	1	1	1%	0:00:33	0:04:13	0:19:29	0:24:15	0:24:15
	CHEST PAIN	0	6	6	7%	0:01:29	0:08:02	1:05:20	7:29:07	1:14:51
	CHILD OR ANIMAL LOCKED IN CAR	1	1	2	2%	0:00:08	0:03:22	0:06:29	0:19:50	0:09:55
	CHOKING	0	1	1	1%	0:01:22	0:07:04	0:20:13	0:28:39	0:28:39
	DIFFICULTY BREATHING	0	8	8	9%	0:01:20	0:08:01	1:02:01	9:30:50	1:11:21
	FALLS AND RELATED INJURIES	0	8	8	9%	0:01:49	0:07:26	0:45:54	7:21:10	0:55:09
	HEADACHE	0	1	1	1%	0:00:08	0:08:59	0:06:37	0:15:44	0:15:44
	HEART PROBLEMS	0	2	2	2%	0:01:23	0:06:09	0:43:36	1:42:15	0:51:08
	LIFT ASSIST	0	3	3	3%	0:01:47	0:09:16	0:10:05	1:03:26	0:21:09
	OVERDOSE	0	1	1	1%	0:03:06	0:04:58	0:09:05	0:17:09	0:17:09
	PAIN	0	1	1	1%	0:01:14	0:08:58	1:02:14	1:12:26	1:12:26
	SEIZURE	0	1	1	1%	0:00:17	0:03:37	1:03:46	1:07:40	1:07:40
	SICK / ILL OR RESCUE	0	14	14	16%	0:01:38	0:10:31	1:00:43	17:00:15	1:12:53
	STROKE	0	1	1	1%	0:01:51	0:05:45	1:11:05	1:18:41	1:18:41
	UNCONSCIOUS OR FAINTING	0	1	1	1%	0:00:43	0:00:00	0:00:00	0:07:43	0:07:43

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	Subtotals for EMS	**2**	**76**	**78**	**89%**	**0:01:13**	**0:06:42**	**0:43:16**	**73:17:12**	**0:49:24**
	ASSIST BOATER	0	1	1	1%	0:00:11	0:05:34	0:42:48	0:48:33	0:48:33
	CAR FIRE	0	1	1	1%	0:00:52	0:04:20	0:49:59	0:55:11	0:55:11
	FIRE ALARM	0	1	1	1%	0:01:39	0:07:58	0:01:51	0:11:28	0:11:28
	FIRE DEPT COMMUNITY RELATIONS	1	0	1	1%	0:00:00	0:00:00	1:04:59	1:04:59	1:04:59
	SMELL OF GAS INSIDE/OUTSIDE	0	2	2	2%	0:01:03	0:06:14	0:19:35	0:53:45	0:26:53
	STRUCTURE FIRE	0	3	3	3%	0:01:45	0:03:51	0:52:10	2:53:21	0:57:47
	TRANSFORMER FIRE OR POWER LINE	0	1	1	1%	0:01:13	0:03:38	0:09:40	0:14:31	0:14:31
	Subtotals for FIRE	**1**	**9**	**10**	**11%**	**0:01:07**	**0:05:16**	**0:34:26**	**7:01:48**	**0:39:55**
	Totals for 1010	**3**	**85**	**88**	**100%**	**0:01:12**	**0:06:24**	**0:41:12**	**80:19:00**	**0:47:15**
2020	ABRASIONS BRUISES ETC	1	0	1	5%	0:00:04	0:05:02	0:16:11	0:21:17	0:21:17
	BLEEDING/HEMORRHAGING	0	1	1	5%	0:01:13	0:07:29	0:09:32	0:18:14	0:18:14
	CARDIAC ARREST	0	1	1	5%	0:00:50	0:01:27	1:11:29	1:13:46	1:13:46
	CHEST PAIN	0	3	3	16%	0:01:10	0:09:23	1:21:35	4:36:25	1:32:08
	CHOKING	0	1	1	5%	0:01:09	0:07:30	0:17:48	0:26:27	0:26:27
	DIFFICULTY BREATHING	0	3	3	16%	0:01:40	0:09:42	1:04:24	3:47:18	1:15:46
	FALLS AND RELATED INJURIES	0	1	1	5%	0:02:40	0:09:57	0:56:04	1:08:41	1:08:41
	HEART PROBLEMS	0	1	1	5%	0:00:52	0:12:52	1:55:31	2:09:15	2:09:15
	SICK / ILL OR RESCUE	0	5	5	26%	0:01:33	0:12:54	0:37:36	4:20:19	0:52:04
	Subtotals for EMS	**1**	**16**	**17**	**89%**	**0:01:15**	**0:08:28**	**0:52:14**	**18:21:42**	**1:01:58**
	CAR FIRE	0	1	1	5%	0:00:46	0:03:59	0:34:23	0:39:08	0:39:08
	STRUCTURE FIRE	0	1	1	5%	0:04:14	0:06:40	0:19:53	0:30:47	0:30:47
	Subtotals for FIRE	**0**	**2**	**2**	**11%**	**0:02:30**	**0:05:20**	**0:27:08**	**1:09:55**	**0:34:58**
	Totals for 2020	**1**	**18**	**19**	**100%**	**0:01:28**	**0:07:54**	**0:47:41**	**19:31:37**	**0:57:03**

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
3060	BLEEDING/HEMORRHAGING	0	2	2	11%	0:01:23	0:10:21	0:13:19	0:50:06	0:25:03
	DIFFICULTY BREATHING	1	3	4	22%	0:01:18	0:08:43	1:07:23	4:59:38	1:14:55
	FALLS AND RELATED INJURIES	0	3	3	17%	0:01:31	0:09:16	0:31:51	2:07:57	0:42:39
	HEART PROBLEMS	0	1	1	6%	0:01:06	0:05:54	1:31:11	1:38:11	1:38:11
	LIFT ASSIST	0	2	2	11%	0:01:33	0:09:59	0:10:24	0:43:52	0:21:56
	SEIZURE	0	1	1	6%	0:01:43	0:05:10	0:13:55	0:20:48	0:20:48
	SICK / ILL OR RESCUE	0	3	3	17%	0:01:02	0:06:53	0:59:23	3:21:53	1:07:18
	Subtotals for EMS	**1**	**15**	**16**	**89%**	**0:01:22**	**0:08:02**	**0:41:04**	**14:02:25**	**0:50:07**
	FIRE ALARM	0	2	2	11%	0:01:25	0:06:22	0:17:47	0:51:08	0:25:34
	Subtotals for FIRE	**0**	**2**	**2**	**11%**	**0:01:25**	**0:06:22**	**0:17:47**	**0:51:08**	**0:25:34**
	Totals for 3060	**1**	**17**	**18**	**100%**	**0:01:23**	**0:07:50**	**0:38:09**	**14:53:33**	**0:47:03**
4070	ABDOMINAL PAIN	0	3	3	3%	0:01:24	0:10:05	0:51:29	3:08:56	1:02:59
	ABRASIONS BRUISES ETC	1	1	2	2%	0:01:10	0:07:17	0:06:53	0:30:40	0:15:20
	ACCIDENT WITH INJURIES	0	2	2	2%	0:01:34	0:07:53	0:25:16	1:09:25	0:34:43
	ALARM - MEDICAL	0	1	1	1%	0:02:07	0:00:00	0:00:00	0:03:54	0:03:54
	BACK PAIN (NON TRAUMATIC)	0	1	1	1%	0:00:07	0:11:58	0:05:45	0:17:50	0:17:50
	BLEEDING/HEMORRHAGING	0	5	5	5%	0:01:31	0:12:32	1:00:01	6:10:24	1:14:05
	CARDIAC ARREST	0	2	2	2%	0:00:54	0:04:13	0:37:01	1:24:17	0:42:09
	CHEST PAIN	0	7	7	7%	0:01:32	0:07:28	0:34:36	5:05:11	0:43:36
	CHOKING	0	1	1	1%	0:00:29	0:04:39	1:44:39	1:49:47	1:49:47
	DIABETIC PROBLEMS	0	1	1	1%	0:00:45	0:17:38	0:30:02	0:48:25	0:48:25
	DIFFICULTY BREATHING	0	6	6	6%	0:01:07	0:06:27	0:51:35	5:54:54	0:59:09
	FALLS AND RELATED INJURIES	0	16	16	16%	0:01:31	0:07:31	1:01:18	18:45:38	1:10:21
	FRACTURES OR BROKEN BONES	0	2	2	2%	0:01:31	0:05:20	0:44:33	1:42:49	0:51:25
	HEART PROBLEMS	0	1	1	1%	0:01:17	0:13:07	1:08:36	1:23:00	1:23:00
	LIFT ASSIST	0	17	17	17%	0:01:39	0:09:34	0:15:39	7:36:42	0:26:52

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	PAIN	0	2	2	2%	0:01:38	0:11:27	1:02:17	2:30:42	1:15:21
	SEIZURE	0	5	5	5%	0:00:52	0:10:31	0:52:06	5:17:29	1:03:30
	SICK / ILL OR RESCUE	0	15	15	15%	0:01:46	0:10:14	1:00:30	18:07:38	1:12:31
	UNCONSCIOUS OR FAINTING	0	5	5	5%	0:01:26	0:07:51	1:00:45	5:50:09	1:10:02
	Subtotals for EMS	**1**	**93**	**94**	**93%**	**0:01:17**	**0:09:12**	**0:46:17**	**87:37:50**	**0:53:57**
	BRUSH FIRE	0	3	3	3%	0:01:10	0:05:58	0:45:51	2:38:58	0:52:59
	FIRE ALARM	0	3	3	3%	0:01:14	0:08:45	0:26:55	1:16:44	0:25:35
	SMELL OR ODOR OF SMOKE	0	1	1	1%	0:02:06	0:07:44	0:14:46	0:24:36	0:24:36
	Subtotals for FIRE	**0**	**7**	**7**	**7%**	**0:01:30**	**0:07:29**	**0:29:11**	**4:20:18**	**0:34:23**
	Totals for 4070	**1**	**100**	**101**	**100%**	**0:01:19**	**0:08:58**	**0:43:50**	**91:58:08**	**0:51:17**
5060	ABDOMINAL PAIN	0	6	6	3%	0:01:20	0:09:47	1:02:05	7:19:08	1:13:11
	ABRASIONS BRUISES ETC	1	4	5	2%	0:00:55	0:10:16	0:45:00	4:29:43	0:53:57
	ACCIDENT UNKNOWN INJURIES	0	4	4	2%	0:00:53	0:07:43	0:27:42	1:14:28	0:18:37
	ALARM - MEDICAL	0	6	6	3%	0:01:42	0:10:24	0:05:07	1:40:51	0:16:49
	ALLERGIC REACTIONS	0	2	2	1%	0:02:06	0:13:20	0:18:39	1:08:11	0:34:06
	BACK PAIN (NON TRAUMATIC)	0	2	2	1%	0:00:58	0:11:03	1:27:03	3:18:07	1:39:04
	BLEEDING/HEMORRHAGING	0	6	6	3%	0:01:20	0:13:42	1:24:40	9:58:15	1:39:43
	CARDIAC ARREST	0	4	4	2%	0:01:25	0:08:05	1:11:24	5:23:39	1:20:55
	CHEST PAIN	0	16	16	7%	0:01:11	0:09:42	1:06:38	20:40:17	1:17:31
	CHOKING	0	1	1	0%	0:01:07	0:07:23	0:11:48	0:20:18	0:20:18
	DIABETIC PROBLEMS	0	2	2	1%	0:01:13	0:09:33	0:45:48	1:53:08	0:56:34
	DIFFICULTY BREATHING	0	27	27	12%	0:01:31	0:09:08	0:52:16	28:19:08	1:02:56
	FALLS AND RELATED INJURIES	0	16	16	7%	0:01:27	0:10:28	0:57:29	18:30:21	1:09:24
	FRACTURES OR BROKEN BONES	0	2	2	1%	0:01:01	0:06:07	1:27:50	3:09:55	1:34:58
	HEART PROBLEMS	0	3	3	1%	0:01:24	0:14:58	1:41:06	5:52:25	1:57:28
	LIFT ASSIST	0	13	13	6%	0:01:24	0:11:56	0:08:40	4:46:16	0:22:01

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	OBSTETRICS	0	3	3	1%	0:01:05	0:13:17	1:30:29	5:14:32	1:44:51
	OVERDOSE	0	3	3	1%	0:01:09	0:08:57	0:59:57	3:30:11	1:10:04
	PAIN	0	3	3	1%	0:01:02	0:10:38	0:22:01	1:41:05	0:33:42
	POSSIBLE DOA	1	0	1	0%	0:00:23	0:14:27	0:29:35	0:44:25	0:44:25
	PSYCHIATRIC PROBLEMS	0	2	2	1%	0:00:09	0:08:21	1:04:14	2:25:28	1:12:44
	SEIZURE	0	7	7	3%	0:01:13	0:10:09	1:12:26	9:46:37	1:23:48
	SICK / ILL OR RESCUE	1	48	49	22%	0:01:25	0:10:31	0:58:45	57:32:29	1:10:28
	STROKE	0	7	7	3%	0:01:13	0:10:03	1:08:37	9:09:04	1:18:26
	UNCONSCIOUS OR FAINTING	0	5	5	2%	0:01:27	0:07:30	1:05:10	6:10:35	1:14:07
	Subtotals for EMS	**3**	**192**	**195**	**87%**	**0:01:12**	**0:10:18**	**0:54:35**	**214:18:36**	**1:05:12**
	BACKFILL STATION	1	0	1	0%	0:00:00	0:00:00	0:22:01	0:22:01	0:22:01
	BRUSH FIRE	0	2	2	1%	0:01:54	0:09:41	0:26:02	1:15:14	0:37:37
	BURNING COMPLAINT	0	2	2	1%	0:01:34	0:10:58	0:05:04	0:35:12	0:17:36
	CAR FIRE	0	1	1	0%	0:00:56	0:00:27	0:25:16	0:26:39	0:26:39
	CARBON MONOXIDE ALARM	0	2	2	1%	0:01:08	0:08:12	0:05:47	0:30:14	0:15:07
	FIRE ALARM	0	9	9	4%	0:01:14	0:05:48	0:03:33	1:15:09	0:08:21
	FIRE DEPT COMMUNITY RELATIONS	1	0	1	0%	0:00:00	0:00:00	0:13:29	0:13:29	0:13:29
	FIRE OTHER NOT LISTED	0	2	2	1%	0:01:34	0:06:53	0:22:41	1:02:17	0:31:09
	RUPTURE GAS LINE	0	1	1	0%	0:00:35	0:04:05	1:42:44	1:47:24	1:47:24
	SMELL OF GAS INSIDE/OUTSIDE	0	2	2	1%	0:01:34	0:03:27	0:06:13	0:20:32	0:10:16
	SMELL OR ODOR OF SMOKE	0	1	1	0%	0:03:02	0:14:17	0:17:22	0:34:41	0:34:41
	STANDBY	0	1	1	0%	0:01:00	0:00:00	1:45:38	1:46:38	1:46:38
	STRUCTURE FIRE	0	4	4	2%	0:01:32	0:04:32	0:40:17	3:00:51	0:45:13
	Subtotals for FIRE	**2**	**27**	**29**	**13%**	**0:01:28**	**0:06:50**	**0:30:28**	**13:10:21**	**0:36:38**
	Totals for 5060	**5**	**219**	**224**	**100%**	**0:01:17**	**0:09:19**	**0:46:20**	**227:28:57**	**0:55:26**

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
SOU	RESCUE MUTUAL AID	0	1	1	100%	0:02:14	0:00:00	0:00:00	0:12:58	0:12:58
	Subtotals for MUTA	**0**	**1**	**1**	**100%**	**0:02:14**	**0:00:00**	**0:00:00**	**0:12:58**	**0:12:58**
	Totals for SOU	**0**	**1**	**1**	**100%**	**0:02:14**	**0:00:00**	**0:00:00**	**0:12:58**	**0:12:58**
SUF	FIRE MUTUAL AID	0	1	1	17%	0:01:57	0:00:00	0:00:00	0:05:58	0:05:58
	RESCUE MUTUAL AID	0	5	5	83%	0:00:57	0:11:03	1:03:23	2:59:01	0:35:48
	Subtotals for MUTA	**0**	**6**	**6**	**100%**	**0:01:27**	**0:11:03**	**1:03:23**	**3:04:59**	**0:20:53**
	Totals for SUF	**0**	**6**	**6**	**100%**	**0:01:27**	**0:11:03**	**1:03:23**	**3:04:59**	**0:20:53**

ISLE OF WIGHT COUNTY

FIRE-EMS ACTIVITY REPORT 2024

STATION RESPONSES	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YTD
CARROLLTON	133	97											230
CARRSVILLE	42	33											75
RUSHMERE	33	21											54
WINDSOR FIRE	25	29											54
SMITHFIELD FIRE	85	58											143
IOW RESCUE	279	219											498
WINDSOR RESCUE	107	98											205
TOTAL STATION RESPONSES													**1259**

VOL. ACTIVITY HOURS	1ST QUARTER	2ND QUARTER	3RD QUARTER	4TH QUARTER	YTD
CARROLLTON					0
CARRSVILLE					
RUSHMERE					0
WINDSOR FIRE					0
SMITHFIELD FIRE					
IOW RESCUE					
WINDSOR RESCUE					0
TOTAL VOL. HOURS REPORTED					**0**

Note: *1. Station Responses- Data pulled from E911 Computer Aided Dispatch (CAD) system* *n/r not reported*

2. VOL. Activity Hours- Information as reported by Volunteer Agencies

Isle of Wight County Museum &
Isle of Wight County Historic Resources

February 2024 Report

J.L. England, Museum Director & Isle of Wight County Historic Resources Manager

Isle of Wight County Museum 103 Main Street, Smithfield

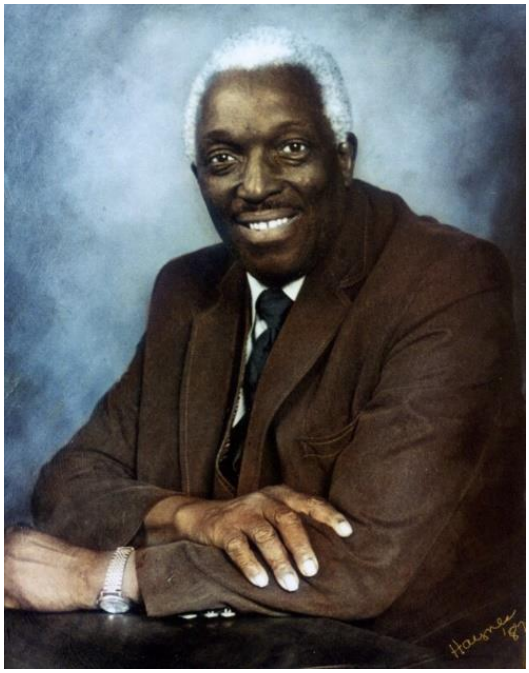
- **VISITATION**: 567
- **SPECIAL EVENTS**
  - **Feb. 4. The Battle of Smithfield: 160th Commemoration.** Join us on Main Street for the 160th anniversary of "the Town of Smithfield's most dramatic event." This engagement between Union and Confederate troops saw artillery and musket fire reverberating up and down Main Street eventually resulting in the destruction of the U.S. Army Gunboat *Smith Briggs*. The day will feature living historians and scheduled events at the Isle of Wight County Museum, Ivy Hill Cemetery, Christ Episcopal Church and the 1750 Courthouse.

    At the end of the 1864 engagement, the locals were said to have enjoyed coffee in Smithfield for the first time in a long while. You can do the same with a special brew at Cure Coffeehouse and an espresso stout from Wharf Hill Brewing! 160 guests at the museum, 30 guests at Ivy Hill Cemetery, 120 guests at the 1750 Courthouse, 100 guests at Christ Episcopal Church.
- **LIVESTREAMING EVENTS.** We continue to connect to visitors, supporters, fans and the community via social media. Our livestreaming tours and programs on Facebook are driving traffic and enhancing interaction on our sites. Events this month, still viewable in the videos section of our Facebook page, include:
  - **Feb. 1. LIVE at 12:05: Coffee and Coffee Substitutes.** Make plans to join us on Sunday for our upcoming Battle of Smithfield: 160th Commemoration. Coffee was an essential part of a soldier's routine, but shortly after the start of the war, the Union blockade halted the import of goods through Southern ports. This affected the influx of uniforms, weapons, medicines and rations. Informal truces amongst soldiers sometimes arose with a swap of coffee for Southern tobacco, but more often than not, there were creative ways for soldiers and those on the homefront to enjoy a morning brew. Roots and vegetables were ground up and sometimes blended together in an attempt to create a drink with a coffee-like taste. Blends for coffee substitutes often included wheat, chestnut, sweet potato, carrot, barley, pea, and chicory root while popular outright substitutes included beets, acorns, cotton seeds, persimmon seeds and asparagus seeds.

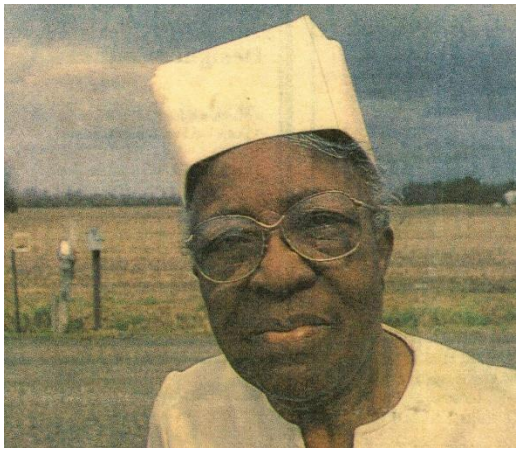
  - **Feb. 6. LIVE at 12:05: Antonio Anthony Johnson.** Antonio, later known as Anthony Johnson, arrived in Virginia aboard the "James" in 1621.

Listed as a servant or indentured servant, not as enslaved, Antonio served Richard Bennett at Bennett's Welcome where he met Mary, also in servitude, who later became his wife. Antonio and Mary survive their servitude and gain their freedom sometime after 1635. Anthony and Mary Johnson move to the Eastern Shore where they ultimately establish themselves as successful planters. Anthony enters the official legal record as an unindentured man in 1647.

- **Feb. 8. LIVE at 12:05: The History of Enslavement in Isle of Wight County.** In 1623, Isle of Wight County, then Warraskoyack Shire, documents its first four Africans at Bennett's Welcome, the plantation belonging to Edward Bennett. The Emancipation Act was passed in Virginia in 1782. It allowed for the freeing of slaves by an owner either through a will at the owner's death or while an owner was alive through a deed of manumission. Many slaves were freed by their owners as the result of this law. Born in Isle of Wight County in 1751, Josiah Parker was an American politician, Revolutionary War officer and Virginia planter. In 1789, he was the first Congressman of the United States to decry the practice of slavery. He declared that it was time to "wipe off the stigma" of slavery that stained America, and Parker became the first national legislator in American history to formally introduce an antislavery motion in Congress. He was one of seven representatives to vote against the Fugitive Slave Act of 1793. Parker was a slave owner. His last will and testament, in our collection, references his furniture, a piano and his china. He does reference the "use of my negroes." They were not freed.

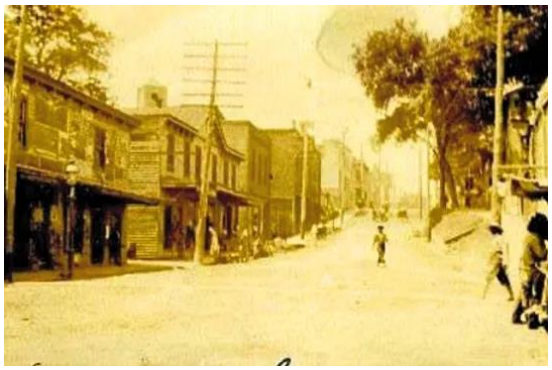


- **Feb. 13. LIVE at 12:05: Remembering Charles Henry Gray.** Many have heard of Charles Henry Gray thanks to the Smithfield Foods, Inc. brand ham named in his honor. Charles Henry Gray was a native of Smithfield, Virginia who started working for the company today known as Smithfield Foods, Inc. from a young age. Described as a company man who cared deeply for his job and his community, Gray would go on to work for Smithfield Foods for over 47 years and in 1948, became the Town of Smithfield's second African American council member. His legacy continues today, long after his death on May 21, 1986.



- **Feb. 15. LIVE at 12:05: Hattie "Miss Peach" Warren.** In the collection are digital copies of mid-wife Hattie Warren's birth records. As a mid-wife in Isle of Wight County from the 1930s until the 1970s, she helped hundreds of women during labor, delivery and after the

birth of their babies. Read more about her memories in the book "Many Voices" available for purchase in the museum's gift shop.



- **Feb. 20. LIVE at 12:05: A Day in the Life of a Wage Worker, early 1900s.** Director Jennifer England shares a series of photographs in the museum's collection depicting Black workers in Isle of Wight County as they harvest potatoes and load them onto vessels headed to Norfolk and beyond.
- **Feb. 22: LIVE at 12:05: Sign Dedication for The Schoolhouse Museum.** A state historical marker issued by the Virginia Department of Historic Resources will be dedicated on Sunday for the Christian Home School, a school in Isle of Wight County that provided education to Black children during the Jim Crow era of segregation in Virginia's public schools. The dedication ceremony for the marker will be held at noon on Sunday, February 25, at the Schoolhouse Museum, 516 Main Street in Smithfield. This event is free and open to the public. Free roadside parking will be available for attendees. Join us!
- **Feb. 27. LIVE at 12:05: Basketball Trailblazer Vivian Green.** Now recognized in the Halls of Fame of Smithfield High School, Norfolk State University and Hampton Roads, Vivian Greene set six state records her senior year of high school. Greene is a Smithfield native who began to garner recognition for her impressive skills while playing basketball at Smithfield High, 1969-74. While many awards are attached to Vivian Greene's name, she always cites her love for the game of basketball as the force that still drives her many accomplishments.
- **Feb. 29. LIVE at 12:05: Wharf Hill, Smithfield's 1900s Black Business District.** At the base of Wharf Hill, there's a sign that shares information about the former Black business district of Smithfield. Curator Rachel Popp shares information about this area and encourages you to learn more by visiting.

- **MY ISLE: MEMORIES & RECOLLECTIONS**
  - This video series, launched in 2023, features residents and family members sharing stories of Isle of Wight County. New episodes are in production. View all episodes in this series on our YouTube Channel or Facebook page.

MY ISLE
Memories & Recollections
Isle Of Wight County Museum
SMITHFIELD, VIRGINIA

- **BEHIND THESE WALLS**
  - This video series, launched in 2020, allows some of the county's most interesting structures to share their stories. Airing on Feb. 23 was the **Abraham Jones House.** View all episodes in this series on our YouTube Channel, Facebook page or website: www.historicisleofwight.com/behind-these-walls.html.
- **GROUPS/TOURS/PROGRAMS**
  - Feb. 4. Col. James D. Brady Camp, Sons of Union Veterans of the Civil War. 14 guests.
  - Feb. 9. Post-Grad from Williamsburg-James City County Public Schools. 15 guests.
  - Feb. 12. NovaCare, Suffolk. 3 guests.
  - Feb. 26. Beyond Excellence, Newport News. 3 guests.
  - Feb. 26. VersAbility Resources, Hampton, 12 guests.
  - Feb. 27. Patriot's Colony, Williamsburg. 7 guests.
  - Feb. 27. NovaCare, Suffolk. 4 guests.
  - Feb. 27. Suffolk 3H, Suffolk. 3 guests.
  - Feb. 27-March 1. Fourth grade, Westside Elementary School, Smithfield. Theme: Civil War. 200 students.
  - Feb. 29. Desfin Pathways LLC, Chesapeake. 11 guests.

- **GIFT SHOP**
  - Replenished our huggable farm friends from Squishables.

- **EXHIBIT/PROJECT UPDATE**
  - **Historic Smithfield.** Awaiting installation of the Sinclair sign – to located on South Church Street – has been designed and approved.
  - **Sprigg Wing, Phase II: Crops, Trade & Merchants.** The new timeline has been designed and requires editing. Walls are being prepared for painting.
  - **First Residents.** Awaiting mounting of longleaf pine tree branches.
  - **Civil War Trails.** New signage for Forts Huger and Boykin in production.
  - **Local Treasures**. Currently on display is the collection of **Robert Cox** showcasing artifacts recovered from one of Isle of Wight County's early courthouses, the **Mount Holly Courthouse**. This exhibit concept displays the private collections of Isle of Wight County residents and/or those with a local connection. For more information and applications: www.historicisleofwight.com/local-treasures.html.
  - **English Telephone Box**. The phone box in front of the Bank of Southside Virginia is part of the Isle of Wight County Museum's collection. Dishman Fabrications LLC of Yorktown is working to schedule the return of the door and glass. Once complete and exhibits are installed, a reception and/or ribbon-cutting will be organized.

- **Steamboats & Life on the Water; Unusual Objects; Vietnam War Veterans in Isle of With County: Online Exhibit; Unsung Heroes of Isle of Wight County: Online Exhibit.** Under development.
- **ISLE Be Home for Christmas.** This book project is collecting photographs, postcards, stories, mementos, songbooks, recipes and more that detail the holiday season in Isle of Wight County. To be published in November 2024.
- **Nike-Ajax N-75.** A book about the former missile battery in Carrollton is in production. To be published in 2024.
- **Magnolia**. Our outdoor porcine statue is currently undergoing repairs to her cracked back, preparing for repainting and a re-wrap.

- **ARTIFACTS**
  - Additions to the collection included photographs, letters, the Smithfield Times' former exterior sign, advertising pieces from Smithfield Foods.
  - Town of Smithfield Records. Digitization has begun. The first of eight books is in progress.
- **STAFF TRAINING AND REQUIREMENTS**
  - Feb. 14-16. Civic Plus training for Town of Smithfield's new website.
  - Feb. 21. General FOIA Training for Public Bodies. Hosted by Virginia Risk Sharing Association.
  - Feb. 28. Harassment Prevention. Hosted by Virginia Risk Sharing Association.

Financials

• Gift Shop Sales (including tax):	$ 955.65
• Donations:	$ 100.00
• Admission:	$ 580.00
• Program/Lecture Fees:	$ 86.00
Total Monthly Deposit:	**$ 1,721.65**

Social Media/Online Presence

- Visit our website at www.historicisleofwight or www.hamcamva.com.
- **LIVE at 12:05.** Each Tuesday and Thursday, we host pop-up broadcasts on the museum's Facebook page. These programs were seen on the Ham Cam, but since COVID-19, programs and livestreaming from Facebook make these programs more mobile. Our segments – shot in the museum or at any of our historic sites - highlight events at the museum, announcements or artifacts from our collection. Tune in each Tuesday and Thursday at 12:05 p.m. on the museum's Facebook page to learn a bit about local history.
- **Facebook:** Isle of Wight County Museum: 3.7K likes and 4.6K followers. Daily posts.
- **Facebook:** World's Oldest Ham: 316/334 likes/followers. Semi-weekly posts.
- **Facebook:** Town of Smithfield. Periodic posts, responses and maintenance.
- **Twitter.** @WorldsOldestHam. The world's oldest ham has his own account. 1,430 followers.

- **Instagram.** @Isleofwightcountymuseum. 1,135 followers.
- **YouTube.** Isle of Wight County Museum. 163 subscribers.
- **Google Reviews.** 4.7/5 overall rating.
- **TripAdvisor.** 4.5/5 star overall rating.
- **Yelp.** 4.5/5 star overall rating.
- **Foursquare/Swarm.** 7.3/10 rating.

Media Coverage/Promotion/Advertising/Lobbying

- Various pieces in area publications to include calendars and events.
- **Feb. 7: *Smithfield Times***. Cutline: Newlyweds ham it up; Article: Coffee had key role in Battle of Smithfield's 160th anniversary; Article: English colonists befriended Warraskoyack locally; Article: Barn behind Cure razed.

Outreach Lectures & Events

- **Feb. 3. Blackwater Regional Library, Smithfield Branch**. Topic: Cookbook History. 20 guests.
- **Feb. 7. Lee Hall Depot**, Newport News. Topic: From Steam to Diesel. 30 guests.
- **Feb. 8. Virginia Commonwealth University**, Richmond, Anthropology 370. Topic: Small Museums, Exhibit Development, Artifacts and Community Partnerships. 15 students.
- **Feb. 20. Main Street Baptist Preschool**, Smithfield. Topic: Rockets. 18 students.
- **Feb. 22. Carrollton Elementary School, The Learning Center**, Carrollton. Topic: Rockets. 16 students and 1 teacher.
- **Feb. 23. Hardy Elementary School, The Learning Center**, Smithfield. Topic: Rockets. 36 students and 6 teachers.
- **Feb. 29. Shakespeare Club,** Smithfield. Topic: Battle of Smithfield. 18 guests.

Windsor Castle 705 Cedar Street, Smithfield

- New signs were designed for the outbuildings.
- Feb. 1. **Hampton Roads Nature Explorers**, Smithfield, Suffolk and Surry. Program: Colonial history and guided tour. 43 students.

Fort Boykin 7410 Fort Boykin Trail, Isle of Wight County

- **Feb. 11. Walking Tour.** Fort Boykin has been a part of American history since 1623 when a fort known as the Castle was constructed following the 1622 Indian Attack. Today, Fort Boykin constitutes an example of military architecture of the Civil War era. Join us for this free walking tour through history. Meet at Fort Boykin, 7410 Fort Boykin Trail, Smithfield. 6 guests.

Fort Huger 15080 Talcott Terrace, Isle of Wight County

- No updates.

Nike-Carrollton Park 13036 Nike Park Road, Carrollton

- **Nike-Ajax Missile Restoration.** Isle of Wight County Public Utilities is at work on the site plan for the missile. Quotes on geotech and structural design have been received.

Boykin's Tavern, 1820 Clerk's Office & Isle of Wight County Court House Complex 17146 Monument Circle, Isle of Wight County

- Boykin's Tavern Visitors: 1

Meetings

- Feb. 8. Planning meeting for the donation of the Last Ham from Smithfield Foods.
- Feb. 27. Town Council Orientation.
- Feb. 27. Isle of Wight County Fair Committee.

Other Events & Notable Information

- **Volunteer Hours**: 122
- **Isle of Wight County Museum Economic Impact Survey for February 2024:**
  15.3% made a gift shop purchase
  46.8% indicated that they had lunch/dinner plans in Smithfield/Isle of Wight County
  52% indicated that they were planning to or had already shopped in Smithfield/Isle of Wight County

- **The Schoolhouse Museum**
  - **Feb. 22. Lunch & Learn with the Generals,** Main Street Baptist Church, Smithfield. 150 guests.
  - **Feb. 25. Unveiling of the Virginia Department of Historic Resources Highway Marker**. 75+ guests.
- **Ivy Hill Cemetery**
  - No updates.
- **Town of Smithfield Department of Community Development & Planning**
  - Written comments provided for The Cottages @ Battery, TPIN 21A-01-511, Rezoning Application.
- **Isle of Wight County Department of Community Development & Planning**
  - Feb. 5. Meeting with Meridian Group of Bethesda, Maryland, and Isle of Wight County Department of Community Development & Planning to discuss Tidewater Logistics Center, Windsor.
  - Feb. 27. Public Hearing, Tidewater Logistic Center.
  - Written comments provided for Tidewater Logistics Center, Updated Phase II.
  - Written comments via email provided to the Lotis Engineering Group PC, Williamsville, N.Y., for the Phase I Archaeological Survey for the Proposed US-VA-9446 Rushmere Communication Structure(s) in Isle of Wight County, Va.
- **Virginia American Revolution 250 Commission**
  - Smithfield Times Article Series: 2024-2026. Published on Feb. 7 was ***Commemorating 250 Years of Freedom: English Colonization.***

ISLE OF WIGHT COUNTY VIRGINIA250 AMERICAN REVOLUTION

Safety & Repairs

- In January, a heavy downpour caused telephone wires attached to the museum's exterior to fall. Video camera footage has revealed that these wires have been touched by individuals using the alley behind the museum. Because of this and other safety concerns, Isle of Wight County Public Works is investigating the cost and logistics for the installation of fencing in the alley.

Selections from Our Website and Social Media

February 2

Bill and Ilona Clark of Hampton, Virginia, were married today and came to visit the World's Oldest Ham immediately afterwards. The staff and the Ham wish them all the love and joy in the world! #happyweddingday #virginiaisforlovers

Isle of Wight County Museum &
Isle of Wight County Historic Resources

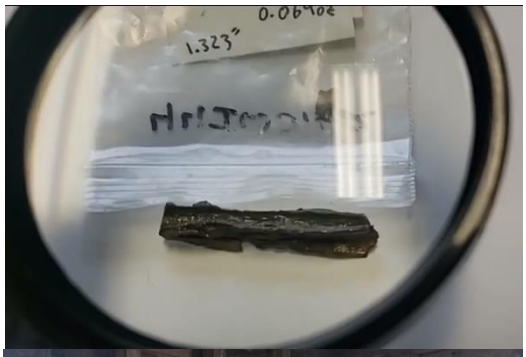
January 2024 Report

J.L. England, Museum Director & Isle of Wight County Historic Resources Manager

Isle of Wight County Museum 103 Main Street, Smithfield

- **VISITATION**: 435
- **SPECIAL EVENTS**
  - **Jan. 16. LUNCH & LEARN: 1781 Battle of Mackie's Mill.** Today is the 243rd anniversary of the Revolutionary War engagement between local patriot militia forces and British regular soldiers under Benedict Arnold along Cypress Creek. Join us as we present the story of this historic small battle portraying the bravery and determination of Isle of Wight County citizen-soldiers under the command of Smithfield's own Colonel Josiah Parker. 19 guests.

  - **Jan. 26. LUNCH & LEARN: Smithfield's Shortline Steamer Sails the Shoreline.** From 1948 to 1949, the Smithfield Terminal Line connected the meat-packing houses of Smithfield with the C&O Railway terminal in Newport News. Join us for this lecture where we will learn about the shortest railroad in Virginia, the logistics of this operation involving a mile of track, Alco 2-6-2T steam locomotive #6, a landing barge, reefer car floats and steam tugs. 21 guests.
- **LIVESTREAMING EVENTS.** We continue to connect to visitors, supporters, fans and the community via social media. Our livestreaming tours and programs on Facebook are driving traffic and enhancing interaction on our sites. Events this month, still viewable in the videos section of our Facebook page, include:
  - **Jan. 2. LIVE at 12:05: New Year, Same Awesome Museum.** It's a new year, and we have a pile of plans this year...video production, exhibits, books, special events. We can't wait to see you here!
  - **Jan. 4. LIVE at 12:05: The Fascinating World of Window Lead.** From the 17th century through the 19th century, glass casement windows were secured in their frames by H-shaped grooved window leads. Created in a vise, these window leads were often impressed with dates and/or initials. Today, archaeologists often use dated window cames to determine approximate dates of construction or remodel. This particular window lead is dated 1657 and was discovered at Whitemarsh Plantation, the 17th century home of the Bridger Family.



  - **Jan. 9. LIVE at 12:05: Spinning Wheels of Patriotism.** Among the events and protests leading up to the American Revolution was the cessation of British textile imports. In protest of rising taxation, many American colonists stopped purchasing British textiles, opting to produce their fabrics at home. Spinning parties, spinning bees, homespun clothing, and the speed and success with which one could spin all became badges of patriotism. The spinning wheel came to symbolize patriotic fervor and home production of textiles

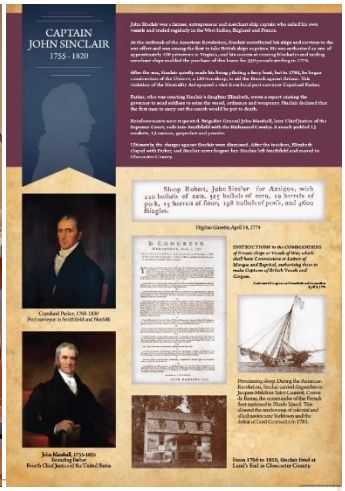
ultimately disrupted dependence on British goods. As the 250th anniversary of the American Revolution approaches, we remember the events that inspired and achieved Independence including the protest of British imports.

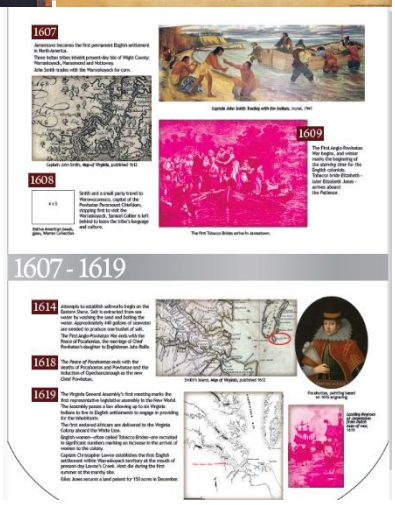
- **Jan. 11. LIVE at 12:05: National Milk Day.** It's a day to celebrate milk with a look at a few photos of cows and dairy in Isle of Wight County with a focus on images from Shady Lawn Dairy.
- **Jan. 16. LIVE at 12:05: Battle of Mackie's Mill.** Today is the 243rd anniversary of the Revolutionary War engagement between local patriot militia forces and British regular soldiers under Benedict Arnold along Cypress Creek. Volunteer Albert Burckard highlights this event as well as the Virginia American Revolution 250 Commemoration - VA250.

- **Jan. 18. LIVE at 12:05: Battle of Smithfield Commemoration Event.** Director Jennifer England highlights our upcoming Battle of Smithfield: 160th Commemoration event on Sunday, Feb. 4. History and coffee will be featured at all our participating sites. Come thirsty!
- **Jan. 23. LIVE at 12:05: Battle of Smithfield Commemoration Event (Take 2!)** Director Jennifer England highlights our upcoming Battle of Smithfield: 160th Commemoration. Grab your coffee cup and enjoy us for this day of history, community and caffeination. (Re-recorded from last week because of technical issues.)

- **Jan. 25. LIVE at 12:05: History Beneath Our Feet.** In Colonial homes, early rugs were made from braded scraps of wool and other leftover materials. This style of rug gained the nickname "rag rug" and by the 1800s, rag rugs were displayed in competitions at county fairs. William Peter Sprague opened the first commercial factory for rug production in America in 1791 in Philadelphia.
- **Jan. 30. LIVE at 12:05: Metal Stencils.** Metal stencils like these were used on sacks and bags of flour, cornmeal, peanuts, and other bagged agricultural products. The museum has recently received two fantastic examples of these stencils, one originally from Windsor Castle Farm and the other from W.S. Haverty. Join Curator Rachel Popp in taking a closer look at both stencils.

- **MY ISLE: MEMORIES & RECOLLECTIONS**
    - This video series, launched in 2023, features residents and family members sharing stories of Isle of Wight County. Airing on January 26 was **MAIN STREET, SMITHFIELD, VIRGINIA**, Charles Modlin's memories downtown Smithfield in the 1930s and 1940s. View all episodes in this series on our YouTube Channel or Facebook page.
- **BEHIND THESE WALLS**
    - This video series, launched in 2020, allows some of the county's most interesting structures to share their stories. In production is February's video highlighting the **Abraham Jones House.** View all episodes in this series on our YouTube Channel, Facebook page or website: www.historicisleofwight.com/behind-these-walls.html.
- **GROUPS/TOURS/PROGRAMS**
    - Jan. 14. Smithfield and Isle of Wight County Tourism. 3 guests.
- **GIFT SHOP**
    - No updates.
- **EXHIBIT/PROJECT UPDATE**
    - **Historic Smithfield.** The Sinclair sign – to located on South Church Street – has been designed and approved. Fabrication and installation are expected to be complete by April.
    - **Sprigg Wing, Phase II: Crops, Trade & Merchants.** Merchants are now complete. Additionally, the new timeline has been designed. Editing and fabrication are expected to begin in March.
    - **First Residents.** Awaiting mounting of longleaf pine tree branches.
    - **Civil War Trails.** New signage for Forts Huger and Boykin in production.
    - **Local Treasures**. Currently on display is the collection of **Robert Cox** showcasing artifacts recovered from one of Isle of Wight County's early courthouses, the **Mount Holly Courthouse**. This exhibit concept displays the private collections of Isle of Wight County residents and/or those with a local connection. For more information and applications: www.historicisleofwight.com/local-treasures.html.
    - **English Telephone Box**. The phone box in front of the Bank of Southside Virginia is part of the Isle of Wight County Museum's collection. Dishman Fabrications LLC of Yorktown is working to





schedule the return of the door and glass. Once complete and exhibits are installed, a reception and/or ribbon-cutting will be organized.
    - **Steamboats & Life on the Water; Unusual Objects; Vietnam War Veterans in Isle of With County: Online Exhibit; Unsung Heroes of Isle of Wight County: Online Exhibit.** Under development.
    - **ISLE Be Home for Christmas.** This book project is collecting photographs, postcards, stories, mementos, songbooks, recipes and more that detail the holiday season in Isle of Wight County. To be published in November 2024.
    - **Nike-Ajax N-75.** A book about the former missile battery in Carrollton is in production. To be published in 2024.
    - **Magnolia. Magnolia is currently undergoing repairs to her cracked back and a re-wrap.**
- **ARTIFACTS**
    - Additions to the collection included photographs, postcards and items including a copper stencil for flour from the former peanut barn located off Main Street donated by Smithfield Foods.
    - Town of Smithfield Records. Digitization has begun. The first of eight books is in progress.
- **STAFF TRAINING AND REQUIREMENTS**
    - None.

Financials

• Gift Shop Sales (including tax):	$	674.36
• Donations:	$	0.00
• Admission:	$	474.00
• Program/Lecture Fees:	$	169.00
Total Monthly Deposit:	**$**	**1,317.36**

Social Media/Online Presence

- Visit our website at www.historicisleofwight or www.hamcamva.com.
- **LIVE at 12:05.** Each Tuesday and Thursday, we host pop-up broadcasts on the museum's Facebook page. These programs were seen on the Ham Cam, but since COVID-19, programs and livestreaming from Facebook make these programs more mobile. Our segments – shot in the museum or at any of our historic sites - highlight events at the museum, announcements or artifacts from our collection. Tune in each Tuesday and Thursday at 12:05 p.m. on the museum's Facebook page to learn a bit about local history.

- **Facebook:** Isle of Wight County Museum: 3.6K likes and 4.4K followers. Daily posts.
    - **New feature in 2023:** Whazzit Wednesday. Images of artifacts in the collection are shown encouraging followers to guess the object shown. (Image shown here is a portion of an E.M. Todd Company ham bag.)
- **Facebook:** World's Oldest Ham: 311/329 likes/followers. Semi-weekly posts.
- **Facebook:** Town of Smithfield. Periodic posts, responses and maintenance.
- **Twitter.** @WorldsOldestHam. The world's oldest ham has his own account. 1,411 followers.
- **Instagram.** @Isleofwightcountymuseum. 1,137 followers.
- **YouTube.** Isle of Wight County Museum. 151 subscribers.
- **Google Reviews.** 4.7/5 overall rating.
- **TripAdvisor.** 4.5/5 star overall rating.
- **Yelp.** 4.5/5 star overall rating.
- **Foursquare/Swarm.** 7.3/10 rating.

Media Coverage/Promotion/Advertising/Lobbying

- Various pieces in area publications to include calendars and events.
- **February Issue: Coastal Virginia Magazine**. Article: Why Main Streets Matter: From Gloucester to Smithfield, Coastal Virginia's Historic, Downtowns Can Survive and Thrive.
- **Jan. 3: *Smithfield Times***. Article: Commemorating 250 Years of Freedom: Setting the stage.
- **Jan. 22: *Smithfield Times***. Article: Top Entertainment in Smithfield - https://www.smithfieldtimes.com/2024/01/22/top-entertainment-in-smithfield.
- **Jan. 24 and 31: *Smithfield Times***. Article: End of an era: Smithfield Foods discontinues Genuine Smithfield Ham - www.smithfieldtimes.com/2024/01/24/end-of-an-era-smithfield-foods-discontinues-genuine-smithfield-ham.
- **Jan. 24: *Smithfield Times***. Article: Sip some coffee, celebrate Battle of Smithfield's 160th anniversary.
- **Jan. 25: WTKR News 3**. Segment: A Native American style canoe from the 1700s discovered in the Blackwater River - https://www.wtkr.com/news/a-native-american-style-canoe-from-the-1700s-discovered-in-the-blackwater-river.

Outreach Lectures & Events

- **Jan. 5. Isle of Wight County Parks and Recreation RISE Program**. Topic: Archaeology. Participants: 14.
- **Jan. 10. Newport News-Warwick Daughters of the American Revolution**, Newport News. Topic: Valentines. 20 guests.
- **Jan. 19. Hardy Elementary School, The Learning Center**, Smithfield. Topic: Snowmen. 30 students and 6 teachers.
- **Jan. 23. Main Street Baptist Preschool**, Smithfield. 16 students and 4 teachers.
- **Jan. 25. Carrollton Elementary School, The Learning Center**, Carrollton. Topic: Snowmen. 12 students and 2 teachers.

Windsor Castle 705 Cedar Street, Smithfield

- **Jan. 7. Walking Tour**. From the site's pre-colonial existence to the present day, Windsor Castle tells the fascinating history of the development of Smithfield. Join us for this walking tour through history as we explore the house and several of the outbuildings. Meet on the front steps of Windsor Castle, 301 Jericho Road, Smithfield. $5 per person. To reserve your spot: www.windsorcastlepark.com/walkingtours.html. 8 guests.
- **Jan. 8. Hampton Roads Nature Explorers**, Smithfield, Suffolk and Surry. Program: Colonial history and guided tour. 51 students.

Fort Boykin 7410 Fort Boykin Trail, Isle of Wight County

- No updates.

Fort Huger 15080 Talcott Terrace, Isle of Wight County

- No updates.

Nike-Carrollton Park 13036 Nike Park Road, Carrollton

- **Nike-Ajax Missile Restoration.** Isle of Wight County Public Utilities is at work on the site plan for the missile. Quotes on geotech and structural design have been received. A strategic planning meeting was held on January 30 to facilitate plans for engineering and financial needs in FY2025.

Boykin's Tavern, 1820 Clerk's Office & Isle of Wight County Court House Complex 17146 Monument Circle, Isle of Wight County

- Boykin's Tavern Visitors: 4

Meetings

- Jan. 11. Isle of Wight County Engineering and Public Works. To discuss the museum's needed repairs and structural needs.
- Jan. 16. Town of Smithfield staff meeting.

- Jan. 24. Isle of Wight County Museum Foundation.
- Jan. 30. Town of Smithfield Coffee Connections.

Other Events & Notable Information

- **Volunteer Hours**: 124
- **Closed.** The Isle of Wight County Museum was closed for New Year's Day on Monday, Jan. 1.
- **2023 Isle of Wight County Museum Visitation Study**

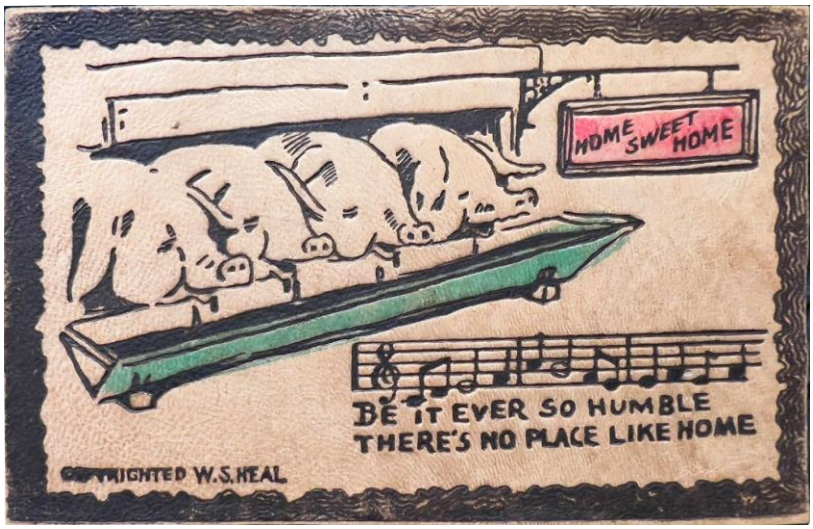
Smithfield and IOW	9.2%
Williamsburg	2.9%
Hampton Roads	10.3%
Virginia	58.8%
Out of State	17.8%
Out of Country	1%

- **Isle of Wight County Museum Economic Impact Survey for January 2024:**
  31.4% made a gift shop purchase
  50% indicated that they had lunch/dinner plans in Smithfield/Isle of Wight County
  67% indicated that they were planning to or had already shopped in Smithfield/Isle of Wight County
- **The Schoolhouse Museum**
  - Planning for the February special event **LUNCH & LEARN WITH THE GENERALS** is underway.
- **Smithfield Center**
  - Exhibit case inside was updated.
- **Ivy Hill Cemetery**
  - No updates.
- **Town of Smithfield Department of Community Development & Planning**
  - No updates.
- **Isle of Wight County Department of Community Development & Planning**
  - Jan. 24. Meeting to discuss the Tidewater Logistics Center Project, Windsor.
- **Virginia American Revolution 250 Commission**
  - Smithfield Times Article Series: 2024-2026. This monthly series launched on Jan. 3 with Commemorating 250 Years of Freedom: Setting the stage. A planning meeting was held on Jan. 30 to update topics for upcoming articles.
  - Jan. 9. Meeting with Chairman of the Isle of Wight County Virginia American Revolution 250 Committee.
  - Jan. 10. Isle of Wight County Virginia American Revolution 250 meeting.
  - Jan. 11. NPS grant webinar.
  - Jan. 17. Meeting to discuss the Isle of Wight County 250 Trail Driving Tour concept with subsequent document preparation for possible grant funding.

Safety & Repairs

- Jan. 10. Town of Smithfield Safety Committee meeting.
- Staff reviewed tips on preventing workplace violence as well as situational guidelines to include robbery, hostage situations and active shooters.

Selections from Our Website and Social Media



January 2

Home is where the trough is.
1901-1907 postcard in the collection.

January 12

Dusk at the museum.

Western Tidewater FREE CLINIC
Helping Hands. Health. Hope.

RECEIVED
FEB 2 3 2024
BY: AB

January 8, 2024

Mr. Randy Keaton, County Administrator
Isle of Wight County
PO Box 80
Isle Of Wight, VA 23397-0080

Dear Randy,

Your community needed your help and you answered.

Thank you for your donation of $19,592.25 on 12/29/2023 which will help provide health care to those in our community with no other place to turn for help.

Since 2007, Western Tidewater Free Clinic (WTFC) has been a place where patients can not only receive excellent medical and dental care, but also the confidence and quality of life to help them become flourishing citizens in the community.

Your donation will help to ensure that WTFC patients continue to have access to critical, life-saving care. Patients like Heather*, who stated, "The Free Clinic not only gives you physical care, it's mental care also because the people there care so much. From the littlest things to the biggest things, if I dial the Free Clinic – someone will help me."

We are continually inspired by the dedication and generosity of donors like you, Randy.

"Alone we can do so little, TOGETHER we can do so much." – Helen Keller

Sincerely,

Ashley O. Greene
Executive Director

*Name are protected for privacy

Randy, thank you for the ongoing support from the County - we are truly grateful!

Western Tidewater Free Clinic, Inc. is a not-for-profit, tax-exempt 501(c)3 organization – donations to which are tax deductible to the fullest extent allowed by law on all solicitations. No goods or services were received in exchange for this contribution. Please keep this written acknowledgement of your donation for your personal records.

ISSUE:

Application of Branch P. Lawson on Behalf of EH2, LLC, Applicant, to Amend the Approved Conditional Zoning of 114.17 Acres with Tax Map Numbers 34-01-077 and 34-01-077D on Carrollton Boulevard (U.S. Route 17) to Modify Proposed Road Improvements Based on the Updated Traffic Impact Analysis and to Increase the Allowable Front Yard Building Setback for the Fifty-Foot Wide Single Family Detached Residential Units in the Neighborhood Plan Book

BACKGROUND:

EH2, LLC submitted an application to amend the proffered conditions of the planned residential community known as South Harbor located on Carrollton Boulevard (U.S. Route 17) in the Conditional Planned Development - Mixed Use (C-PD-MX) zoning district for the purpose of modifying previously proffered road improvements based on the recommendations of the updated traffic impact analysis dated December 2023 and to increase the maximum front yard setback from twenty feet to sixty feet in the single family detached residential areas of the development. The following is a summary of the main proposed changes:

1. The applicant will no longer build a vehicular bridge between Phases 3 and 5 of the development but will instead construct a pedestrian trail bridge in its place due to the extension of Spadea Way to serve the development;
2. In place of a right in/right out entrance for Northgate Drive and South Village Way, the applicant will install "pork-chop" style improvements consisting of striping and a raised median at both road entrances to allow left hand turns from Route 17 but only right hand turns upon exiting from either road;
3. Because the applicant will be constructing the improvements to the entrances of Northgate Drive and South Village Way, the applicant removed the two $75,000 contributions originally proffered;
4. Due to the reduction of projected traffic on Channell Way from the new Spadea Way connection, the applicant will widen up to two feet on one side of the existing roadway to establish a 20-foot pavement width between the entrance of Channell Way at Route 17 to Lori Ann Way in accordance with VDOT specifications;
5. The applicant will modify the striping of the outside travel lane and should on northbound Route 17 at the entrance of Channell Way to create a right hand turn lane;
6. The developer now proposes to extend the south-bound left hand turn lane from Spadea Way due to the increase of traffic generated by the new South Harbor connection;

7. The developer proffers to build a connection from Phase 5 of the South Harbor development to the newly extended Spadea Way through the Bartlett Estates development; and
8. The developer proposes a change to the proffered Neighborhood Plan book which would allow an increase in the building setback requirement for single family detached lots to sixty feet.

The South Harbor development was originally rezoned in January 2020 from Rural Agricultural Conservation (RAC) and Conditional- General Commercial (C- GC) to Conditional Planned Development - Mixed Use (C-PD-MX) to permit a maximum of 340 age-restricted residential units and 2.78 acres of commercial uses. The proffered conditions were amended previously in November 2020.

RECOMMENDATION:

In accordance with Sec. 1-1016.G. of the Zoning Ordinance, where an amendment to proffered conditions is requested by the applicant and does not affect conditions of use or density, the Board of Supervisors may waive the public hearing requirement. The proposed amendment does not affect conditions associated with the residential use of the property nor the overall residential density; therefore, the Board may waive the public hearings typically conducted by the Planning Commission and Board of Supervisors if it so chooses.

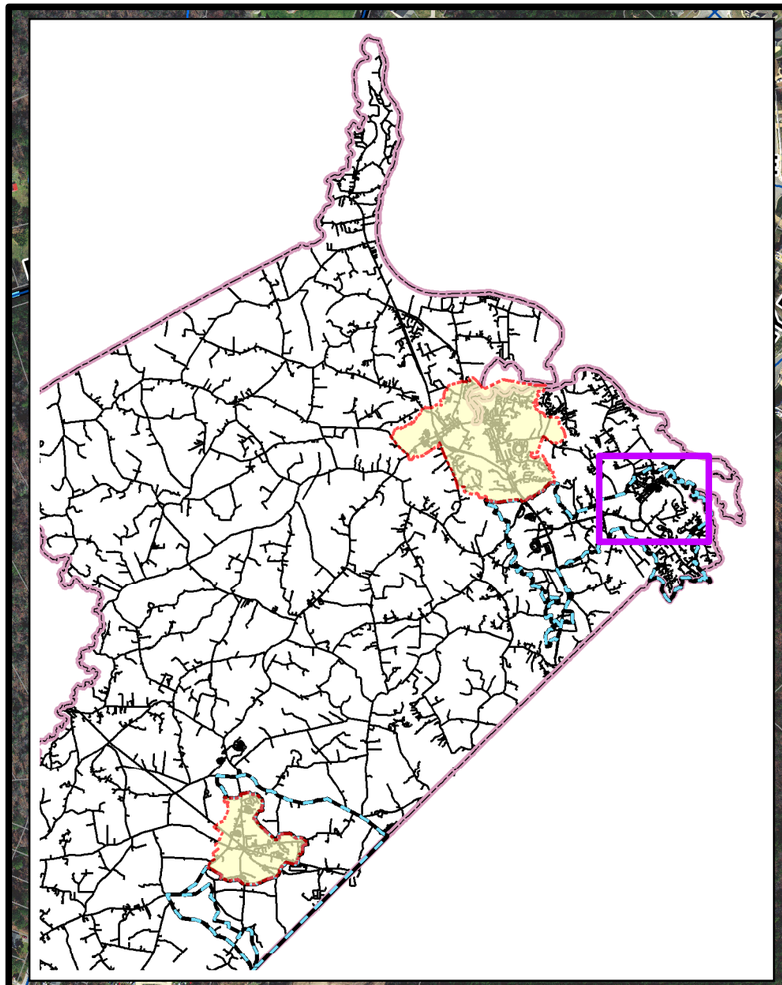
Because the proposed changes do not increase the number of units or change the type and amount of development, and the proposed road improvements will adequately address traffic impacts, staff recommends approval of the amendment as presented.

ATTACHMENTS:

Description	Type	Upload Date
Property Map	Backup Material	11/9/2020
Vicinity Map	Backup Material	11/9/2020
Zoning Map	Backup Material	11/9/2020
Illustrative Master Plan	Backup Material	11/9/2020
Proffer Amendment Redline	Backup Material	3/14/2024
Neighborhood Plan Book Redline	Backup Material	3/14/2024
Executed Proffer Amendment March 13, 2024	Backup Material	3/14/2024

Pitt-Lippe (South Harbor) Conditional Rezoning Amendment - Property Map

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA



Legend

- Road Center Lines
- Towns
- County Boundary
- Development Service Districts
- Parcels
- Rivers & Lakes

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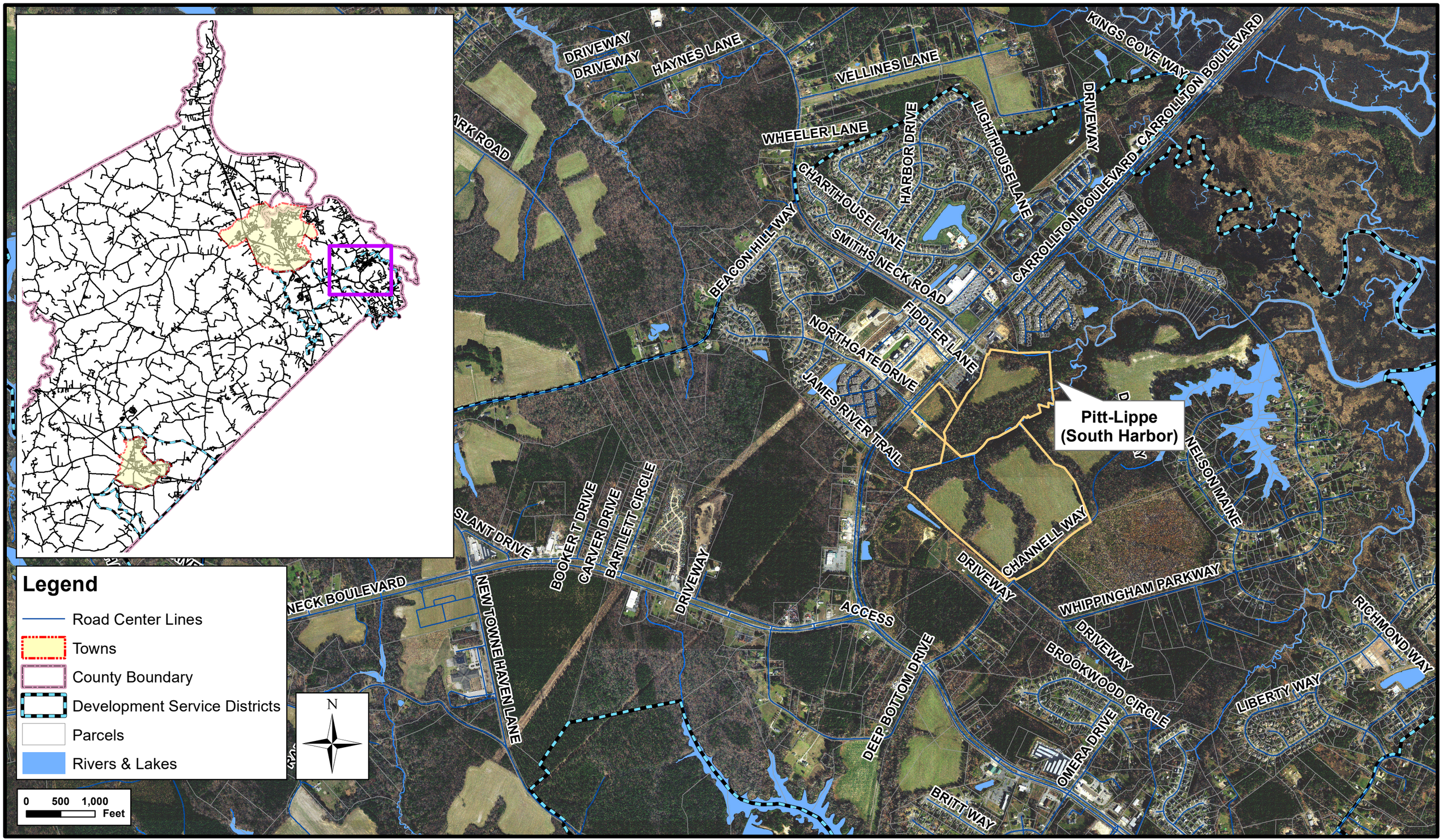
PARK COURT
CHICKAHOMINY LOOP
ROCKFISH WAY
SMITHS NECK ROAD
RIVERS ARCH
BRIDGEWATER DRIVE
CARROLLTON BOULEVARD
JAMES RIVER TRAIL
DRIVEWAY
Pitt-Lippe
(South Harbor)
DRIVEWAY
CARROLLTON BOULEVARD
CHANNELL WAY
DRIVEWAY

Pitt-Lippe (South Harbor) Conditional Rezoning Amendment - Vicinity Map

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA



Pitt-Lippe (South Harbor) Conditional Rezoning Amendment - Zoning Map

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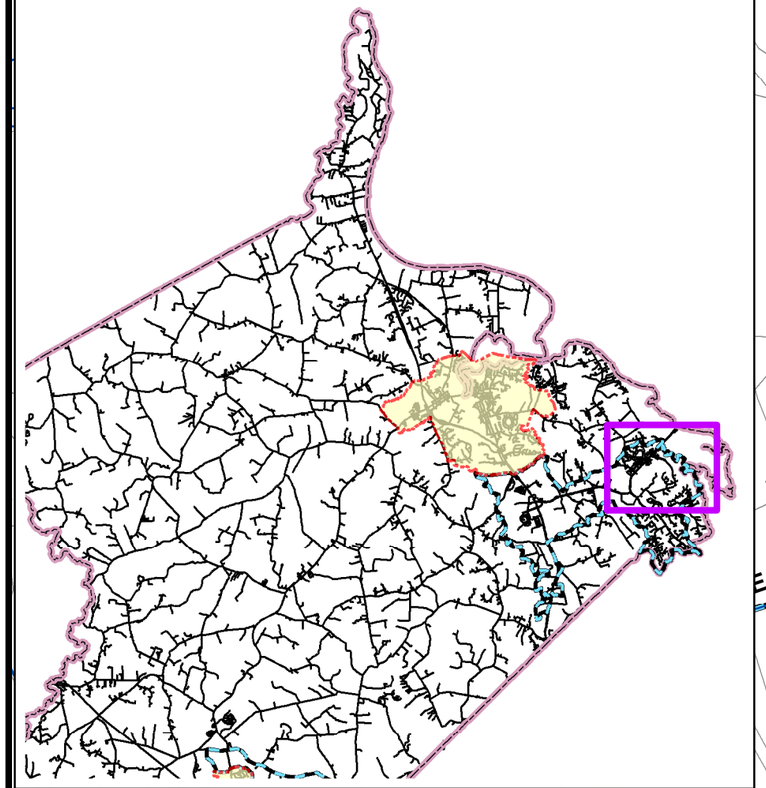
COUNTY, VIRGINIA



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
- Parcels
- South Harbor

N

0 500 1,000 Feet

VELLINES LANE
VELLINES LANE
WHEELER LANE
LIGHTHOUSE LANE
HARBOR DRIVE
BEACON HILL WAY
SMITHS NECK ROAD
DRIVEWAY
CARROLLTON BOULEVARD
SEAPORT TRAIL
HIGH GATE MEWS
FIDDLER LANE
NORTHGATE DRIVE
JAMES RIVER TRAIL
C-PD-MX
34-01-077
34-01-003A1
34-01-077D
DRIVEWAY
DRIVEWAY
HILL WAY
NELSON MAINE
CHANNELL WAY
DRIVEWAY
WHIPPINGHAM PARKWAY
DRIVEWAY
DRIVEWAY
BROOKWOOD CIRCLE
LIBERTY WAY
FOUNDERS POINTE TRAIL
ARLINGTON PLACE
CARROLLTON BOULEVARD
ACCESS
K BOULEVARD

The Pitt & Lippe

Illustrative Master Plan

Isle of Wight County, Virginia
June 12, 2019 - Rev. Sept. 5, 2019
Rev. Oct. 19, 2020
Rev. Nov. 6, 2020

Kimley»Horn
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COUNTY OF ISLE OF WIGHT
AMENDMENT TO AMENDED AND RESTATED PROFFER STATEMENT

PITT & LIPPE TRACTS

Applicant's name: ~~East West Partners of Virginia, Incorporated~~

~~**Developer:**~~ EH2, L.L.C.

~~**Owners' names:**~~ ~~Developer (Pitt and Lippe)~~
~~Eagle Harbor, L.L.C. (Tract 11)~~

~~**Project name:**~~ ~~Pitt & Lippe Tracts~~

Date: ~~November 6, 2020~~March ___, 2024

Property: 34-01-077D/Inst. #01924 ("Lippe")
~~34-01-003A1/Instrument #010809 (portion of) ("Tract 11")~~
34-01-077/Instrument #165683 ("Pitt")

These amended proffers are made as of the ~~6th~~___ day of ~~November 2020~~March 2024 by EH2, L.L.C. as Applicant.

East West Partners of Virginia, Incorporated ~~as Applicant, with (~~the ~~consent of Eagle Harbor, L.L.C., a Virginia limited liability company ("Eagle Harbor"), Owner of Tax Map Number 34-01-003A1, and EH2, L.L.C., Developer and owner of Tax Map Numbers 34-01-077D and 34-01-077, such parcels containing approximately 6.62 acres, 77.72 acres and 33.67 acres of land respectively, or an aggregate of approximately 118.01 acres of land (such parties collectively the "Owners").~~

~~The~~"Original Applicant") filed a rezoning application with the Isle of Wight County Planning and Zoning Department ("Application") with certain proffers more fully set forth therein ("Proffers") requesting a change in the zoning of the Pitt and Lippe parcels from Rural Agricultural Conservation and the rear 3.2+/- acre portion of the Eagle Harbor parcel (such parcels collectively the "Property") from Conditional General Commercial (C-GC) to Conditional Planned Development-Mixed Use (C-PD-MX). The remaining 3.42+/- acres of the Eagle Harbor parcel will maintain its General Commercial (C-GC) zoning. The Application and Proffers were approved by the Board of Supervisors of Isle of Wight County on January 16, 2020. Subsequently, the Proffers were amended and restated by the Original Applicant on November 6, 2020. By Boundary Line Adjustment Plat for EH2, L.L.C. and Carrollton Baptist Church dated July 14, 2021 and recorded in the Clerk's Office as Instrument 210005348, the portion of Parcel 34-01-003A1 included in this case became part of Parcel 31-01-077.

The Applicant wishes to further amend and restate the Proffers as follows:

The Applicant voluntarily proffers that the development of the Property shall be in strict accordance with the conditions set forth below. ~~Owners do~~ and does hereby waive any right to challenge, in any judicial or administrative proceedings, the legality of such conditions or to assert a claim for compensation resulting from such conditions (except where compensation is expressly provided for in the conditions) under federal or Virginia law.

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These proffered conditions ("Proffers") are the only conditions offered on this rezoning, and the prior Proffers on the Property are hereby superseded by these Proffers and any and all previous proffers on the Property are hereby void and of no further force and effect.

All improvements, land, easements, dedications, gifts, proffers and other conveyances to the County shall be in fee simple, without cloud of title or encumbrance of any kind.

I. 1. Development of the Property.

1. Pursuant to Section 4-14006 of the Isle of Wight County Zoning Ordinance, development of the Property shall be in substantial accordance with the *Pitt & Lippe Master Plan* prepared by Kimley-Horne and Associates, Inc.,, dated June 12, 2019, revised September 5, 2019, and November 6, 2020, and attached hereto as ***Exhibit "A"*** ("Master Plan"), as approved and/or amended by the Planning Commission and Board of Supervisors, including without limitation, the related components submitted with the Application, and the terms of these Proffers. The Applicant reserves the right to make minor adjustments during preliminary and final site plan approval and/or preliminary and final subdivision construction plan approval to address grading, drainage, stormwater and environmental requirements and other final engineering considerations as may be necessary and permitted by the reviewing authority.

2. All streets shall be designed and built in substantial conformance with the Master Plan attached hereto as ***Exhibit "A"*** and in accordance with VDOT requirements. The ~~proposed bridge, if to be accepted into the VDOT system of maintenance, will be built in accordance with VDOT requirements. If the proposed bridge is to be built as a private structure, it shall be built in accordance with County ordinances which would allow for a VDOT SS-8 or similarly designed bridge, per the VDOT Manual of the Structure and Bridge Division. If the proposed bridge is not constructed, the Developer~~Applicant shall construct a pedestrian bridge connecting Phases 3 & 5 in accordance with County ordinances in approximately the same location ~~prior to approval of the final subdivision plat for Phase 4~~shown on the Master Plan.

3. All buildings, bulk regulations, open space and pedestrian pathways shall be in accordance with the *Amended Neighborhood Plan Book for the Pitt and Lippe Property – Single Family Detached & Townhomes*, prepared by East West Partners of Virginia, Incorporated, dated November 6, 2020, as amended March 13, 2024 and attached hereto as ***Exhibit "B"***.

4. The maximum number of residential units shall not exceed 340 consisting of a mix of single family detached and townhomes units.

5. All units shall be occupied solely as "housing for older persons" as such term is defined in Section 36.96.7.A. of the Virginia Fair Housing Law, Title 36, Chapter 5.1 of the Code of Virginia (1950), as amended, provided no person under 19 years of age shall be housed or domiciled or shall reside in any unit. For purposes of the foregoing, a person shall be deemed to be housed, domiciled or to reside in a unit if he or she stays overnight for more than 75 days in any 90-day period or for more than 90 days in any 12-month period. Such

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restriction shall be set forth in the Declaration and enforced by the Association (as such terms are defined at VI.1 below).

II. Land Use

1. The Property shall be used as permitted under the PD/MX zoning classification as conditioned herein.

III. Transportation

1. The ~~Developer~~Applicant, at its sole cost and expense, shall cause to be constructed the following transportation improvements in accordance with the recommended improvements contained in the *VDOT approved Traffic Impact Analysis (TIA) for the Pitt and Lippe – Age Restricted Residential Development* dated September 2019 and prepared by Kimley-Horn and Associates, Inc. and/or as amended by the Isle of Wight County and VDOT approved Traffic Impact Analysis Update for South Harbor – Age Restricted Residential Development dated December 2023. The designated phase for construction for each of these improvements is shown parenthetically.

Carrollton Boulevard (U.S. Route 17) at Smiths Neck Road:

- Install a third signal head on the mast arm serving the westbound approach of Smiths Neck Road to accommodate the exclusive left-turn lane, through lane and exclusive right-turn lane. (Phase 1)
- Modify existing signal heads on the mast arm serving the eastbound approach of Smiths Neck Road to accommodate the dual exclusive left-turn lanes and a shared through/right turn lane. Replace existing lane control signage on the mast arm to reflect dual left-turn movement. (Phase 1)
- Southbound Carrollton Boulevard: Improve/extend the existing U.S. Route 17 southbound left-turn lane storage and taper lengths to be consistent with the turn-lane warrant operational analysis results provided in Appendices and/or the recommendation as described in the VDOT approved Pitt and Lippe TIA, dated September 2019. (Phase 1)
- Northbound Carrollton Boulevard: Improve/extend the existing U.S. Route 17 northbound left-turn lane storage and taper lengths to be consistent with the turn-lane warrant operational analysis results provided in Appendices and/or the recommendation as described in the VDOT approved Pitt and Lippe TIA, dated September 2019. (Phase 3)
- Eastbound Smiths Neck Road: Restripe and update signage to reflect the accommodation of two exclusive left-turn lanes and one exclusive shared through/right lane. (Phase 1)
- Westbound Smiths Neck Road: The ~~Developer~~Applicant shall construct the improvements depicted on the *Pitt & Lippe Proposed Roadway and Intersection Improvement Plan* as prepared by Kimley-Horn and dated September 10, 2019, and revised November 6, 2020 and attached hereto as ***Exhibit "C"***. These improvements will generally consist of the following:
  - Approach/Outbound Lanes:

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- Construct an exclusive right-turn lane extending from the 7-Eleven driveway entrance to the intersection with Carrollton Boulevard. (Phase 1)
- Delineate the westbound approach to consist of an exclusive left-turn lane, exclusive through lane and exclusive right-turn lane. (Phase 1)

o Receiving/Inbound Lanes
- Construct 4' raised concrete median between the 7-Eleven/Bojangles intersection and the Carrollton Boulevard intersection. (Phase 1)
- Construct two inbound lanes to consist of an inside travel lane to serve as an exclusive left-turn lane and an outside lane designated as a shared through/right-turn lane. (Phase 1)
- Modify the channelized right-in only driveway (e.g. driveway entrance width and associated driveway radii) serving the Bojangles/Shoppes at Eagle Harbor. (Phase 1)

➢ Smiths Neck Road at 7-Eleven/Bojangles: Improve this intersection to consist of the following:

o Configure intersection to be three-way STOP controlled
- The Bojangles, 7-Eleven and the northbound Driveway 1/Connection from the Pitt property be STOP controlled. (Phase 1)
- The southbound Driveway 1/Connection to the Pitt property and the southbound left-turn movement to the 7-Eleven entrance driveway will be free-flow operations. (Phase 1)
- Signage and pavement markings will consist of the following:
  - "DO NOT BLOCK INTERSECTION" signage.
  - Intersection pavement markings delineating the area not to block. (Phase 1)

Carrollton Boulevard (U.S. Route 17) at Northgate Drive:

➢ Northbound Carrollton Boulevard: Improve the existing northbound right-turn lane storage and taper lengths to be consistent with the turn-lane warrant operational analysis results provided in Appendices and/or the recommendations as described in the VDOT approved Pitt and Lippe TIA, dated September 2019. (Phase 3)

➢ Southbound Carrollton Boulevard: Improve/extend the existing southbound U.S. Route 17 left-turn lane storage and taper lengths to be consistent with the recommendation as described in the VDOT approved Pitt and Lippe TIA, dated September 2019. (Phase 3)

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Northgate Drive Phase 3 Interim Improvements:

o Eastbound Northgate Drive: Implement site access/movement restrictions during peak periods (i.e. install signage reflecting no left or through movements Monday – Friday 6:00 AM to 9:00 AM and 3:00 PM to 6:00 PM). (Phase 3)

o Westbound Northgate Drive: Implement site access/movement restrictions during peak periods (i.e. install signage reflecting no left or through movements Monday – Friday 6:00 AM to 9:00 AM and 3:00 PM to 6:00 PM). (Phase 3)

Northgate Drive/South Village Way Phase 5 Permanent Partial Access Improvement

Raised islands and lane striping improvements at both the Northgate Drive and South Village Way intersections with Carrollton Boulevard to prohibit left turns from Northgate Drive and South Village Way onto Carrollton Boulevard from both these two side streets.

This improvement will be constructed prior to plat recordation of Phase 5C. ~~Phase 5 will include the installation of a raised median at the existing full movement Carrollton Boulevard/Northgate Drive intersection to create channelized left-turn lanes along northbound/southbound Carrollton Boulevard and fully restrict side street left-turn and through movements (i.e., right-turn only).~~

- ~~Eastbound Northgate Drive: Reconfigure (i.e., restripe and update signage) Northgate Drive approach as a right-turn only at the time the related intersection improvement project noted below in Transportation proffer item 2 is being constructed. (Phase 5)~~
- ~~Westbound Northgate Drive: Reconfigure (i.e., restripe and update signage) Northgate Drive approach as a right-turn only at the time the related intersection improvement project noted below in Transportation proffer item 2 is being constructed. (Phase 5)~~

Channell Way:

- ~~Improve~~Between Whippingham Parkway and Lori Anne Way **the** Applicant will widen up to 2 ~~lane typical section from~~ feet on one side of **the** existing roadway to establish a 20-foot pavement width. The 2-foot additional pavement width will be built based on specifications **agreed** ~~upon eastern limits of Lippe parcel boundary to~~ to by **the** ~~Carrollton Boulevard intersection to the west. Work/coordinate directly with~~ Applicant and **VDOT** ~~to design and construct the planned~~. A final asphalt surface overlay of 1.5 inches will be applied over the entire 20-foot pavement width.
  - No ditch or shoulder **improvements** ~~based on the site conditions~~are included along this defined segment of Channell Way
  - These pavement improvements will be implemented as a part of South Harbor Phase 2. The final overlay of asphalt will occur **at the** same **time** ~~work~~the final surfacing of the street is ~~to be done and taking into account rights-of-way and utilities installed by others~~ scheduled for Phase 2 of the development. **(Phase 2)**

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Carrollton Boulevard (U.S. Route 17) at Channell Way/Deep Bottom Drive:

- ~~Southbound Carrollton Boulevard: Improve/extend the existing exclusive southbound U.S. Route 17 left-turn lane storage and taper lengths to be consistent with the recommendation as described in the VDOT approved Pitt and Lippe TIA, dated September 2019. Final design and construction of this improvement will be coordinated directly with VDOT to account for the second northbound left-turn lane being constructed (i.e., second northbound left-turn lane at Brewers Neck Boulevard) as a part of the VDOT Bartlett Intersection improvement project. (Phase 4)~~

- Northbound Carrollton Boulevard: Modify the striping of the outside travel lane and shoulder to create a right turn taper from northbound Carrollton Boulevard to eastbound Channell Way. The restriping will occur during the implementation of the improvements associated with the westbound approach of Channell Way at Carrollton Boulevard. (Phase 2)

- Westbound Channell Way: Improve the westbound approach between Carrollton Boulevard and Lori Anne Way to consist of one shared through/left-turn lane and one

exclusive right-turn lane. These improvements shall be consistent with the recommendations as described in the Isle of Wight County and VDOT approved ~~Pitt and Lippe~~South Harbor – Age Restricted Residential Development TIA. Update dated ~~September 2019~~December 2023. (Phase 4)

Southbound Carrollton Boulevard turn lane at Spadea Way:

- At such time Spadea Way is built by others and connected to Phase 5A of South Harbor, and same right of way has been dedicated, the Applicant will extend the current storage and taper to consist of 400 feet of storage and 200 feet of taper. However, at the latest, this will be built prior to the plat recordation for Phase 5~~B~~D.

Spadea Way Connection at South Harbor Property Line

As part of Phase 5A, design and construct the portion of Spadea Way connecting South Harbor Phase 5A to the South Harbor Tower Parcel property line.

2. ~~In addition to the above Transportation proffers, the Developer~~Applicant will ~~contribute $75,000.00 to the County for use in applying for a revenue sharing or other alternative funding (SMART Scale, Highway Safety Improvement Program (HSIP), etc.) grant project programs that would be administered by VDOT or the County. It is anticipated that the alternative funding grant would be used to fund the design and construction of a raised median at the Carrollton Boulevard/Northgate Drive intersection to create channelized left-turn lanes and restrict side street left-turn and through movements~~ in advance of Phase 5 of the proposed development. ~~Should a VDOT/County alternative funding grant project not be approved or under construction prior to the beginning of Phase 5 of the development and the construction of the bridge noted above, the Developer shall at its sole expense, construct the described improvements at this intersection location, at which point the $75,000 would no longer be due from it. (Phase 5). The $75,000.00 contribution will be paid when the County has applied for the revenue sharing grant for this project or prior to recordation of the final plat for Phase 5D if said application has not been submitted.~~

3. ~~In addition to the above Transportation proffers, the Developer will contribute $75,000.00 to the County for use in applying for a revenue sharing or other alternative funding (SMART Scale, Highway Safety Improvement Program (HSIP), etc.) grant project programs that would be administered by VDOT or the County. It is expected that the alternative funding grant, or a portion thereof, would be used to fund the design and construction of the right-turn lane extension (i.e., extending the existing southbound Carrollton Boulevard right-turn lane at Smiths Neck Road such that it ties into the right-turn lane serving the right in/right out site driveway located to the north). If this improvement is not built prior to the beginning of Phase 5 of the development, the Developer will contribute this amount in cash at that time. (Phase 5)~~

4. ~~If the necessary permits to construct the vehicular bridge are not obtained by the Developer by final plat approval of Phase 4 of the development, the Developer shall, at its sole expense, provide an updated TIA for the "No Bridge" condition, for review and approval by the County and VDOT. The County shall withhold any additional plan approvals, zoning permits, Certificates of Occupancy, or other approvals, until such time as the updated TIA is approved and an agreement between the County and the Developer~~

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~~for the construction of any new roadway improvements identified in said updated TIA is in place.~~

IV. Water and Sewer

1. ~~1.~~ The Property shall be served by a public water system and a public sanitary sewer system. The public water and sewer systems shall be conveyed to the County, at no cost, for its ownership, operation, and maintenance at the time applicable phases of the water and sewer systems are completed during site development of the Property. All public water and sewer systems shall be constructed by the ~~Developer~~Applicant in conformance with the updated *Pitt and Lippe Parcels Master Water and Sewer Plans* dated June 12, 2019, revised September 5, 2019 and November 6, 2020 attached hereto as ***Exhibit "D"***. The public portions of the water and sewer systems will be located within dedicated public street rights-of-way, public utility easements or other public property controlled by the County. The size of water and sewer lines interior to the development shall be determined as part of the final engineering approval. The ~~Developer~~Applicant, at its sole cost and expense, shall cause to be constructed the following public improvements along with the associated distribution systems interior to the development, as illustrated on ***Exhibit "D"***:

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- A submersible pump station to accommodate the Lippe tract and located at or near the Lippe tract and Channell Way. If the ~~Developer~~Applicant qualifies under the County's pro-rata share program, it may be partially reimbursed via the County's pro-rata share policy as others tie into and use the force main installed by the ~~Developer~~Applicant from the Lippe pump station to the force main connection at The Crossing's pump station parcel.

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- A submersible lift station on the Pitt tract. This station will discharge sewer flows into an extension of the existing gravity sewer system located on the south side of Route 17 at Northgate Drive. The gravity system will convey the flows from the Pitt tract and Tract 11 (Eagle Harbor, L.L.C.) to the existing Northgate Drive pump station (PS #39).

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V. Amenities Plans

1. The ~~Developer~~Applicant shall submit its site plan for the amenities to be constructed on the portion of the Property known as Phase 3 prior to recording the final subdivision plat for Phase 3, which amenities shall consist of a clubhouse, swimming pool, parking lot and related facilities, and commence construction of the amenities prior to issuance by the County of the building permit for the 50th home to be constructed within Phases 1 and 3.

VI. Homeowners' Association and Restrictive Covenants

1. The ~~Developer~~Applicant shall form a homeowners' association ("Association"), which may also include sub-associations, in accordance with Virginia law, and prepare a Declaration of Covenants, Conditions and Restrictions ("Declaration"). All owners of lots within the project shall be voting members of the Association and shall be subject to assessments pursuant to the Declaration. The Declaration shall provide for the conveyance of all of the common areas, open spaces, green areas, recreation areas and facilities and the

stormwater management system to the Association and impose upon the Association enforcement responsibility of the age restricted provisions of the subject Property. The Declaration shall be subject to the approval of the County Attorney and shall be duly recorded in the Clerk's Office for the Circuit Court of Isle of Wight County. The Declaration shall be recorded prior to recordation of the first final subdivision plat.

VII. General

1. This Amendment to Amended and Restated Proffer Statement shall be binding upon and shall inure to the benefit of the parties hereto, and their respective heirs, successors and/or assigns. The obligations of the ~~Developer~~Applicant hereunder shall be binding upon and enforceable against any subsequent owner or owners of the Property or any portion thereof other than owners of individual lots within the project or, other than as set forth herein, the Association.

2. In the event that any clause, sentence, paragraph, subparagraph, section or subsection of this Amended and Restated Proffer Statement shall be judged by any court of competent jurisdiction to be invalid or unenforceable for any reason, including a declaration that it is contrary to the Constitution of the Commonwealth of Virginia or of the United States, or if the application thereof to any owner of any portion of the Property or to any government agency is held invalid, such judgment or holding shall he confined in its operation to the clause, sentence, paragraph, subparagraph, section or subsection hereof, or the specific application thereof directly involved in the controversy in which the judgment or holding shall have been rendered or made, and shall not in any way affect the validity of any other clause, sentence, paragraph, subparagraph, section or provision hereof.

3. If the Application is not approved by the County, this Amendment to Amended and Restated Proffer Statement shall be null and void.

* * * * *

The Applicant represents that all Owners with a legal interest in the Property have signed this Proffer Statement, that they have full authority to bind the Property to these conditions, and that the Proffers are entered into voluntarily.

~~SIGNATURES ARE~~ SIGNATURE ON THE FOLLOWING ~~PAGES~~PAGE

SIGNATURE ~~PAGES~~PAGE

APPLICANT:

~~East West Partners of Virginia, Incorporated,~~
~~a Virginia corporation~~

_____
~~Branch P. Lawson~~
~~Senior Vice President~~

~~Commonwealth of Virginia~~
~~City/County of _____, to wit:~~

~~Subscribed and sworn to before me, _____, a Notary Public in and for the Commonwealth of Virginia, by Branch P. Lawson, Senior Vice President of East West Partners of Virginia, Incorporated, on behalf of such company this ___ day of November 2020.~~

_____
~~Notary Public~~

~~My commission expires: ____/____/____.~~

EAGLE HARBOR, L.L.C.:

Eagle Harbor, L.L.C., a Virginia limited liability company,
by Eagle Harbor Management Corporation, a Virginia
corporation, its Manager

By: _____
Branch P. Lawson
President

Commonwealth of Virginia
City/County of _____, to wit:

Subscribed and sworn to before me, _____, a Notary Public in and for the Commonwealth of Virginia, by Branch P. Lawson, President of Eagle Harbor Management Corporation, a Virginia corporation, Manager of Eagle Harbor, L.L.C., a Virginia limited liability company, on behalf of such company this ___ day of November 2020.

_____
Notary Public

My commission expires: ____/____/____.

~~DEVELOPER:~~

EH2, L.L.C., a Virginia limited liability company,
by EWP Entity Management Corporation, a Virginia
corporation, its Manager

_____
Branch P. Lawson
Senior Vice President

Commonwealth of Virginia
City/County of _____, to wit:

Subscribed and sworn to before me, _____, a Notary Public in and for the Commonwealth of Virginia, by Branch P. Lawson, Senior Vice President of EWP Entity Management Corporation, a Virginia corporation, Manager of EH2, L.L.C., a Virginia limited liability company, on behalf of such company this ___ day of ~~November 2020~~~~February~~March 2024.

_____
Notary Public

My commission expires: / /

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Exhibit "A"

~~Amended~~ Master Plan

[Attached.]

Exhibit "B"

Amended Neighborhood Plan Book

[Attached.]

Exhibit "C"

Proposed Roadway and Intersection Improvement Plan

[Attached.]

Exhibit "D"

Updated Pitt and Lippe Parcels Master Water and Sewer Plans

[Attached.]

Amended Neighborhood Plan Book for the Pitt and Lippe Property - Single Family Detached & Townhomes

Carrollton, VA

November 6, 2020

Revised March 13, 2024

By East West Partners of Virginia, Incorporated

Community Narrative

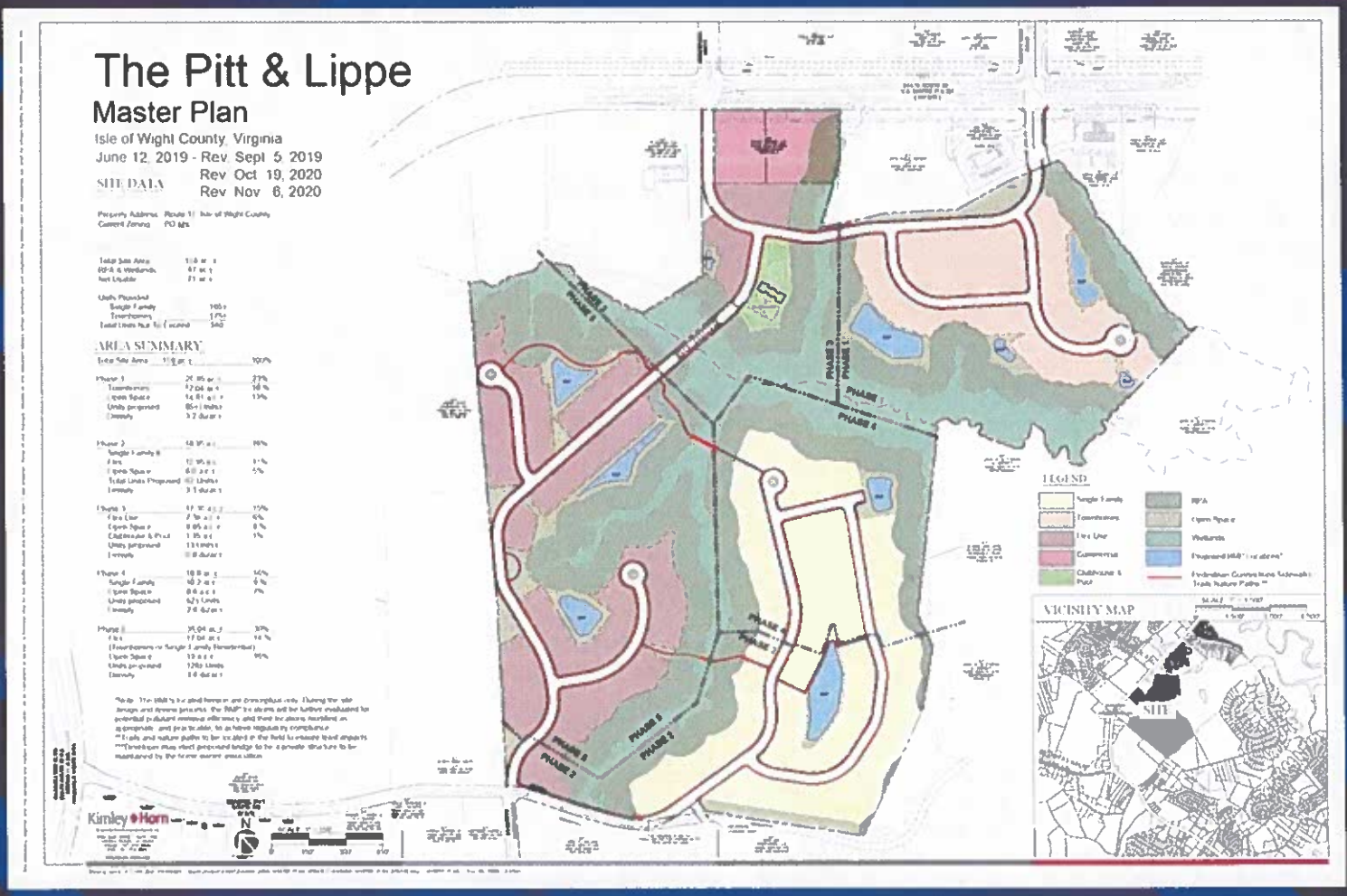
The Pitt & Lippe property will be developed into a planned, Active Adult/Age Restricted neighborhood offering a diverse mix of single-family and townhome housing styles demonstrating high quality architecture. The network of streets, pedestrian sidewalks and paths will connect the homes to neighborhood open spaces and amenities. The community will also provide easy access via sidewalks, pedestrian trails and a local road network to commercial, retail, healthcare and restaurant services along Route 17/Carrollton Blvd and Eagle Harbor.

- Minimum lot area, width, frontage and bulk regulations shall comply with the minimums stated within the Neighborhood Plan Book in accordance with the flexibility offered by the PD-MX zoning district regulations.
- The architecture of the residential areas, along with the planned landscape and hardscape features, will complement the already existing residential neighborhoods in close proximity.
- A diversity of homes will be offered consisting of 3, 4 and 5-plex townhome units along with smaller, single family detached homes built to accommodate design characteristics desired by 55+, Active Adult buyers.
- Extensive Architectural Guidelines for residential development will be created for implementation and oversight by the Homeowners' Association.

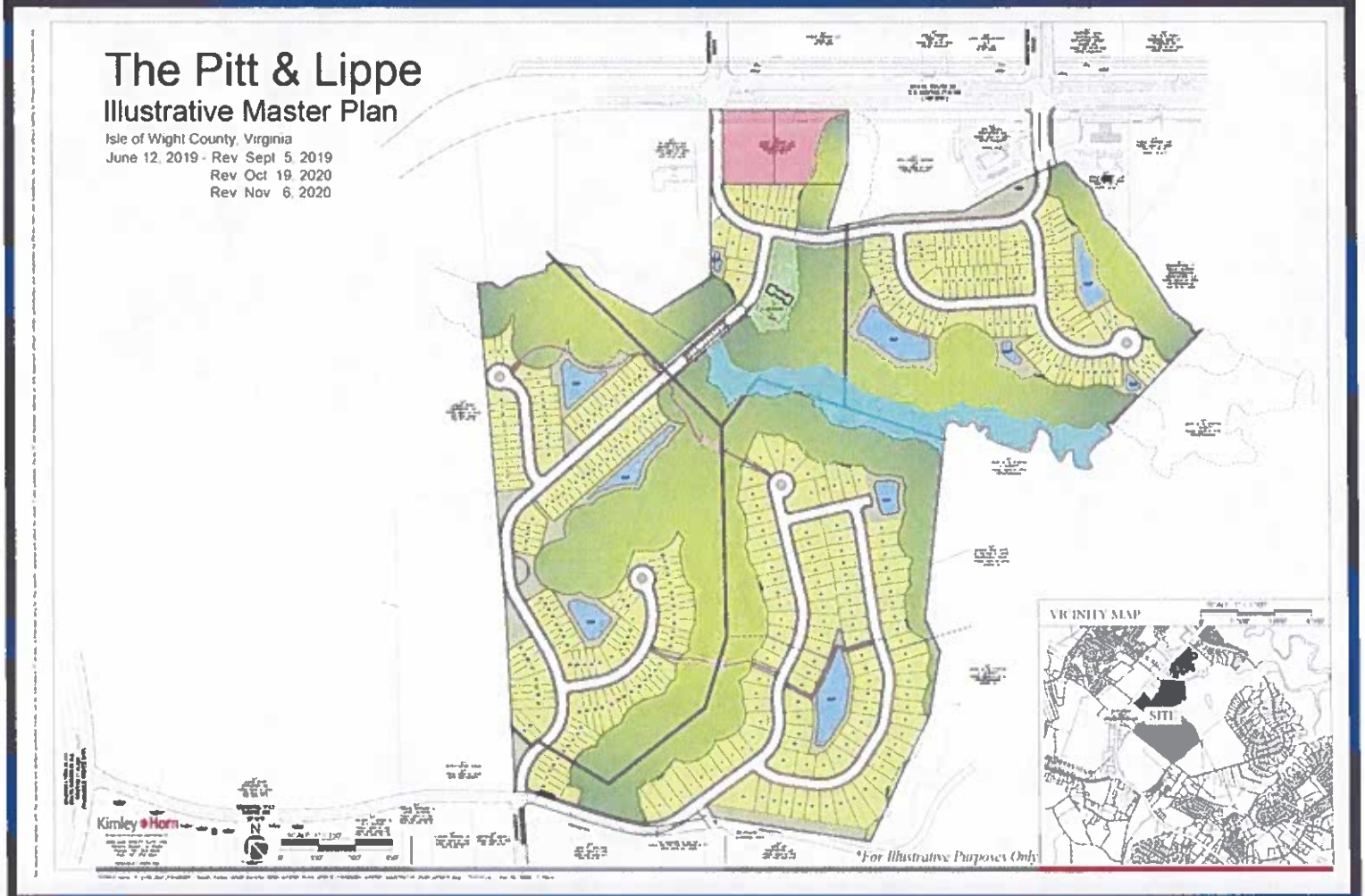
Community Narrative Continued

- The Master Plan shows a designated Flex Use area. This area has been identified to allow for flexibility to react to market conditions with the appropriate mix of single family lots or townhome units. The unit mix may be adjusted between the two product types in the Flex Use area accordingly.
- The maximum number of units is 340 consisting of a mix of single family detached and townhome units.
- All streets, other than the area noted as a private bridge, will be public within the community, local in nature and built to VDOT standards.
- Sidewalks will be built to VDOT standards when constructed within the right of way and will be maintained by the community's homeowners' association.
- Other pathways will provide connectivity to community open space, amenities, retail and other commercial services.

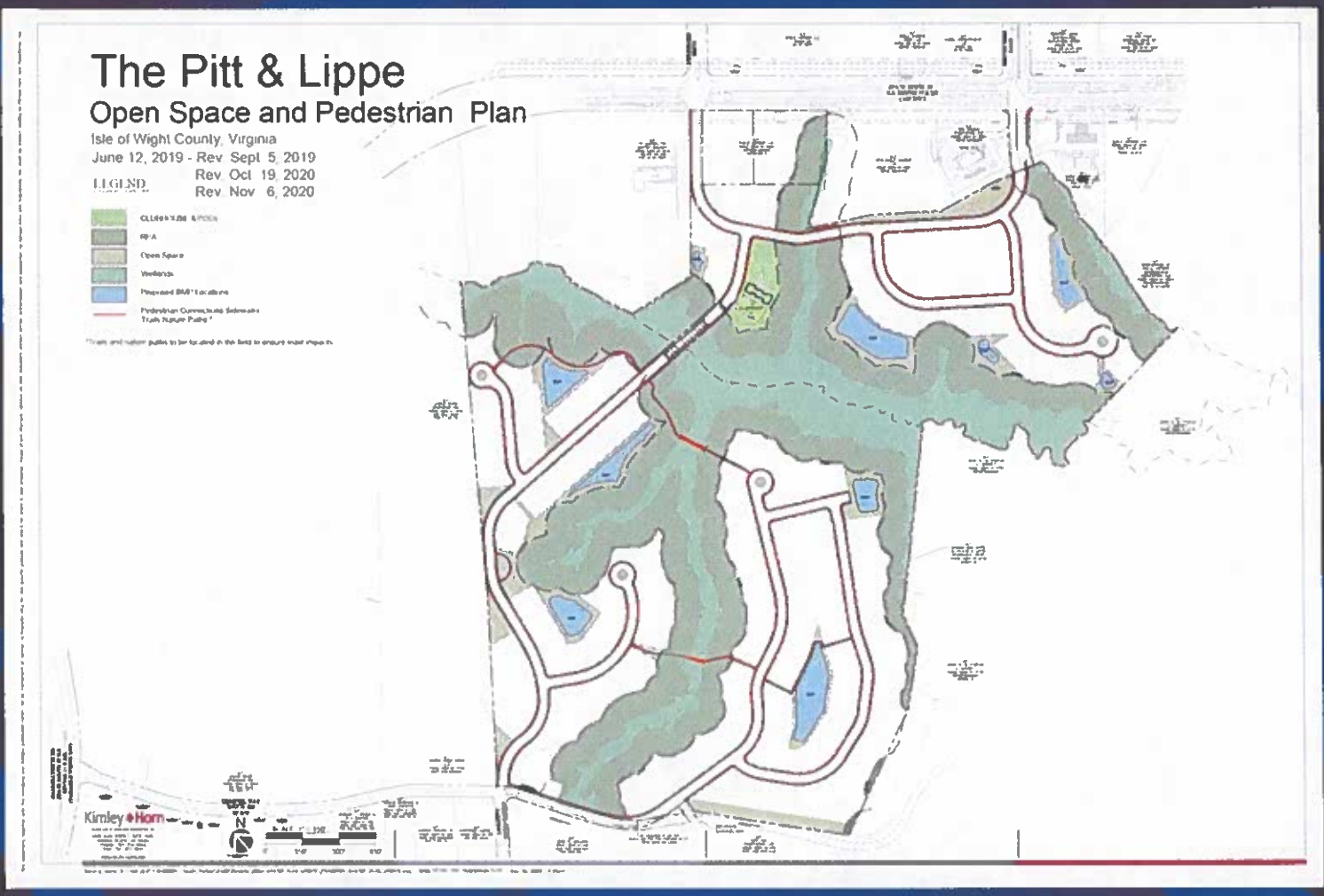
The Pitt & Lippe Master Plan



The Pitt & Lippe Illustrative Master Plan



Open Space and Pedestrian Plan



Single Family 50' Wide Lots

- Min Lot Width:.....50' (measured at Front Yard Setback)
- Min Lot Area:.....5,500 s.f.
- Min House Size:...One-story 1,400 sq ft/ Two-story 1,600 sq ft
- Front Yard Setback:.....20' (Can be greater as needed to achieve the 50' minimum lot width but shall not exceed 60')
- Rear Yard Setback.....15'
- Rear Yard Setback for RPA lots...5' Min./Average 10'
- Side Yard Setback:.....5'
- Side Yard Setback to ROW.....20'

Encroachments:

- *Porches and steps may encroach up to 5' within the front yard setback. Bay windows may also extend up to 2' into the front yard setback.
- *On front load garages, a decorative, single garage door will be used that incorporates cottage or traditional window panels and decorative hinges.
- *Accessory structures shall be set back a minimum of 5' from the rear yard property line.

Townhomes

- Min Lot Width:.....28’
- Min Lot Depth.....N/A
- Min Lot Area:.....N/A
- Min House Size:.....1,000 sq. ft.
- Front Yard Setback:.....20’
- Rear Yard Setback.....15’
- Rear Yard Setback for RPA lots…5’ Min./average 10’
- Building Separation.....15’
- Side Yard Setback to ROW.....20’

Encroachments:

- Porches and steps may encroach up to 5’ and bay windows up to 2’ into the front yard setback.
- *On front load garages, decorative garage doors will be used incorporating window panels and decorative hinges.
- The garage door may extend further forward on the lot than the front door of the unit. The staggered front setback will not vary from unit to unit. Varied front elevation planes and broken roof lines created through the use of hip and gabled roof construction provides a architecturally pleasing façade.
- The architectural guidelines will require an enhanced landscape package featuring foundation plantings, vertical landscaping anchoring at building corners and an enhanced street tree program.
- Parking requirements may be met via on-street parking, within the designated garage and driveway space provided for each unit.

Architectural Concepts for Single Family Detached and Townhome Units

- The Architectural Guidelines for residential development shall include, but not be limited to, the following:
- House styles will reflect timeless elegance that comes from the careful use of classical design elements in the facades. Home designs will promote a strong visual sense of community in the streetscape and front yards. House styles will be designed in a harmonious blend of architectural styles such as Classic Southern Style, American Traditional, American Craftsman, and Coastal Cottage to name a few.
- Through careful planning, and the application of the Architectural Guidelines, homes on adjacent and nearby lots shall be harmonious with one another reflecting diversity in architectural design features, colors and materials.
- Each type of home must meet minimum landscape requirements as specified in the Architectural Guidelines and adhere to the minimum requirements of Article VIII of the County Zoning Ordinance.
- Corner lots will have the side elevation closest to the street landscaped with the same care and detail as the front elevation.
- An average of one street tree, complying with VDOT standards, will be provided for every two townhome lots.
- A minimum of one tree will be located in the yard space outside of the right of way for every single family lot.

Architectural Concepts for Single Family Detached and Townhome Units

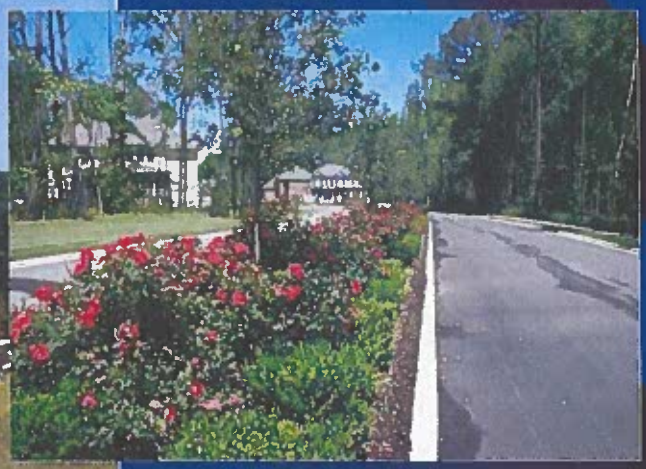
- Detached units shall be built on raised slab or crawl space foundations. Masonry foundations will be used on the front elevation (and side elevation on a corner lot) of all detached units and shall be brick form, brick or stone. The remaining elevations may be parged and painted to match the front elevation foundation.
- Construction on a concrete slab surface shall be limited to townhome units to comply with handicap accessibility requirements.
- Stoops on front elevations shall be treated with masonry and finished with brick form, brick or stone.
- Brick, wood, clapboard, cement siding (James Hardie or other similar brand), vinyl, natural and cultured stone, smooth finish stucco, or other various sidings can all be used for exterior walls.
- Vinyl siding or vinyl accent areas will consist of a .44 gauge, premium vinyl product.
- Generally roofs must have at least an 8/12 pitch or greater unless a lesser pitch is appropriate given the architectural style of the home.

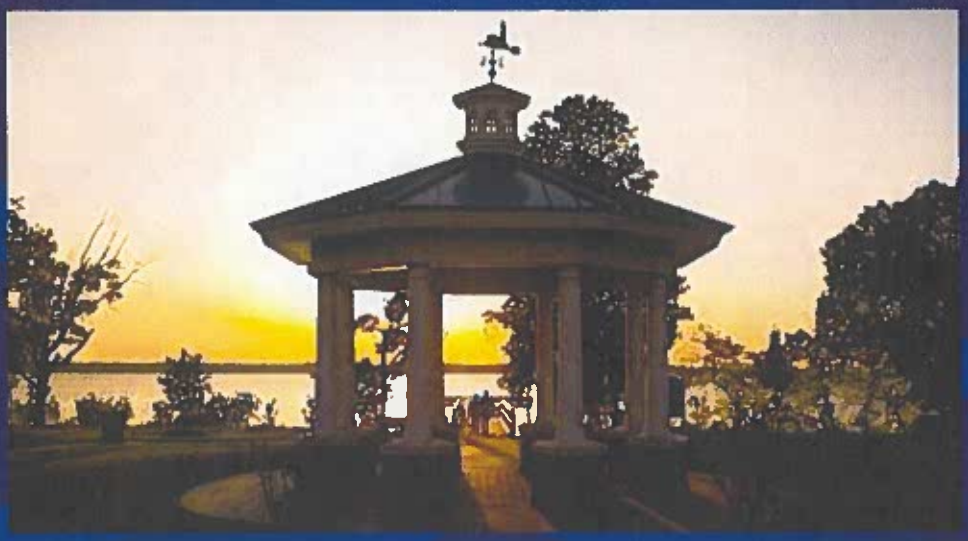
Concept Rendering for Townhome Units

Community Features

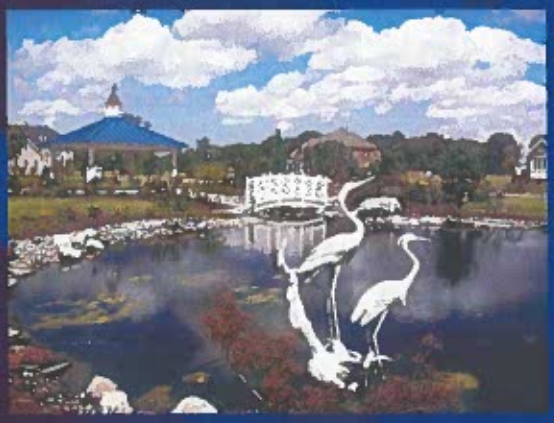
- The Open Space and Pedestrian Plan identifies an open space and trail network to provide residents walkable opportunities for recreation, community activities and access to retail and commercial businesses.
- The amenities will include a recreation center consisting of a clubhouse, pool and walking trails designed for 55+ living.
- Site furniture such as benches, lighting, trash receptacles and decorative street signs will be used to complement the site architecture.
- Raised timber pedestrian crossings will provide neighborhood connectivity as well as a walking connection to the amenity center.
- Additional amenities may include community gardens, passive parks suitable for active adults and welcoming community entrances.

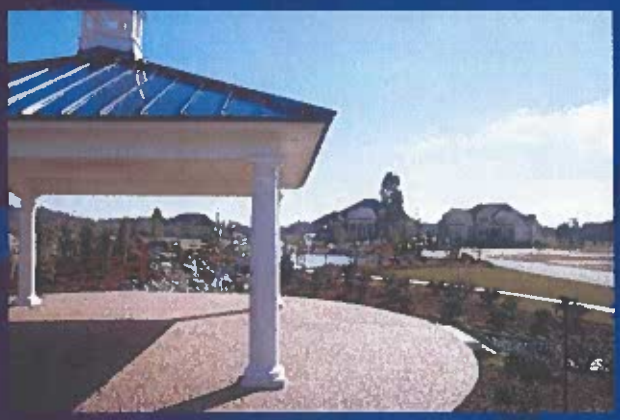
Concept Landscape/Hardscape





©2008 John Henley





COUNTY OF ISLE OF WIGHT
AMENDMENT TO AMENDED AND RESTATED PROFFER STATEMENT

PITT & LIPPE TRACTS

Applicant's name: EH2, L.L.C.

Date: March 13, 2024

Property: 34-01-077D/Inst. #01924 ("Lippe")
34-01-077/Instrument #165683 ("Pitt")

These amended proffers are made as of the 13th day of March 2024 by EH2, L.L.C. as Applicant.

East West Partners of Virginia, Incorporated (the "Original Applicant") filed a rezoning application with the Isle of Wight County Planning and Zoning Department ("Application") with certain proffers more fully set forth therein ("Proffers") requesting a change in the zoning of the Pitt and Lippe parcels from Rural Agricultural Conservation and the rear 3.2+/- acre portion of the Eagle Harbor parcel (such parcels collectively the "Property") from Conditional General Commercial (C-GC) to Conditional Planned Development-Mixed Use (C-PD-MX). The remaining 3.42+/- acres of the Eagle Harbor parcel will maintain its General Commercial (C-GC) zoning. The Application and Proffers were approved by the Board of Supervisors of Isle of Wight County on January 16, 2020. Subsequently, the Proffers were amended and restated by the Original Applicant on November 6, 2020. By Boundary Line Adjustment Plat for EH2, L.L.C. and Carrollton Baptist Church dated July 14, 2021 and recorded in the Clerk's Office as Instrument 210005348, the portion of Parcel 34-01-003A1 included in this case became part of Parcel 31-01-077.

The Applicant wishes to further amend and restate the Proffers as follows:

The Applicant voluntarily proffers that the development of the Property shall be in strict accordance with the conditions set forth below and does hereby waive any right to challenge, in any judicial or administrative proceedings, the legality of such conditions or to assert a claim for compensation resulting from such conditions (except where compensation is expressly provided for in the conditions) under federal or Virginia law.

These proffered conditions ("Proffers") are the only conditions offered on this rezoning, and the prior Proffers on the Property are hereby superseded by these Proffers and any and all previous proffers on the Property are hereby void and of no further force and effect.

All improvements, land, easements, dedications, gifts, proffers and other conveyances to the County shall be in fee simple, without cloud of title or encumbrance of any kind.

I. Development of the Property

1. Pursuant to Section 4-14006 of the Isle of Wight County Zoning Ordinance, development of the Property shall be in substantial accordance with the *Pitt & Lippe Master Plan* prepared by Kimley-Horne and Associates, Inc.,, dated June 12, 2019, revised September 5, 2019, and November 6, 2020, and attached hereto as ***Exhibit "A"*** ("Master Plan"), as approved and/or amended by the Planning Commission and Board of Supervisors, including without limitation, the related components submitted with the Application, and the terms of these Proffers. The Applicant reserves the right to make minor adjustments during preliminary and final site plan approval and/or preliminary and final subdivision construction plan approval to address grading, drainage, stormwater and environmental requirements and other final engineering considerations as may be necessary and permitted by the reviewing authority.

2. All streets shall be designed and built in substantial conformance with the Master Plan attached hereto as ***Exhibit "A"*** and in accordance with VDOT requirements. The Applicant shall construct a pedestrian bridge connecting Phases 3 & 5 in accordance with County ordinances in approximately the same location shown on the Master Plan.

3. All buildings, bulk regulations, open space and pedestrian pathways shall be in accordance with the *Amended Neighborhood Plan Book for the Pitt and Lippe Property – Single Family Detached & Townhomes*, prepared by East West Partners of Virginia, Incorporated, dated November 6, 2020, as amended March 13, 2024 and attached hereto as ***Exhibit "B"***.

4. The maximum number of residential units shall not exceed 340 consisting of a mix of single family detached and townhomes units.

5. All units shall be occupied solely as "housing for older persons" as such term is defined in Section 36.96.7.A. of the Virginia Fair Housing Law, Title 36, Chapter 5.1 of the Code of Virginia (1950), as amended, provided no person under 19 years of age shall be housed or domiciled or shall reside in any unit. For purposes of the foregoing, a person shall be deemed to be housed, domiciled or to reside in a unit if he or she stays overnight for more than 75 days in any 90-day period or for more than 90 days in any 12-month period. Such restriction shall be set forth in the Declaration and enforced by the Association (as such terms are defined at VI.1 below).

II. Land Use

1. The Property shall be used as permitted under the PD/MX zoning classification as conditioned herein.

III. Transportation

1. The Applicant, at its sole cost and expense, shall cause to be constructed the following transportation improvements in accordance with the recommended improvements

contained in the *VDOT approved Traffic Impact Analysis (TIA) for the Pitt and Lippe – Age Restricted Residential Development* dated September 2019 and prepared by Kimley-Horn and Associates, Inc. and/or as amended by the Isle of Wight County and VDOT approved Traffic Impact Analysis Update for South Harbor – Age Restricted Residential Development dated December 2023. The designated phase for construction for each of these improvements is shown parenthetically.

Carrollton Boulevard (U.S. Route 17) at Smiths Neck Road:

- Install a third signal head on the mast arm serving the westbound approach of Smiths Neck Road to accommodate the exclusive left-turn lane, through lane and exclusive right-turn lane. (Phase 1)

- Modify existing signal heads on the mast arm serving the eastbound approach of Smiths Neck Road to accommodate the dual exclusive left-turn lanes and a shared through/right turn lane. Replace existing lane control signage on the mast arm to reflect dual left-turn movement. (Phase 1)

- Southbound Carrollton Boulevard: Improve/extend the existing U.S. Route 17 southbound left-turn lane storage and taper lengths to be consistent with the turn-lane warrant operational analysis results provided in Appendices and/or the recommendation as described in the VDOT approved Pitt and Lippe TIA, dated September 2019. (Phase 1)

- Northbound Carrollton Boulevard: Improve/extend the existing U.S. Route 17 northbound left-turn lane storage and taper lengths to be consistent with the turn-lane warrant operational analysis results provided in Appendices and/or the recommendation as described in the VDOT approved Pitt and Lippe TIA, dated September 2019. (Phase 3)

- Eastbound Smiths Neck Road: Restripe and update signage to reflect the accommodation of two exclusive left-turn lanes and one exclusive shared through/right lane. (Phase 1)

- Westbound Smiths Neck Road: The Applicant shall construct the improvements depicted on the *Pitt & Lippe Proposed Roadway and Intersection Improvement Plan* as prepared by Kimley-Horn and dated September 10, 2019, and revised November 6, 2020 and attached hereto as ***Exhibit "C"***. These improvements will generally consist of the following:
    - Approach/Outbound Lanes:
        - Construct an exclusive right-turn lane extending from the 7-Eleven driveway entrance to the intersection with Carrollton Boulevard. (Phase 1)
        - Delineate the westbound approach to consist of an exclusive left-turn lane, exclusive through lane and exclusive right-turn lane. (Phase 1)
    - Receiving/Inbound Lanes

- Construct 4' raised concrete median between the 7-Eleven/Bojangles intersection and the Carrollton Boulevard intersection. (Phase 1)
- Construct two inbound lanes to consist of an inside travel lane to serve as an exclusive left-turn lane and an outside lane designated as a shared through/right-turn lane. (Phase 1)
- Modify the channelized right-in only driveway (e.g. driveway entrance width and associated driveway radii) serving the Bojangles/Shoppes at Eagle Harbor. (Phase 1)

➢ Smiths Neck Road at 7-Eleven/Bojangles: Improve this intersection to consist of the following:
  - Configure intersection to be three-way STOP controlled
    - The Bojangles, 7-Eleven and the northbound Driveway 1/Connection from the Pitt property be STOP controlled. (Phase 1)
    - The southbound Driveway 1/Connection to the Pitt property and the southbound left-turn movement to the 7-Eleven entrance driveway will be free-flow operations. (Phase 1)
    - Signage and pavement markings will consist of the following:
      - "DO NOT BLOCK INTERSECTION" signage.
      - Intersection pavement markings delineating the area not to block.

      (Phase 1)

Carrollton Boulevard (U.S. Route 17) at Northgate Drive:

➢ Northbound Carrollton Boulevard: Improve the existing northbound right-turn lane storage and taper lengths to be consistent with the turn-lane warrant operational analysis results provided in Appendices and/or the recommendations as described in the VDOT approved Pitt and Lippe TIA, dated September 2019. (Phase 3)

➢ Southbound Carrollton Boulevard: Improve/extend the existing southbound U.S. Route 17 left-turn lane storage and taper lengths to be consistent with the recommendation as described in the VDOT approved Pitt and Lippe TIA, dated September 2019. (Phase 3)

Northgate Drive Phase 3 Interim Improvements:

- Eastbound Northgate Drive: Implement site access/movement restrictions during peak periods (i.e. install signage reflecting no left or through movements Monday – Friday 6:00 AM to 9:00 AM and 3:00 PM to 6:00 PM). (Phase 3)
- Westbound Northgate Drive: Implement site access/movement restrictions during peak periods (i.e. install signage reflecting no left or through movements Monday – Friday 6:00 AM to 9:00 AM and 3:00 PM to 6:00 PM). (Phase 3)

Northgate Drive/South Village Way Phase 5 Permanent Partial Access Improvement

Raised islands and lane striping improvements at both the Northgate Drive and South Village Way intersections with Carrollton Boulevard to prohibit left turns from

Northgate Drive and South Village Way onto Carrollton Boulevard from both these two side streets. This improvement will be constructed prior to plat recordation of Phase 5C.

Channell Way:

- Between Whippingham Parkway and Lori Anne Way the Applicant will widen up to 2 feet on one side of the existing roadway to establish a 20-foot pavement width. The 2-foot additional pavement width will be built based on specifications agreed to by the Applicant and VDOT. A final asphalt surface overlay of 1.5 inches will be applied over the entire 20-foot pavement width.
  - No ditch or shoulder improvements are included along this defined segment of Channell Way
  - These pavement improvements will be implemented as a part of South Harbor Phase 2. The final overlay of asphalt will occur at the same time the final surfacing of the street is scheduled for Phase 2 of the development. (Phase 2)

Carrollton Boulevard (U.S. Route 17) at Channell Way/Deep Bottom Drive:

- Northbound Carrollton Boulevard: Modify the striping of the outside travel lane and shoulder to create a right turn taper from northbound Carrollton Boulevard to eastbound Channell Way. The restriping will occur during the implementation of the improvements associated with the westbound approach of Channell Way at Carrollton Boulevard. (Phase 2)

- Westbound Channell Way: Improve the westbound approach between Carrollton Boulevard and Lori Anne Way to consist of one shared through/left-turn lane and one exclusive right-turn lane. These improvements shall be consistent with the recommendations as described in the Isle of Wight County and VDOT approved South Harbor – Age Restricted Residential Development TIA Update dated December 2023. (Phase 4)

Southbound Carrollton Boulevard turn lane at Spadea Way:

At such time Spadea Way is built by others and connected to Phase 5A of South Harbor, and same right of way has been dedicated, the Applicant will extend the current storage and taper to consist of 400 feet of storage and 200 feet of taper. However, at the latest, this will be built prior to the plat recordation for Phase 5B.

Spadea Way Connection at South Harbor Property Line

As part of Phase 5A, design and construct the portion of Spadea Way connecting South Harbor Phase 5A to the South Harbor/Tower Parcel property line.

IV. Water and Sewer

1. The Property shall be served by a public water system and a public sanitary sewer system. The public water and sewer systems shall be conveyed to the County, at no cost, for its ownership, operation, and maintenance at the time applicable phases of the water and sewer systems are completed during site development of the Property. All public water and sewer systems shall be constructed by the Applicant in conformance with the updated *Pitt and Lippe Parcels Master Water and Sewer Plans* dated June 12, 2019, revised September 5, 2019 and November 6, 2020 attached hereto as ***Exhibit "D"***. The public portions of the water and sewer systems will be located within dedicated public street rights-of-way, public utility easements or other public property controlled by the County. The size of water and sewer lines interior to the development shall be determined as part of the final engineering approval. The Applicant, at its sole cost and expense, shall cause to be constructed the following public improvements along with the associated distribution systems interior to the development, as illustrated on ***Exhibit "D"***.

- A submersible pump station to accommodate the Lippe tract and located at or near the Lippe tract and Channell Way. If the Applicant qualifies under the County's pro-rata share program, it may be partially reimbursed via the County's pro-rata share policy as others tie into and use the force main installed by the Applicant from the Lippe pump station to the force main connection at The Crossing's pump station parcel.

- A submersible lift station on the Pitt tract. This station will discharge sewer flows into an extension of the existing gravity sewer system located on the south side of Route 17 at Northgate Drive. The gravity system will convey the flows from the Pitt tract and Tract 11 (Eagle Harbor, L.L.C.) to the existing Northgate Drive pump station (PS #39).

V. Amenities Plans

1. The Applicant shall submit its site plan for the amenities to be constructed on the portion of the Property known as Phase 3 prior to recording the final subdivision plat for Phase 3, which amenities shall consist of a clubhouse, swimming pool, parking lot and related facilities, and commence construction of the amenities prior to issuance by the County of the building permit for the 50th home to be constructed within Phases 1 and 3.

VI. Homeowners' Association and Restrictive Covenants

1. The Applicant shall form a homeowners' association ("Association"), which may also include sub-associations, in accordance with Virginia law, and prepare a Declaration of Covenants, Conditions and Restrictions ("Declaration"). All owners of lots within the project shall be voting members of the Association and shall be subject to assessments pursuant to the Declaration. The Declaration shall provide for the conveyance of all of the common areas, open spaces, green areas, recreation areas and facilities and the stormwater management system to the Association and impose upon

the Association enforcement responsibility of the age restricted provisions of the subject Property. The Declaration shall be subject to the approval of the County Attorney and shall be duly recorded in the Clerk's Office for the Circuit Court of Isle of Wight County. The Declaration shall be recorded prior to recordation of the first final subdivision plat.

VII. General

1. This Amendment to Amended and Restated Proffer Statement shall be binding upon and shall inure to the benefit of the parties hereto, and their respective heirs, successors and/or assigns. The obligations of the Applicant hereunder shall be binding upon and enforceable against any subsequent owner or owners of the Property or any portion thereof other than owners of individual lots within the project or, other than as set forth herein, the Association.

2. In the event that any clause, sentence, paragraph, subparagraph, section or subsection of this Amended and Restated Proffer Statement shall be judged by any court of competent jurisdiction to be invalid or unenforceable for any reason, including a declaration that it is contrary to the Constitution of the Commonwealth of Virginia or of the United States, or if the application thereof to any owner of any portion of the Property or to any government agency is held invalid, such judgment or holding shall he confined in its operation to the clause, sentence, paragraph, subparagraph, section or subsection hereof, or the specific application thereof directly involved in the controversy in which the judgment or holding shall have been rendered or made, and shall not in any way affect the validity of any other clause, sentence, paragraph, subparagraph, section or provision hereof.

3. If the Application is not approved by the County, this Amendment to Amended and Restated Proffer Statement shall be null and void.

* * * * *

The Applicant represents that all Owners with a legal interest in the Property have signed this Proffer Statement, that they have full authority to bind the Property to these conditions, and that the Proffers are entered into voluntarily.

SIGNATURE ON THE FOLLOWING PAGE

SIGNATURE PAGE

APPLICANT:

EH2, L.L.C., a Virginia limited liability company,
by EWP Entity Management Corporation, a Virginia
corporation, its Manager

Branch P. Lawson
Senior Vice President

Commonwealth of Virginia
City/County of Isle of Wight, to wit:

Subscribed and sworn to before me, Jennifer DeStasio a Notary Public in and for the Commonwealth of Virginia, by Branch P. Lawson, Senior Vice President of EWP Entity Management Corporation, a Virginia corporation, Manager of EH2, L.L.C., a Virginia limited liability company, on behalf of such company this 13 day of March 2024.

Notary Public

My commission expires: 4/30/2025

JENNIFER DESTASIO
Notary Public
Commonwealth of Virginia
Registration No. 367225
My Commission Expires Apr 30, 2025

Exhibit "A"

Master Plan

[Attached.]

The Pitt & Lippe

Master Plan

Isle of Wight County, Virginia
June 12, 2019 - Rev. Sept. 5, 2019
Rev. Oct. 19, 2020
Rev. Nov. 6, 2020

SITE DATA.

Property Address: Route 17 Isle of Wight County
Current Zoning: PD-MX

Total Site Area	118 ac ±
RPA & Wetlands	47 ac ±
Net Usable	71 ac ±

Units Provided
- Single Family: 165 ±
- Townhomes: 175 ±

Total Units Not To Exceed: 340

AREA SUMMARY.

Total Site Area	118 ac ±	100%
Phase 1	**26.85 ac ±**	**23%**
Townhomes	12.04 acs	10 %
Open Space	14.81 a.c.±	13%
Units proposed	65± Units	
Density	3.2 du/acs	
Phase 2	**10.95 a.c.**	**16%**
Single Family & Flex	12.95 a.c.	11%
Open Space	6.0 a.c.±	5%
Total Units Proposed	62 Units	
Density	3.3 du/acs	
Phase 3	**17.36 a.c.±**	**15%**
Flex Use	7.36 a.c.±	6%
Open Space	8.85 a.c.±	8 %
Clubhouse & Pool	1.15 a.c.	1%
Units proposed	13 Units±	
Density	0.8 du/acs	
Phase 4	**18.8 ac.±**	**16%**
Single Family	10.2 acs	9 %
Open Space	8.6 a.c.±	7%
Units proposed	52± Units	
Density	2.8 du/acs	
Phase 5	**36.04 ac.±**	**30%**
Flex (Townhomes or Single Family Residential)	17.04 acs	14 %
Open Space	19 a.c.±	16%
Units proposed	128± Units	
Density	3.6 du/acs	

*Note: The BMPs located hereon are conceptual only. During the site design and review process, the BMP locations will be further evaluated for pollutant removal efficiency and their locations modified as appropriate and practicable to achieve regulatory compliance.
**Trails and nature paths to be located in the field to ensure least impacts.
***Developer may elect proposed bridge to be a private structure to be maintained by the home owner association.

Exhibit "B"

Amended Neighborhood Plan Book

[Attached.]

Amended Neighborhood Plan Book for the Pitt and Lippe Property - Single Family Detached & Townhomes

Carrollton, VA

November 6, 2020

Revised March 13, 2024

By East West Partners of Virginia, Incorporated

Community Narrative

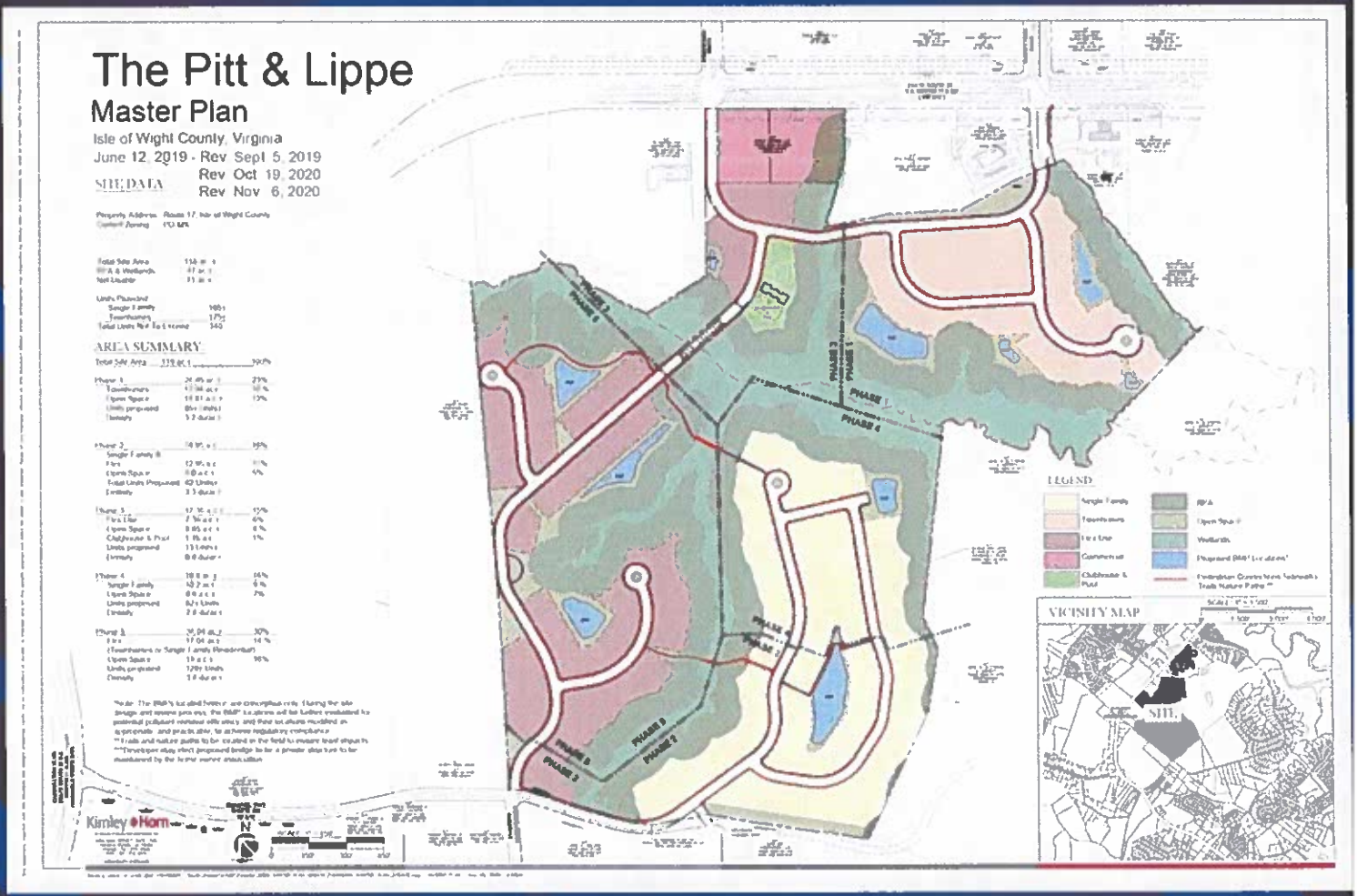
The Pitt & Lippe property will be developed into a planned, Active Adult/Age Restricted neighborhood offering a diverse mix of single-family and townhome housing styles demonstrating high quality architecture. The network of streets, pedestrian sidewalks and paths will connect the homes to neighborhood open spaces and amenities. The community will also provide easy access via sidewalks, pedestrian trails and a local road network to commercial, retail, healthcare and restaurant services along Route 17/Carrollton Blvd and Eagle Harbor.

- Minimum lot area, width, frontage and bulk regulations shall comply with the minimums stated within the Neighborhood Plan Book in accordance with the flexibility offered by the PD-MX zoning district regulations.
- The architecture of the residential areas, along with the planned landscape and hardscape features, will complement the already existing residential neighborhoods in close proximity.
- A diversity of homes will be offered consisting of 3, 4 and 5-plex townhome units along with smaller, single family detached homes built to accommodate design characteristics desired by 55+, Active Adult buyers.
- Extensive Architectural Guidelines for residential development will be created for implementation and oversight by the Homeowners' Association.

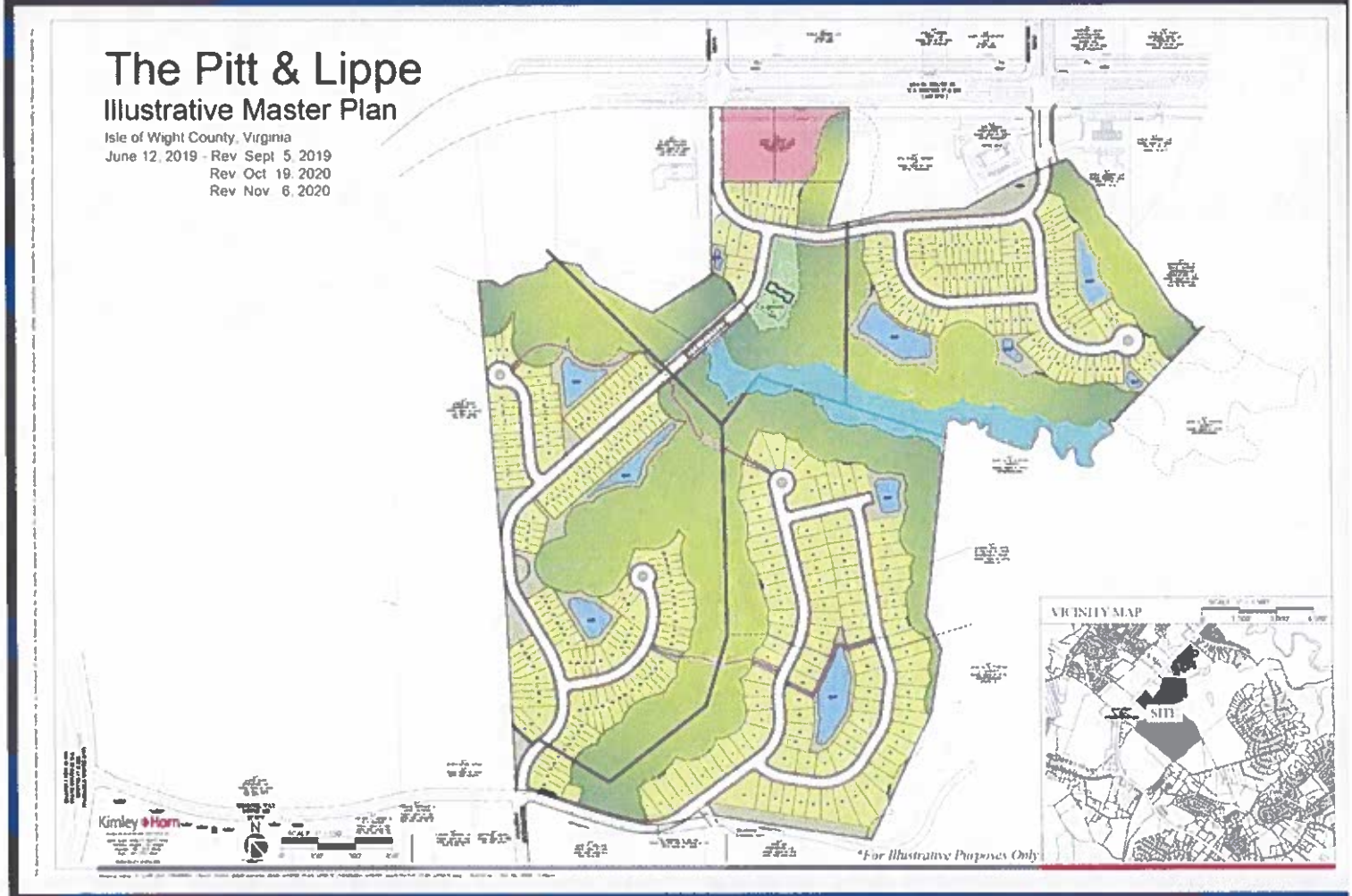
Community Narrative Continued

- The Master Plan shows a designated Flex Use area. This area has been identified to allow for flexibility to react to market conditions with the appropriate mix of single family lots or townhome units. The unit mix may be adjusted between the two product types in the Flex Use area accordingly.
- The maximum number of units is 340 consisting of a mix of single family detached and townhome units.
- All streets, other than the area noted as a private bridge, will be public within the community, local in nature and built to VDOT standards.
- Sidewalks will be built to VDOT standards when constructed within the right of way and will be maintained by the community's homeowners' association.
- Other pathways will provide connectivity to community open space, amenities, retail and other commercial services.

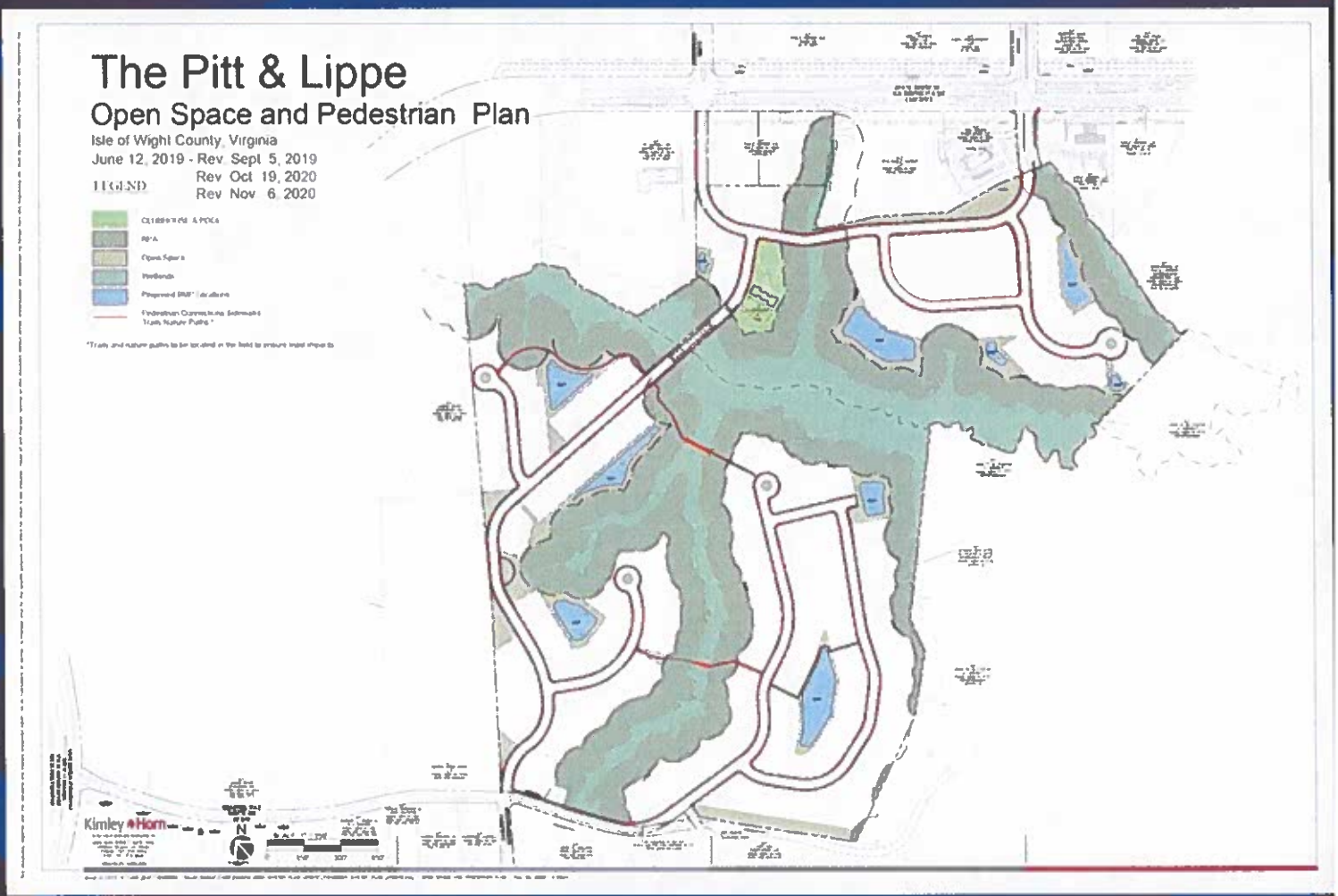
The Pitt & Lippe Master Plan



The Pitt & Lippe Illustrative Master Plan



Open Space and Pedestrian Plan



Single Family 50' Wide Lots

- Min Lot Width:.....50' (measured at Front Yard Setback)
- Min Lot Area:.....5,500 s.f.
- Min House Size:...One-story 1,400 sq ft/ Two-story 1,600 sq ft
- Front Yard Setback:.....20' (Can be greater as needed to achieve the 50' minimum lot width but shall not exceed 60')
- Rear Yard Setback.....15'
- Rear Yard Setback for RPA lots...5' Min./Average 10'
- Side Yard Setback:.....5'
- Side Yard Setback to ROW.....20'

Encroachments:

- *Porches and steps may encroach up to 5' within the front yard setback. Bay windows may also extend up to 2' into the front yard setback.
- *On front load garages, a decorative, single garage door will be used that incorporates cottage or traditional window panels and decorative hinges.
- *Accessory structures shall be set back a minimum of 5' from the rear yard property line.

Townhomes

- Min Lot Width:.....28’
- Min Lot Depth.....N/A
- Min Lot Area:.....N/A
- Min House Size:.....1,000 sq. ft.
- Front Yard Setback:.....20’
- Rear Yard Setback.....15’
- Rear Yard Setback for RPA lots…5’ Min./average 10’
- Building Separation.....15’
- Side Yard Setback to ROW.....20’

Encroachments:

- Porches and steps may encroach up to 5’ and bay windows up to 2’ into the front yard setback.
- *On front load garages, decorative garage doors will be used incorporating window panels and decorative hinges.
- The garage door may extend further forward on the lot than the front door of the unit. The staggered front setback will not vary from unit to unit. Varied front elevation planes and broken roof lines created through the use of hip and gabled roof construction provides a architecturally pleasing façade.
- The architectural guidelines will require an enhanced landscape package featuring foundation plantings, vertical landscaping anchoring at building corners and an enhanced street tree program.
- Parking requirements may be met via on-street parking, within the designated garage and driveway space provided for each unit.

Architectural Concepts for Single Family Detached and Townhome Units

- The Architectural Guidelines for residential development shall include, but not be limited to, the following:
- House styles will reflect timeless elegance that comes from the careful use of classical design elements in the facades. Home designs will promote a strong visual sense of community in the streetscape and front yards. House styles will be designed in a harmonious blend of architectural styles such as Classic Southern Style, American Traditional, American Craftsman, and Coastal Cottage to name a few.
- Through careful planning, and the application of the Architectural Guidelines, homes on adjacent and nearby lots shall be harmonious with one another reflecting diversity in architectural design features, colors and materials.
- Each type of home must meet minimum landscape requirements as specified in the Architectural Guidelines and adhere to the minimum requirements of Article VIII of the County Zoning Ordinance.
- Corner lots will have the side elevation closest to the street landscaped with the same care and detail as the front elevation.
- An average of one street tree, complying with VDOT standards, will be provided for every two townhome lots.
- A minimum of one tree will be located in the yard space outside of the right of way for every single family lot.

Architectural Concepts for Single Family Detached and Townhome Units

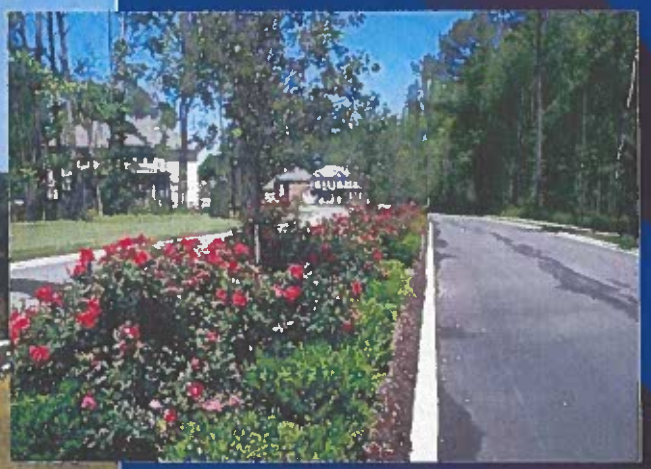
- Detached units shall be built on raised slab or crawl space foundations. Masonry foundations will be used on the front elevation (and side elevation on a corner lot) of all detached units and shall be brick form, brick or stone. The remaining elevations may be parged and painted to match the front elevation foundation.
- Construction on a concrete slab surface shall be limited to townhome units to comply with handicap accessibility requirements.
- Stoops on front elevations shall be treated with masonry and finished with brick form, brick or stone.
- Brick, wood, clapboard, cement siding (James Hardie or other similar brand), vinyl, natural and cultured stone, smooth finish stucco, or other various sidings can all be used for exterior walls.
- Vinyl siding or vinyl accent areas will consist of a .44 gauge, premium vinyl product.
- Generally roofs must have at least an 8/12 pitch or greater unless a lesser pitch is appropriate given the architectural style of the home.

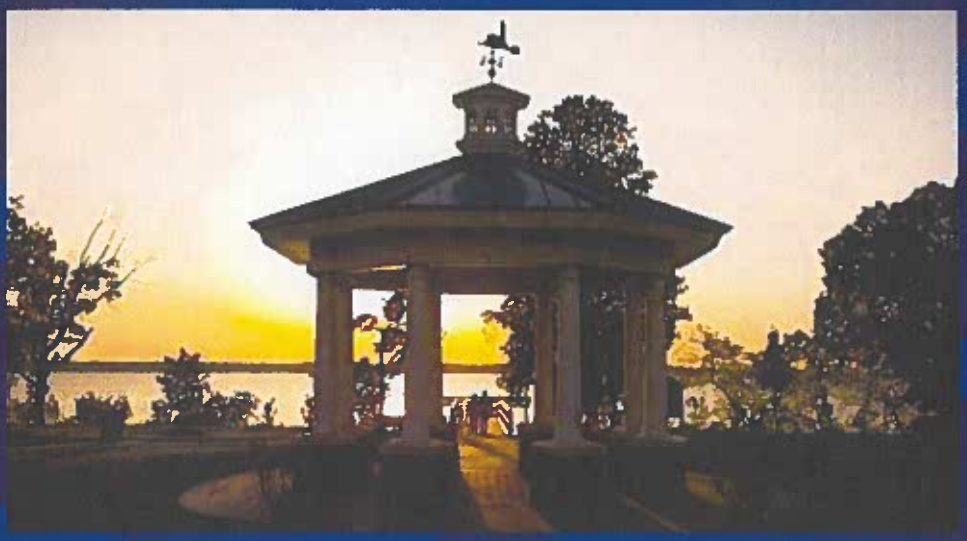
Concept Rendering for Townhome Units

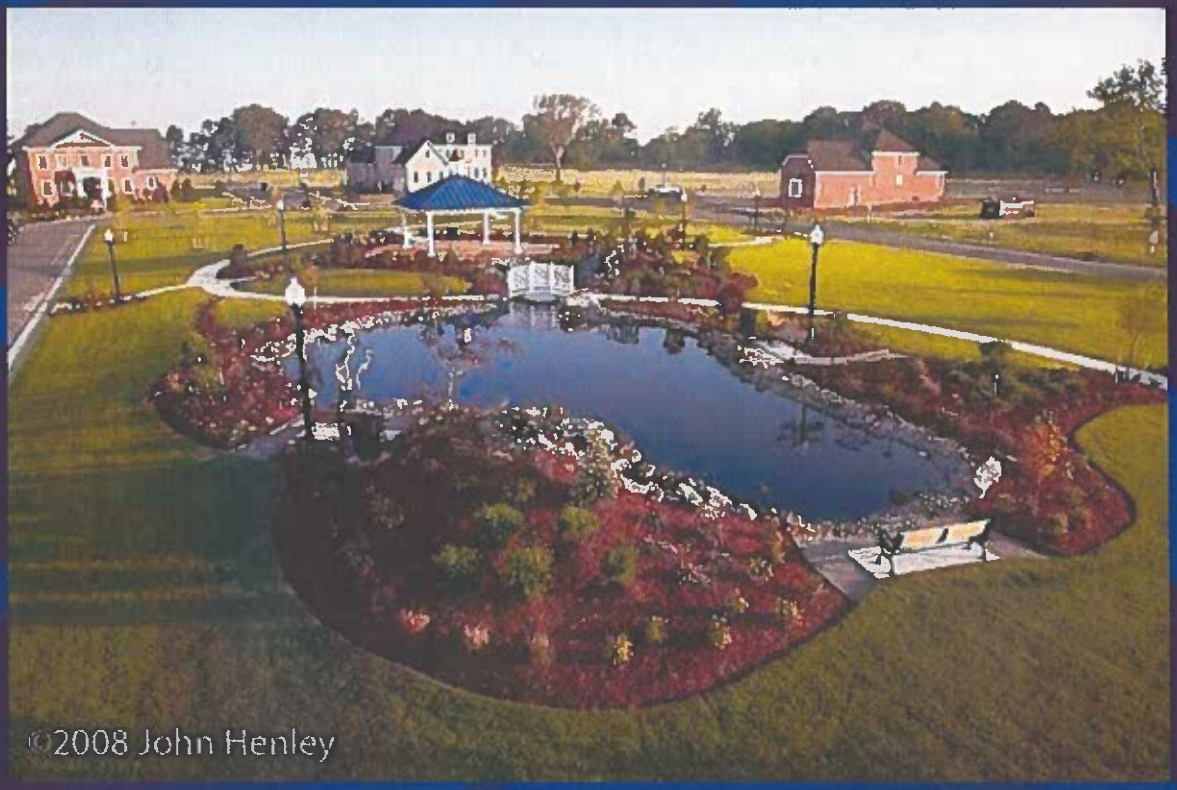
Community Features

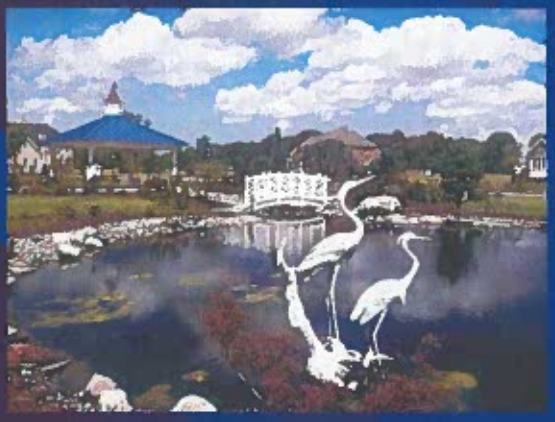
- The Open Space and Pedestrian Plan identifies an open space and trail network to provide residents walkable opportunities for recreation, community activities and access to retail and commercial businesses.
- The amenities will include a recreation center consisting of a clubhouse, pool and walking trails designed for 55+ living.
- Site furniture such as benches, lighting, trash receptacles and decorative street signs will be used to complement the site architecture.
- Raised timber pedestrian crossings will provide neighborhood connectivity as well as a walking connection to the amenity center.
- Additional amenities may include community gardens, passive parks suitable for active adults and welcoming community entrances.

Concept Landscape/Hardscape






©2008 John Henley



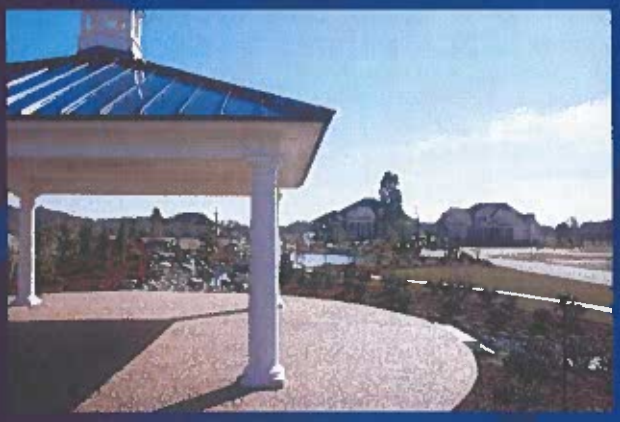


Exhibit "C"

Proposed Roadway and Intersection Improvement Plan

[Attached.]

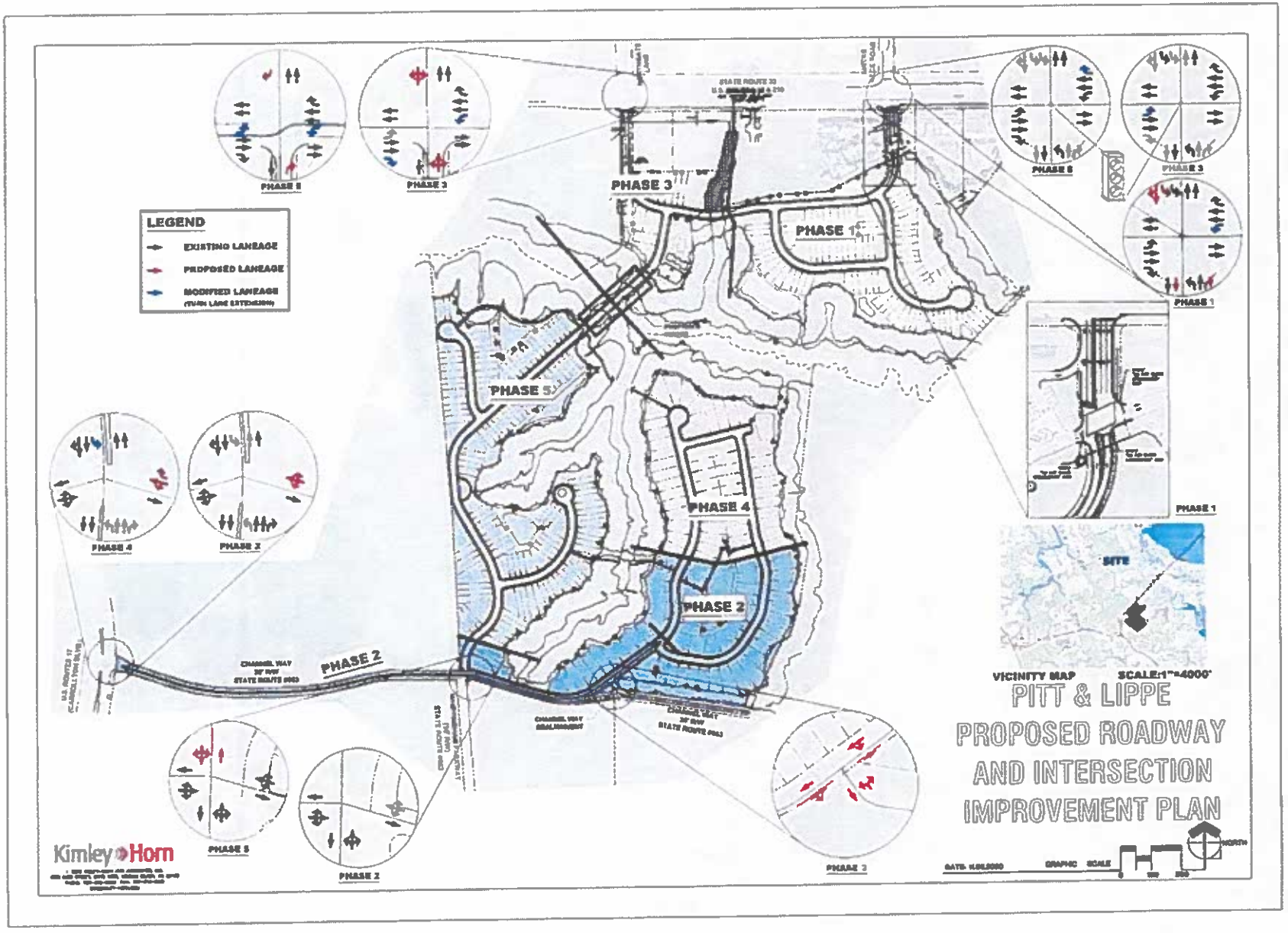

LEGEND
EXISTING LANEAGE
PROPOSED LANEAGE
MODIFIED LANEAGE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
CHANNEL WAY
30' R/W
STATE ROUTE 3053
VICINITY MAP
SCALE:1"=4000'
SITE
PITT & LIPPE
PROPOSED ROADWAY
AND INTERSECTION
IMPROVEMENT PLAN
Kimley»Horn

Exhibit "D"

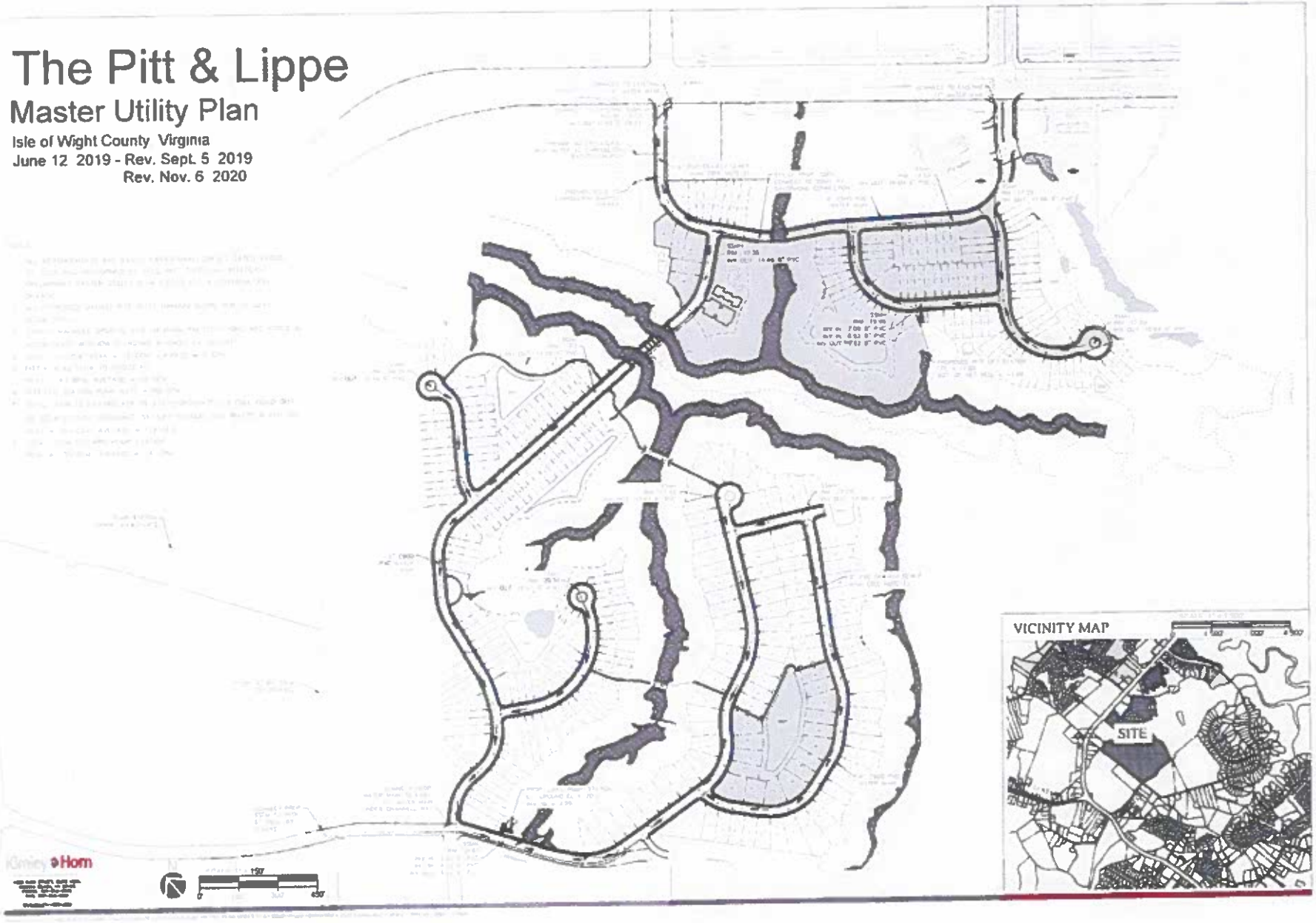
Updated Pitt and Lippe Parcels Master Water and Sewer Plans

[Attached.]

The Pitt & Lippe

Master Utility Plan

Isle of Wight County Virginia
June 12 2019 - Rev. Sept. 5 2019
Rev. Nov. 6 2020



ISSUE:

Resolution to Approve the Employee Health Insurance Plan Offerings for Fiscal Year 2024-25

BACKGROUND:

Each year the County's employee health insurance plan offerings are adjusted based on benefit offerings, claims history, etc. to reflect updated benefits and County/employee contribution rates.

The TLC renewal reflects a 6% increase for FY25. Currently the total premium is $4,962,444. The increase will bring the total for FY25 to $5,260,191. This is a $297,747 increase over last year.

The renewal selection needs to be submitted to Health Benefit Direct by April 1, 2024. Open Enrollment will be May 1st-May 15th.

BUDGETARY IMPACT:

The County's contribution will increase $297,747 for FY2024-25.

RECOMMENDATION:

Adopt a resolution to approve the employee health insurance offerings and rates for FY2024-25.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	3/7/2024
FY2025 Health Benefits Renewal	Backup Material	3/14/2024

RESOLUTION TO APPROVE THE EMPLOYEE HEALTH INSURANCE PLAN OFFERINGS FOR FISCAL YEAR 2024-2025

WHEREAS, the next Employee Health Insurance Plan Year takes effect July 1, 2024; and,

WHEREAS, the County participates in The Local Choice Health Insurance Program through Anthem and offers three plans; and,

WHEREAS, The Local Choice Anthem Key Advantage 250 Plan, Key Advantage 500 Plan, and High Deductible Health Plan (with Health Savings Account) are recommended to the Board of Supervisors as the three plan offerings available for the plan year beginning July 1, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Health Insurance Plan offerings of The Local Choice Anthem Key Advantage 250 Plan, Key Advantage 500 Plan, and High Deductible Health Plan (with Health Savings Account) are available for employees with employer and employee contribution rates effective July 1, 2024 as referenced in the attached exhibit.

BE IT FURTHER RESOLVED that eligibility for participation in the Health Insurance Plan offerings is as follows: All regular full-time employees of the County, to include Appointees and Registrar, as well as elected officials to include Constitutional Officers and Board of Supervisors members, as well as local state-supported employees of the Isle of Wight Department of Social Services.

Adopted this 21st day of March, 2024.

_____
Joel C. Acree, Chairman

_____
Carey Mills Storm, Clerk

Approved as to Form:

_____
Robert W. Jones, Jr., County Attorney

The Local Choice

Employee Health Benefits Program

Fiscal Year 2025 Renewal

The Local Choice Health Benefits Program

To: TLC Group Administrators

From: Michelle (Shelley) Rozzell
TLC Program Manager

Date: January 2024

Re: The Local Choice Health Benefits Renewal

Thank you for your continuing support of The Local Choice (TLC) program. We are pleased to share the enclosed fiscal year 2025 renewal for TLC.

The Virginia Department of Human Resource Management (DHRM) and The Local Choice (TLC) Health Benefits Program are keenly aware of the high priority that TLC groups place on planning and budgeting for health benefits. We are constantly working to find new and innovative ways to add value to our plans and improve our service. Our statewide and regional plan offerings continue to provide choice, competitive pricing, and value-added services that offer opportunities to improve the health of your employees and their families.

TLC plan administrators remain as follows:

- Anthem BCBS: Medical, Behavioral Health, EAP and Routine Vision and Outpatient Prescription Drugs for statewide plans
- Delta Dental: Dental for statewide plans
- Kaiser Permanente: regional HMO
- Sentara Health Plans Vantage HMO: regional HMO

TLC will continue to offer five statewide plans to all local employer groups along with two regional HMOs available in defined service areas. Employer plan choices include:

Statewide plans

- Key Advantage Expanded
- Key Advantage 250
- Key Advantage 500
- Key Advantage 1000
- TLC High Deductible Health Plan (HDHP) – HSA compatible

Regional HMO plans

- Kaiser Permanente – available in defined service area
- Sentara Health Plans Vantage HMO – available in defined service area

Retiree Plans

- Key Advantage or Regional Plan coverage (only available to retirees not eligible for Medicare)
- Advantage 65
- Advantage 65 with Dental/Vision
- Medicare Complementary (grandfathered for current participant groups, only)

All active employee TLC plans include the CommonHealth Wellness Program at no additional cost. CommonHealth features confidential, at-work medical screenings plus other health and wellness programs such as nutrition, stress management and fitness programs.

Your 2024-2025 renewal notebook includes a Comparison of Benefits brochure outlining the statewide benefits to assist you in determining which plan or plans you want to offer your employees.

Rates for all available plan options are listed in Section 2 (Renewal Rate Sheets and Information). A separate COBRA rate page is included.

Together, the statewide Key Advantage plans, TLC High Deductible Health Plan, the Kaiser Permanente and Sentara Health Plans Vantage HMO fully-insured regional plans (available in certain service areas) offer you a variety of choices with competitive administrative costs and quality coverage.

In an effort to provide the tools and resources for Benefits Administrators to expand their knowledge about the TLC Program, we will continue to provide focused training. Please look for information regarding upcoming webinars.

Please read "IMPORTANT CHANGES FOR 2024-2025 PLAN YEAR" on the next page.

We value your participation, and we look forward to continuing to build upon our partnership of caring for your employees.

Thank you for selecting The Local Choice.

If you have any questions, please contact us at tlc@dhrm.virginia.gov or at 888-642-4414.
Sincerely,

Michelle Rozzell

Michelle (Shelley) Rozzell
TLC Program Manager

dhrm Department of Human Resource Management
THE 1ST SOURCE FOR HR INFORMATION

The LOCAL CHOICE

Important TLC Changes

2024-2025 Plan Year

1. All groups must submit their renewal selections in Cardinal Human Capital Management (HCM) by the deadlines stated below:
   - April 1, 2024, for July renewals
   - July 1, 2024, for October renewals

   You will **NOT** be allowed to request an extension. Instructions to access Cardinal HCM will be provided at a later date.

2. Cardinal HCM will be used for Open enrollment.
   - Open Enrollment for all groups that renew in July will be May 1, 2024, through May 15, 2024.
   - Open Enrollment for all groups that renew in October will be August 1, 2024, through August 15, 2024.

This is not a complete re-enrollment. No action is required if the participant is not making any health plan related changes.

It is your group's responsibility to run the Cardinal Enrollment Report in Cardinal HCM to reconcile your open enrollment changes.

The navigation path to the report: Navigator> Benefits> Reports> Cardinal Enrollment Report

NPUT / SEARCH CRITERIA: OUTPUT FORMAT: As of Date Business Unit (Optional) Company (Optional) Excel Screenshot of the Cardinal Enrollment Report Run Control Page

ADDITIONAL INFORMATION: The As of Date is the only required field; however, it is suggested that the user enter other Run Control Parameters.

TLC Regional Meetings Schedule

Full location details will be provided in an e-News communication.

All meetings 10am – 12:30pm

- Monday, March 4: Southside Virginia Community College – Alberta
- Tuesday, March 5: Old Dominion University (ODU) - Norfolk
- Wednesday, March 6: Brightpoint Community College - Chester
- Tuesday, March 12: Southwest Virginia Higher Education Center - Abingdon
- Wednesday, March 13: Roanoke Higher Education Center - Roanoke
- Thursday, March 14: Frontier Culture Museum- Dairy Barn Lecture Hall - Staunton
- Tuesday, March 19: Northern Virginia Community College (NOVA) Manassas Campus - Fredericksburg

FY25 Benefit Changes

Anthem Blue Cross Blue Shield

- Hearing Aid Benefit for Children (SB1003)- Mandate

  Starting this year, hearing aids and related services for children 18 and under are included in plan coverage. Coverage includes the cost of one hearing aid, per hearing-impaired ear, every 24 months, up to $1,500 per hearing aid. Members have the option to choose a higher-priced hearing aid and pay the difference.

- HDHP Deductible- Mandate

  The plan year deductible will increase to $3,200 for Single In-Network, and $6,400 for Family In-Network.

- Building Healthy Families Replacing Future Moms

  Future Moms is now Building Healthy Families. Building Healthy Families provides personalized, on-demand health support from preconception through early parenthood. Building Healthy Families is now available via the Sydney Health app and anthem.com and delivers access to educational articles, personalized digital notifications, videos, health trackers, and personalized coaching via phone or chat. Building healthy families can provide useful resources according to each member's unique journey.

  TLC Key Advantage 250 and Expanded members can waive their $300 hospital co-pay by participating in the program and completing the following items:
  - Register/completion of profile or assigned to a nurse
  - Complete Pregnancy Screener
  - Complete one of six mini-assessments available in the app

- Virtual Physical Therapy from LiveHealth Online and SWORD Health

  New this year, LiveHealth Online and SWORD Health offer a Digital Physical Therapy program for in-home, virtual physical therapy. This effective and convenient digital physical therapy program addresses a broad range of musculoskeletal conditions and women's pelvic floor disorders and works at any point in the care journey - prevention, new conditions, chronic pain, and mobility management. The program leverages smart digital sensors that are shipped to the member, and dedicated licensed physical therapists who provide custom exercise plans and education, continuous engagement, and behavioral health resources to decrease pain and increase mobility.

Summary of Benefits (SBCs) are available on the web (www.anthem.com/tlc) and the website is now included on the back of the benefit summary booklets. Subsequently, members will no longer receive postcards with the web address to SBCs.

Please remember to order Open Enrollment Packets (which include Benefit Summaries and other member materials) for Open Enrollment. Order lead time is typically 10 business days.

Sentara Health Plans Vantage HMO

- Name Change

  Optima Health Plan will now be Sentara Health Plans, effective January 1, 2024

  Optima Health Insurance Company will now be Sentara Health Insurance Company, effective January 1, 2024. New company names will show in 2024 documents.

Sentara Vantage HMO Medical Benefit Changes ** Effective January 1, 2024, regardless of a group's plan year effective date **

- Hearing Aids and related services

  This benefit for children ages 18 and younger are now covered in-network. Coverage is limited to the cos of one hearing aid per hearing-impaired ear every 24 months, up to $1,500 per hearing aid. Members may choose a higher-priced hearing aid and pay the difference in cost above $1,500. Coverage is limited to services and equipment recommended by an otolaryngologist(ENT) and provided or dispensed by an ENT, licensed audiologist, or licensed hearing aid specialist.

- Mobile Crisis Response Services

  Services delivered to provide rapid response to, assessment of, and early intervention for individuals experiencing an acute mental health crisis that are deployed at the location of the individual.

- Residential Crisis Stabilization Unit

  A short-term residential program providing support and stabilization for individuals who are experiencing an acute mental health crisis.

- Non-Emergency Ambulance Services

  This benefit has been separated into Non-Emergent Ambulance Services: Ground and Water and Non-Emergent Ambulance Services: Air- Air ambulance services provided by non-participating providers are covered under in-network benefits. This applies to emergent service or pre-authorized non-emergent services.

  Non-emergent ambulance services related to mental health diagnosis will be covered as Other Outpatient Services under the Mental Health and Substance Use Disorder Services benefit.

- Pharmacy Benefit Changes

  All abortifacient drugs are no longer excluded. This include the addition of mifepristone 200mg tablet (Mifeprex) to the formularies as a Tier 2 medication as of 1/1/24. This medication, in combination with misoprostol, results in a medical termination of intrauterine pregnancy through 70days gestation.

- COVID-19 at home testing kits

  Will no longer be covered under the pharmacy Tier 1, which previously limited members to four tests per month.

- New Plan Design

  The new benefit design will have modest cost-share changes. Sentara Health Plans will issue new ID cards to all members for the new plan year and deliver those in June of 2024. The management team at Sentara Health Plans will continue to work with the TLC team at DHRM and any field Benefit Administrators to provide necessary support through the open enrollment and renewal activities.

Kaiser Permanente

- Dental Administrator Change

  Kaiser Permanente will change its dental administrator from Dominion Dental to Liberty Dental Plan effective January 1, 2024. Members have been notified by letter from Kaiser Permanente regarding the details of the transition. The only change is the dental administrator. There is no change to the dental benefits under Kaiser.

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The Local Choice (TLC) FY25 Renewal

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Section 2 Renewal Rates

Section 3 Renewal Forms

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TLC Material Ordering Instructions

Section 4 Comparison of Benefits

Section 5 Regional Plan Benefit Summary (if offered in your area)

Section 6 Statewide Medicare Plans Benefit Summaries (if you cover eligible retirees)

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Language Assistance Statement

Adverse Experience Adjustment (AEA)

GASB Memo

Anthem EmployerAccess Portal

Sydney Health App

Direct Bill Memo

The Local Choice Health Benefits Program

Overview & Instructions

Program Overview and Instructions

The Local Choice Health Benefits Program (TLC) is pleased to provide your health care program renewal for July 1, 2024 (October 1, 2024 for certain school groups).

The Local Choice Health Benefits Program Advantage

Thank you for your participation in The Local Choice. Our goal is to provide participating local employer groups with high-quality benefit plans, competitive rates, excellent customer service, and financial stability through rating pools based on group size and stop-loss protection for self-insured plans.

The following self-insured plans can again be chosen as an option by employers for eligible active employees and retirees not eligible for Medicare:

- Key Advantage Expanded
- Key Advantage 250
- Key Advantage 500
- Key Advantage 1000
- TLC HDHP (An HSA compatible High Deductible Health Plan)

Failure to remove ineligible persons

An employee's failure to remove ineligible persons from their health benefits membership can result in the retraction of claims, loss of future eligibility and other penalties as delineated in Section 1 VAC-55-20-210c of the Virginia Administrative Code. Additionally, the employee will be unable to reduce health benefits membership except within 60 days of the dependent's loss of eligibility, during Open Enrollment or with another consistent Qualifying Mid-Year Event.

The above Key Advantage and HDHP plans are offered with the employee's choice of either Preventive Dental or Comprehensive Dental coverage. Comprehensive Dental includes orthodontics for all participants.

NOTE: To maintain Affordable Care Act compliance, the Preventive Dental option must be offered.

The following fully-insured plans can be chosen as an option by employers for eligible active employees and non-Medicare-eligible retirees who live or work in the plan's service area (see Section 5 for more information):

- Kaiser Permanente HMO (available only in the Kaiser service area—contact Kaiser for additional information)
- Sentara Health Plans Vantage HMO (available only in the Sentara Health Plans service area – contact Sentara Health Plans for additional information)

For Medicare-Eligible Retirees:

- Advantage 65 Medical Only (does not include outpatient prescription drug/Medicare Part D coverage)
- Advantage 65 Medical Only with Dental/Vision (does not include outpatient prescription drug/Medicare Part D coverage)
- Medicare Complementary (grandfathered plan)

The following is a basic overview of the plans offered by TLC. For more details, see the Comparison of Benefits brochure, specific plan benefit summary or Member Handbook.

Statewide Self-Funded Plans: Key Advantage & HDHP Plans

Medical, behavioral health, prescription drugs, and routine vision are administered by Anthem. Routine dental is administered by Delta Dental.

The following provisions apply to both Key Advantage and HDHP Plans:

- Extensive medical, behavioral health, dental and routine vision benefits (through Blue View Vision) are covered in all Key Advantage and HDHP plans.
- These plans also allow for medical care when traveling outside Virginia through the BlueCard PPO and Blue Cross Blue Shield Global Core programs.
- Under all Key Advantage and TLC HDHP plans, in-network preventive medical care is covered with no deductible or coinsurance.
- Under the Employee Assistance Program (EAP), members receive up to four visits per incident per plan year at no cost. The EAP is only available in-network. Contact Anthem for more information.
- Home Delivery is also available through the plans' outpatient prescription drug benefits.
- Copayment/coinsurance expenses for outpatient prescription drugs along with medical and behavioral health copayments/coinsurance costs, accumulate toward the annual out-of-pocket maximum expense limit.
- Dental coverage is provided by Delta Dental with a separate deductible. Members may select either Preventive or Comprehensive Dental.

The following provisions apply only to Key Advantage Plans:

- While members receive the highest level of benefits when visiting an in-network provider, members also receive out-of-network benefits for covered medical and behavioral health services but with higher out-of-pocket costs.
- Under the Key Advantage Plans, if members receive a brand name drug when a generic equivalent is available, they are responsible for the applicable brand copayment plus the cost difference between the allowable charge for the generic equivalent and the brand name.

- Outpatient prescription drugs are divided into 4 tiers based upon the cost and/or type of drug. See the Comparison of Benefits for more information.

The following provisions apply only to HDHP Plans:

- The TLC HDHP plan is a HSA (Health Spending Account) compatible plan. TLC does not provide the HSA account. Each group may choose to offer its own HSA account administrator.
- With the embedded deductible HDHP plan, deductible amounts for each individual member will accumulate toward the family plan year deductible limit. However, no individual family member can contribute more than the single- only deductible amount.
- Under the HDHP plan, covered medical, behavioral health and prescription drug services are subject to the $3,200 single and $6,400 family plan year deductible and 20% coinsurance.

Regional Plan: Kaiser Permanente HMO

- Kaiser Permanente offers a regional HMO plan in its service area, which includes Northern Virginia, Fredericksburg, Washington D.C., and parts of Maryland and is available only to members who live or work in those areas as defined by zip code. Kaiser information is only provided in your renewal notebook if your group is eligible to offer Kaiser benefits.
- A detailed outline of the service area and benefits may be found in the Kaiser HMO benefits summary. Medical, behavioral health, EAP, outpatient prescription drug and dental coverage are included in the plan.

Retirees and / or their dependents eligible for Medicare are not eligible for enrollment in the Kaiser plan. Kaiser does not offer a Medicare supplement option in the TLC Program.

Regional Plan: Sentara Health Plans Vantage HMO

- Sentara Health Plans, a local health plan headquartered in Virginia, offers a regional HMO plan in its service area.
- Sentara Health Plans' open-access style HMO plan does not require participants to select a primary care physician (PCP) and referrals are not required for specialist care. Sentara Health Plans encourages a PCP relationship, but it is not required. PCPs can help members with routine medical care and provide guidance when seeking specialist care within the broad Sentara Health Plans network of providers.
- A detailed outline of the service area and benefits may be found in the Sentara Health Plans benefits summary. The TLC plan includes preventive care covered in full, dental and vision benefits, emergency travel assistance and Employee Assistance Program (EAP) services.
- In order to enroll in this plan, participants must be eligible for coverage as defined by their employer, employer must select this as a plan option and the participant must live or work in the defined service area.
- Retirees and /or their dependents eligible for Medicare are not eligible for enrollment in the Sentara Health plan. Optima Health does not offer a Medicare supplement option in the TLC program.

Retirees Not Eligible for Medicare: Key Advantage and HDHP Coverage

- Employers may choose to offer retiree coverage for those retirees who are not eligible for Medicare. Although allowed, no employer contribution is required for retiree coverage. A local employer may add retiree coverage at renewal by submitting a written request to the Department of Human Resource Management (DHRM) along with an approved resolution from your Board or Governing Body. Adding

such coverage may impact your group's renewal rates. All groups (with exception of groups that have been grandfathered) will receive rates for blended premiums. In a blended premium, active employees and non-Medicare-eligible retirees will have the same rates.

- Stand-alone rates for non-Medicare-eligible retirees are grandfathered, which means that they are only available for groups who currently offer them.

Medicare Supplemental Plans for Medicare-Eligible Retirees

- If a group offers coverage to retirees who are not eligible for Medicare, the group may also offer coverage for Medicare-eligible retirees. A local employer may add coverage for Medicare- eligible retirees at renewal by submitting a written request to the Department of Human Resource Management (DHRM) along with an approved resolution from their Board or Governing Body.
- For groups currently offering coverage to Medicare-eligible retirees, the Advantage 65 and Advantage 65 with Dental/Vision plans continue to be available. However, Medicare Complementary is a grandfathered plan and not available to groups that do not currently offer it. The Medicare supplement and routine dental and vision (if selected) are administered by Anthem.
- Groups adding Medicare-eligible retiree benefits to their program for the first time may only offer Advantage 65 or Advantage 65 with Dental/Vision. It is important to remember that a local employer may select only one plan for Medicare-eligible retirees.
- A local employer may also add Dental/Vision coverage to a current Advantage 65 contract at the group level at renewal. Once added, however, it may not be removed.

Enrollees in TLC Medicare supplement plans must be enrolled in Medicare Parts A and B as the primary payer of Medicare-covered services. Neither Advantage 65 nor Medicare Complementary Plans will pay for any services that would have been covered by Medicare had the participant been properly enrolled.

Outpatient prescription drug coverage is not available in any of the Medicare supplemental plans. If prescription drug coverage is desired, members should seek coverage in Medicare Part D.

To prevent claims denial and/or retraction of claims, it is imperative that you communicate the following information to all covered participants, whether active or retired.

Coverage under a Key Advantage plan, the TLC HDHP or a Regional plan (if available is only for:

- Active Employees and their Dependents
- Retirees Not Eligible for Medicare and their Dependents Not Eligible for Medicare, and/or
- Dependents of Medicare-Eligible Retirees who are not Medicare eligible

ONCE COVERAGE IS BASED ON FORMER EMPLOYMENT, MEDICARE BECOMES THE PRIMARY PAYER FOR THOSE WHO ARE MEDICARE ELIGIBLE (the only exception is based on End Stage Renal Disease.)

Active employees and dependents of Active employees cannot participate in our Medicare Supplement plans regardless of Medicare status.

Advantage 65

Advantage 65 provides Medicare supplemental medical benefits and some primary benefits for services not covered by Medicare (see TLC Medicare-Coordinating Member Handbook) for retirees eligible for Medicare and their Medicare-eligible covered family members. It does not include outpatient prescription drug coverage. Anthem administers the Advantage 65 plan.

Advantage 65 with Dental/Vision

As a group option, you may elect to add dental and vision coverage to Advantage 65. This product adds dental and vision to the Advantage 65 plan described above. Dental benefits are administered by Anthem and routine vision is administered through Anthem Blue View Vision.

Medicare Complementary

Medicare Complementary is a "grandfathered" plan available only to groups who already offer the product. It provides Medicare supplemental benefits plus routine dental and vision coverage for retirees eligible for Medicare and their Medicare-eligible covered family members. Medical and routine dental benefits are administered by Anthem, and routine vision is administered through Anthem Blue View Vision.

CommonHealth

The CommonHealth Wellness Program is a value-added benefit included at no additional cost for TLC members. This program's main objective is to provide education, best practices, and effective services that promote wellness and healthy living, improve overall employee engagement, impact behavioral change as well as employee health outcomes, and to assist employees in effectively managing work-life responsibilities. CommonHealth features confidential, at-work medical screenings plus other health and wellness programs such as nutrition, stress management and fitness programs as well as other virtual and on-demand programs.

Since wellness programs foster good health, which often can help to control claims costs, we strongly encourage you to take advantage of all that CommonHealth has to offer. Employees and their dependents covered by any TLC program are eligible to participate.

Choice of Plans - Statewide and Regional

Most employers may select a combination of Key Advantage, HDHP and any available regional plan.

Each employee in a statewide plan has the choice of preventive-only or comprehensive dental.

- Groups with 14 or fewer eligible employees may offer only one benefit plan with both dental options.
- Groups with 15 to 99 eligible employees may offer two plans, each with both dental options.
- Groups with 100 or more eligible employees may offer two Key Advantage plans plus the HDHP, each with both dental options, and/or one of the Regional plans (if available).

Groups establish their own eligibility (within certain TLC parameters).These may change at renewal. Be sure that any change coincides with your personnel and policy practices. A written request for any changes must be submitted to the Department of Human Resource Management (DHRM) with your electronic renewal Employer Data Sheet (worksheet and instructions will be provided at a later date).

DHRM must approve any changes to assure compliance with state regulations.

Group Rating

Totally Pool Rated - no credibility factor - Group size of 1 through 99 employees.

Experience Rating - Group size of 100 or more. A Credibility Factor applies to medical and behavioral health components only. All outpatient prescription drugs and routine dental claims are pooled, based on the combined experience of all current TLC groups, regardless of size.

Group Size	Credibility Factor for Medical & Behavioral Health Experience		
	Current Year	Prior Year	Pool
1-99	0%	0%	100%
100 - 249	27%	18%	55%
250 - 499	43%	28%	29%
500+	60%	40%	0%

To protect participating employers, TLC provides shared risk/stop loss protection through medical attachment points (Specific Pooling Points) of $125,000 for groups with fewer than 300 participating employees; $150,000 for groups between 300 and 999 participating employees; $200,000 for groups between 1,000 and 1,499 and $250,000 for groups with 1,500 or more employees.

Monthly rates for employee plus one and family are calculated as a factor of the single employee rate. The relationship between the single, dual, and family rates remains the same as in the current plan year: Single = 1, employee plus one = 1.85 X single rate, and family = 2.70 X single rate.

Employer Contribution

The Virginia Administrative Code requires that, as a condition of local employer participation in TLC, the employer must pay a minimum portion of the plan contribution attributable to an active local employee's coverage. Participating local employers must contribute a minimum of 80% of the cost of single coverage and 20% of the cost of dependent coverage as a condition of participation. In the event that an employer enrolls 75% or more of all eligible employees, the employer will not be required to contribute to the cost of dependent coverage.

Local employers allowing part-time employees to participate in the program must contribute a minimum of 50% of the amount contributed toward active full-time employee coverage (at all membership levels) for their participating part-time employees.

If the local employer elects to offer retiree coverage, contributions toward the cost is permitted but not required.

To provide more flexibility, employers offering multiple plans may choose to determine one minimum premium contribution requirement for all plans except for the HDHP, which must be determined separately (see below).

Premium averaging (if selected) will be based on the average single premium for all included plans. Once the average premium has been determined, the 80% employee minimum contribution and 20% dependent minimum contribution, is applied to all applicable plans.

Minimum employer funding for the HDHP is always determined separately from the Key Advantage and Regional plan requirements. If the HDHP is offered, an employer must pay a minimum of 80% of single premium and 20% of the additional dependent premium. If 75% of all eligible employees enroll and the employer funds an HSA/HRA, the 20% dependent contribution requirement is waived. For part-time participants, the 50% rule above will apply. Groups may make a higher contribution if they wish.

Regulations Governing the Local Choice Program

The section of the Virginia Administrative Code governing The Local Choice Program can be found at https://law.lis.virginia.gov/admincode/title1/agency55/chapter20/section20/.

Renewal Acceptance

To renew your coverage with TLC, you must submit the Employer Data Sheet through the DHRM on-line portal. Detailed instructions for the on-line portal will be provided at a later date.

DHRM must receive the completed Employer Data Sheet for all groups via the on-line portal by April 1, 2024 for July renewals and by July 1, 2024 for October renewals. **You will NOT be allowed to request an extension.**

Once approved in our system, you will be able to access an approved confirmation of your renewal. The renewal confirmation will include benefit plan selections, premiums and employer /employee contributions.

Termination of Group Participation in TLC

For information on termination, please reference 1 VAC 55-20-160, 1 VAC 55-20-290 and 1 VAC 55-20-300 of the Virginia Administrative Code. According to these regulations, if you choose to terminate participation in The Local Choice Health Benefits Program, DHRM must receive written notification at least 90 days prior to the date of termination. The department will notify a terminating local employer of any Adverse Experience Adjustment (AEA) within six calendar months of the time the local employer terminates participation in the program. Further, the department reserves the right to modify the amount of the experience adjustment applicable to a terminating local employer for a period not to exceed 12 months from the end of the plan year in which such termination occurred.

The Adverse Experience Adjustment shall be payable by the local employer in 12 equal monthly installments beginning 30 days after the date of notification by the department. A terminated local employer may request, in writing, an extension of the 12-month installment payment period. DHRM may approve an extension up to 36 months provided the local employer agrees to pay interest at the statutory rate on any extended payments. Since AEA is an exact look-back limit of liability, it cannot be estimated.

Renewal & Open Enrollment Process

Employer Data Sheet

- This must be submitted by all TLC groups through the DHRM on-line portal by April 1, 2024 for July renewals and by July 1, 2024 for October renewals. You will NOT be allowed to request an extension.

Open Enrollment Materials

- After March 15, 2024 Open Enrollment materials may be ordered based on the selected benefit plans and your total enrollment. It is your responsibility to order and distribute the appropriate materials. Please allow 7-10 business days for delivery.

Open Enrollment Meetings

- It is your responsibility to schedule your own Open Enrollment meetings. Representatives from the health plans are available to assist but you will have to contact them for scheduling.

Open Enrollment - IMPORTANT CHANGES

- The Open Enrollment period is critical to allow employees to make changes. It is your responsibility to communicate these dates to your participants.
- The renewal/open enrollment is not a complete re-enrollment. No action is required if the employee is not making any health plan related changes.
- Open Enrollment for all TLC groups that renew on July 1 will be May 1, 2024 through May 15, 2024.
- Open Enrollment for all TLC groups that renew on October 1 will be August 1, 2024 through August 15, 2024.

The Local Choice Support

If you have questions about eligibility, renewal process or policy administration, please contact The Local Choice at tlc@DHRM.virginia.gov or by calling 888-642-4414.

Thank you for your continued support of The Local Choice program.

URGENT MESSAGE TO TLC GROUPS THAT OFFER RETIREE COVERAGE

Retirees and their covered family members who become eligible for Medicare (due to age or disability) are not eligible to participate in the following TLC plans:

- All Key Advantage plans
- High Deductible Health Plan
- Kaiser Permanente HMO
- Sentara Health Plans Vantage HMO

TLC groups who offer coverage for Medicare eligible retirees must either move the Medicare-eligible retiree to the group's Medicare-primary plan or terminate the retiree coverage. This also applies to their Medicare-eligible family members. Family members who are not eligible for Medicare may remain in their non-Medicare plan until their own Medicare eligibility (or other termination event). However, if the retiree terminates coverage, all family members must also be terminated.

TLC groups who have chosen not to cover Medicare-eligible retirees must terminate the coverage for any retiree or family member of a retiree who becomes eligible for Medicare. When the retiree loses coverage due to Medicare eligibility, all family members will lose coverage, but the family members (not the retiree) should be offered Extended Coverage/COBRA. When a family member becomes eligible for Medicare and the Retiree is not eligible for Medicare, the Retiree (and any other non-Medicare family members) may continue coverage in the non-Medicare plan until the Retiree becomes eligible for Medicare. When that happens, the Retiree should be terminated, but all remaining

family members should be offered Extended Coverage/COBRA. (The family member that was terminated previously due to his/her own Medicare eligibility will not be eligible for Extended Coverage/ COBRA. Only Medicare eligibility/entitlement of the employee is a triggering event for Extended Coverage, and only for covered family members.)

The Benefits Administrator tracks Medicare eligibility for the groups' retiree population using the Cardinal Benefits Eligibility Audits Report, but it is ultimately the responsibility of the retiree to report their Medicare eligibility to their Benefits Administrator. The Benefits Administrator submits the enrollment form to TLC to move the retiree to a Medicare-primary plan offered by the group. TLC performs a monthly audit process and notifies the Benefits Administrator of any Medicare eligible retirees and associated dependents that have not been removed from the non-Medicare Plan.

Retiree participants who have access to TLC Medicare-primary coverage but fail to move to that coverage immediately upon eligibility will be moved to an available TLC Medicare-primary plan back to their Medicare eligibility date or terminated. Any claims paid primary in error will be retracted, and any drug claim payments made in error will need to be paid back to plan. Each group receives a monthly report of participants who are becoming eligible for Medicare. **You may disregard any active employees and their covered family members**, but retirees and their family members need to be addressed as described above.

TLC is in the process of implementing a Medicare identification process. Your retirees have already begun seeing correspondence in this regard.

The Local Choice Health Benefits Program

TLC Renewal Rates

THE LOCAL CHOICE HEALTH CARE PROGRAM

ISLE OF WIGHT COUNTY
GROUP # TA2R7G
RATES EFFECTIVE 07/01/24 - 06/30/25

RATES WITH COMPREHENSIVE DENTAL			
ACTIVE EMPLOYEES	**SINGLE**	**DUAL**	**FAMILY**
Key Advantage Expanded	$1,095	$2,026	$2,957
* Key Advantage 250	$999	$1,848	$2,696
* Key Advantage 500	$887	$1,641	$2,397
Key Advantage 1000	$846	$1,564	$2,283
* High Deductible Health Plan	$729	$1,348	$1,968
RETIREES NOT ELIGIBLE FOR MEDICARE			
Key Advantage Expanded	$1,095	$2,026	$2,957
* Key Advantage 250	$999	$1,848	$2,696
* Key Advantage 500	$887	$1,641	$2,397
Key Advantage 1000	$846	$1,564	$2,283
* High Deductible Health Plan	$729	$1,348	$1,968

RATES WITH PREVENTIVE DENTAL ONLY			
ACTIVE EMPLOYEES	**SINGLE**	**DUAL**	**FAMILY**
Key Advantage Expanded	$1,077	$1,993	$2,908
* Key Advantage 250	$981	$1,814	$2,646
* Key Advantage 500	$869	$1,608	$2,347
Key Advantage 1000	$827	$1,531	$2,233
* High Deductible Health Plan	$711	$1,315	$1,920
RETIREES NOT ELIGIBLE FOR MEDICARE			
Key Advantage Expanded	$1,077	$1,993	$2,908
* Key Advantage 250	$981	$1,814	$2,646
* Key Advantage 500	$869	$1,608	$2,347
Key Advantage 1000	$827	$1,531	$2,233
* High Deductible Health Plan	$711	$1,315	$1,920

*** Benefit Plans Currently Offered**

COVERAGE UNDER ALL THE LOCAL CHOICE PLANS IS APPLICABLE TO THE FOLLOWING :

- Active Employees and their Dependents
- Retirees not eligible for Medicare and their Dependents not eligible for Medicare, and/or Dependents of Medicare eligible Retirees who are not Medicare eligible.

IF COVERAGE IS OFFERED TO MEDICARE ELIGIBLE RETIREES AND THEIR MEDICARE ELIGIBLE DEPENDENTS, it must be obtained through one of our Medicare Supplemental Contracts which require participation in both Parts A and B of Medicare to receive maximum benefits.

THE PCORI FEE is the responsibility of the group and payment should be submitted directly to HHS; therefore, this fee is not included in the rates.

THE LOCAL CHOICE HEALTH CARE PROGRAM

ISLE OF WIGHT COUNTY

GROUP # TA2R7G

COBRA RATES EFFECTIVE 07/01/24 - 06/30/25

COBRA RATES WITH COMPREHENSIVE DENTAL

ACTIVE EMPLOYEES	SINGLE	DUAL	FAMILY
Key Advantage Expanded	$1,116.90	$2,066.52	$3,016.14
* Key Advantage 250	$1,018.98	$1,884.96	$2,749.92
* Key Advantage 500	$904.74	$1,673.82	$2,444.94
Key Advantage 1000	$862.92	$1,595.28	$2,328.66
* High Deductible Health Plan	$743.58	$1,374.96	$2,007.36
RETIREES NOT ELIGIBLE FOR MEDICARE			
Key Advantage Expanded	$1,116.90	$2,066.52	$3,016.14
* Key Advantage 250	$1,018.98	$1,884.96	$2,749.92
* Key Advantage 500	$904.74	$1,673.82	$2,444.94
Key Advantage 1000	$862.92	$1,595.28	$2,328.66
* High Deductible Health Plan	$743.58	$1,374.96	$2,007.36

COBRA RATES WITH PREVENTIVE DENTAL ONLY

ACTIVE EMPLOYEES	SINGLE	DUAL	FAMILY
Key Advantage Expanded	$1,098.54	$2,032.86	$2,966.16
* Key Advantage 250	$1,000.62	$1,850.28	$2,698.92
* Key Advantage 500	$886.38	$1,640.16	$2,393.94
Key Advantage 1000	$843.54	$1,561.62	$2,277.66
* High Deductible Health Plan	$725.22	$1,341.30	$1,958.40
RETIREES NOT ELIGIBLE FOR MEDICARE			
Key Advantage Expanded	$1,098.54	$2,032.86	$2,966.16
* Key Advantage 250	$1,000.62	$1,850.28	$2,698.92
* Key Advantage 500	$886.38	$1,640.16	$2,393.94
Key Advantage 1000	$843.54	$1,561.62	$2,277.66
* High Deductible Health Plan	$725.22	$1,341.30	$1,958.40

*** Benefit Plans Currently Offered**

COVERAGE UNDER ALL THE LOCAL CHOICE PLANS IS APPLICABLE TO THE FOLLOWING :

- Active Employees and their Dependents
- Retirees not eligible for Medicare and their Dependents not eligible for Medicare, and/or Dependents of Medicare eligible Retirees who are not Medicare eligible.

IF COVERAGE IS OFFERED TO MEDICARE ELIGIBLE RETIREES AND THEIR MEDICARE ELIGIBLE DEPENDENTS, it must be obtained through one of our Medicare Supplemental Contracts which require participation in both Parts A and B of Medicare to receive maximum benefits.

THE PCORI FEE is the responsibility of the group and payment should be submitted directly to HHS; therefore, this fee is not included in the rates.

THE LOCAL CHOICE HEALTH CARE PROGRAM
MEDICARE RETIREE RATES

RETIREES WITH MEDICARE

Advantage 65	$183
Advantage 65 with Dental & Vision	$218

RETIREES WITH MEDICARE - COBRA

Advantage 65	$186.66
Advantage 65 with Dental & Vision	$222.36

COVERAGE UNDER ALL THE LOCAL CHOICE PLANS IS APPLICABLE TO THE FOLLOWING :

- active employees and their dependents
- retirees not eligible for medicare and their dependents not eligible for medicare, and/or dependents of medicare eligible retirees who are not medicare eligible.

IF COVERAGE IS OFFERED TO MEDICARE ELIGIBLE RETIREES AND THEIR MEDICARE ELIGIBLE DEPENDENTS, it must be obtained through one of our medicare supplemental contracts which require participation in both parts a and b of medicare to receive maximum benefits.

Assumptions & Conditions
(Key Advantage & TLC HDHP Plans)

If the following underwriting assumptions and conditions are not met, the terms and premium rates in this package will not be valid:

1. Employees are given the option to purchase individual market insurance using cafeteria plan (Internal Revenue Code Section 125) funds.

2. Any taxes, fees and assessments set by any statutory, regulatory, or other legal authority, that in Anthem Blue Cross and Blue Shield discretion no longer makes the quote valid.

3. A change in contract period.

4. Changes in benefits, services, or networks.

5. Change in nature of the employer's business.

6. Change in ownership of employer's business.

7. Total enrollment or enrollment distribution by membership type, product, demographics or location changes by 10% or more from that assumed when preparing pricing for this package.

8. COBRA enrollment exceeds 10% of total enrollment.

9. Legislative and/or regulatory changes or mandates that materially impact the policy or the employer's plan documents. Plan documents will include those used to create the terms of the plan.

10. Changes in the terms, conditions, services or products from those assumed when developing the pricing.

11. A change in employee contributions of 10% or more.

THE LOCAL CHOICE HEALTH CARE PROGRAM
RENEWAL ANALYSIS

(EXCLUDES ADVANTAGE 65 PREMIUMS & CLAIMS)

ISLE OF WIGHT COUNTY
GROUP # TA2R7G
EFFECTIVE 07/01/24 - 06/30/25

I. Income at Current Rates [1]	$4,962,444
II. Projected Medical Claims Related Charges [2]	
A. Paid Claims for 11/1/2022 through 10/31/2023	$3,000,740
B. 2 Claims in excess of pooling limit $125,000	($127,917)
C. Subtotal	$2,872,823
D. Change in Incurred But Not Reported Claims	$28,728
E. Enrollment Adjustment	$117,513
F. Benefit Adjustment	($302)
G. Trend	$350,176
H. Impact of blending	($229,599)
I. Total Medical Projected Incurred claims	$3,139,340
III. Projected Reinsurance Charges	$588,940
IV. Projected Medical Administrative Charges [3]	$192,159
V. Projected Dental Capitation *(assumes all have Comprehensive Dental)*	$175,565
VI. Projected Drug Capitation	$1,110,026
VII. TLC Contingency Reserve or Risk Fee [4]	$54,160
VIII. Total Income Requirements (II. + III. + IV. + V. + VI. + VII.)	$5,260,191
PERCENTAGE ADJUSTMENT	**6.0%**

[1] ILLUSTRATIVE INCOME AT CURRENT RATES IS BASED ON THE FOLLOWING ENROLLMENT:

	SINGLE	DUAL	FAMILY	TOTAL
KA 250	46	46	21	**113**
KA 500	69	52	41	**162**
HDHP	1	1	2	**4**
TOTAL	**116**	**99**	**64**	**279**

[2] ANNUAL MEDICAL TREND IS 6.8%; FOR 20 MONTHS, THIS EQUATES TO 11.6%

[3] MEDICAL ADMIN AS A PERCENTAGE OF TOTAL INCOME REQUIREMENTS IS 3.7%

[4] INCLUDES DHRM PROGRAM ADMINISTRATION AND COMMONHEALTH

THE LOCAL CHOICE HEALTH CARE PROGRAM
EXTERNAL LARGE CLAIMS REPORT FOR CLAIMS OVER $25,000
FOR THE PERIOD 11/1/22 - 10/31/23
INCLUDES VISION, EXCLUDES MEDICARE AND DRUG

ISLE OF WIGHT COUNTY
ACCOUNT# TA2R7G

GENDER	REL	STATUS	DIAGNOSIS	MEDICAL & VISION EXPENSE
M	EMP	A	DISEASES OF THE DIGESTIVE SYSTEM (K00-K95)	$206,996.90
F	EMP	A	INJURY, POISONING AND CERTAIN OTHER CONSEQUENCES OF EXTERNAL CAUSES (S00-T88)	$170,919.71
M	EMP	A	DISEASES OF THE CIRCULATORY SYSTEM (I00-I99)	$103,180.20
M	EMP	A	DISEASES OF THE MUSCULOSKELETAL SYSTEM AND CONNECTIVE TISSUE (M00-M99)	$102,949.90
F	SPO	A	DISEASES OF THE CIRCULATORY SYSTEM (I00-I99)	$88,797.09
M	EMP	A	DISEASES OF THE CIRCULATORY SYSTEM (I00-I99)	$87,222.77
M	SPO	A	DISEASES OF THE MUSCULOSKELETAL SYSTEM AND CONNECTIVE TISSUE (M00-M99)	$87,067.54
M	EMP	C	DISEASES OF THE CIRCULATORY SYSTEM (I00-I99)	$87,051.11
F	SPO	A	DISEASES OF THE DIGESTIVE SYSTEM (K00-K95)	$77,233.92
M	EMP	A	SYMPTOMS, SIGNS AND ABNORMAL CLINICAL AND LABORATORY FINDINGS, NOT ELSEWHERE CLASSIFIED (R00-R99)	$67,180.41
M	SPO	A	DISEASES OF THE MUSCULOSKELETAL SYSTEM AND CONNECTIVE TISSUE (M00-M99)	$50,535.19
F	EMP	A	NEOPLASMS (C00-D49)	$49,437.21
M	SPO	A	DISEASES OF THE DIGESTIVE SYSTEM (K00-K95)	$47,006.20

THE LOCAL CHOICE HEALTH CARE PROGRAM
EXTERNAL LARGE CLAIMS REPORT FOR CLAIMS OVER $25,000
FOR THE PERIOD 11/1/22 - 10/31/23
INCLUDES VISION, EXCLUDES MEDICARE AND DRUG

ISLE OF WIGHT COUNTY
ACCOUNT# TA2R7G

GENDER	REL	STATUS	DIAGNOSIS	MEDICAL & VISION EXPENSE
F	SPO	C	ENDOCRINE, NUTRITIONAL AND METABOLIC DISEASES (E00-E89)	$46,087.34
M	SPO	C	INJURY, POISONING AND CERTAIN OTHER CONSEQUENCES OF EXTERNAL CAUSES (S00-T88)	$44,770.90
F	SPO	A	DISEASES OF THE GENITOURINARY SYSTEM (N00-N99)	$41,297.54
M	SPO	A	DISEASES OF THE MUSCULOSKELETAL SYSTEM AND CONNECTIVE TISSUE (M00-M99)	$40,649.45
F	DEP	A	ENDOCRINE, NUTRITIONAL AND METABOLIC DISEASES (E00-E89)	$40,564.80
F	EMP	A	DISEASES OF THE MUSCULOSKELETAL SYSTEM AND CONNECTIVE TISSUE (M00-M99)	$34,388.35
M	SPO	A	DISEASES OF THE GENITOURINARY SYSTEM (N00-N99)	$31,649.21
M	DEP	C	INJURY, POISONING AND CERTAIN OTHER CONSEQUENCES OF EXTERNAL CAUSES (S00-T88)	$28,054.20
M	SPO	A	DISEASES OF THE DIGESTIVE SYSTEM (K00-K95)	$27,893.36
F	EMP	A	DISEASES OF THE GENITOURINARY SYSTEM (N00-N99)	$27,499.94
F	EMP	A	DISEASES OF THE MUSCULOSKELETAL SYSTEM AND CONNECTIVE TISSUE (M00-M99)	$26,830.11
F	SPO	A	DISEASES OF THE MUSCULOSKELETAL SYSTEM AND CONNECTIVE TISSUE (M00-M99)	$25,422.12
				$1,640,685.47

Effective: July 1, 2024 OR October 1, 2024

The Local Choice - Sentara Vantage HMO

Please review our proposal carefully, including the caveats to the rates, the detailed summaries of the benefits, and the available rider page.

July 1, 2024 and October 1, 2024 Rates
with Benefit Changes Listed Below

Sentara Vantage HMO

	Active Rates	COBRA Rates
Employee Only	$842	$858.84
Employee + Spouse	$1,557	$1,588.14
Employee + Child	$1,557	$1,588.14
Family	$2,254	$2,299.08

	2024-2025 Plan Year	**2023-2024 Plan Year**
General Deductible	*$200 / individual; $400 / family*	*$150 / individual; $300 / family*
PCP Office Visit Tier 1	*$10 copayment*	*$5 copayment*
PCP Office Visit Tier 2	*$30 copayment*	*$25 copayment*
Virtual Consult	*No charge*	*No charge*
Specialist Office Visit Tier 1	*$20 copayment*	*$10 copayment*
Specialist Office Visit Tier 2	*$50 copayment*	*$40 copayment*
Inpatient Care	*$500 Copayment*	*$300 Copayment*
Outpatient Surgery	*$200 Copayment*	*$125 Copayment*
Emergency Dept.	*$200 Copayment*	*$150 Copayment*
Urgent Care	*$60 Copayment*	*$40 Copayment*
OOP MAX	*$2,000 / individual; $4,000 / family*	*$1,500 / individual; $3,000 / family*
Rx Coverage	*$15 / $30 / $45 / $55*	*$15 / $30 / $45 / $55*

CAVEATS

- Groups are recommended to meet 75% participation to avoid potential pricing impacts caused by adverse selection.
- No more than 50% of the eligible employees may reside outside of the service area.
- Waiver information is required for eligible employees and/or any of their dependents declining coverage.
- Rates reflect current Census data.
- Fully-Insured rates are developed on an incurred claims basis.
- Any group seeking to return to Sentara Health Plans, Inc. is expected to pay any outstanding premium balances due.
- Coverage for treatment of morbid obesity (including Vertical banded gastroplasty and Gastric bypass surgery) may be purchased as a benefit rider.
- Rates do not include commissions.
- Rates do not include additional expenses associated with the direct billing of COBRA enrollees.
- Appropriate adjustments for PPACA fees / taxes have been included in the development of our proposed fully insured rates.
- This proposal may be subject to change based upon new legislation and/or direction from regulatory agencies.
- The rates include premiums for dental (Dominion National) and vision (Vision Service Plan) and the above caveats are not applicable to these portions of the rates.

OPTIONAL GROUP RIDERS

Virginia Mandated Benefit Offerings

Virginia Insurance laws give employers the option to add the following riders to group plans for eligible employees and their dependents. These riders require an additional premium cost.

MORBID OBESITY - Included
Coverage includes treatment of morbid obesity through gastric bypass surgery, or other such methods as may be recognized by the National Institutes of Health as effective for the long-term reversal of morbid obesity.

Optional Riders

CHIROPRACTIC CARE RIDER - Included
Administered by American Specialty Health (ASH); covered services include examination, re-examination, manipulation, conjunctive therapy, radiology, one chiropractic appliance per person per benefit year, and laboratory tests related to the delivery of chiropractic services subject to Copayment per visit.

Optional Riders

Employers may add the following riders to group plans for eligible employees and their dependents. These riders require an additional premium cost.

VISION CARE AND MATERIALS RIDER - Included
Administered by EyeMed Vision Services; coverage includes exam and vision materials up to plan allowance.

HEARING AID RIDER - Included
Coverage includes exam, molds, and hearing aids up to plan allowance. Repair, refurbishment, or replacement are covered every 36 months from date of acquisition.

OUT-OF-AREA DEPENDENT CHILD RIDER - Included
Includes coverage at the Plan's In-Network level of benefits for covered services for dependent children who live or attend school outside the plan's service area.

The Local Choice
Health Benefits Program

Renewal Forms

The Local Choice Health Benefits Program

Renewal Forms

EMPLOYER DATA SHEET (WORKSHEET)

2024-25 New Group Employer Data Sheet – (Worksheet)

The Local Choice Program
Phone: 804-317-7216
Email: **michelle.rozzell@dhrm.virginia.gov**

On-line Employer Data Sheet is DUE: April 1, 2024 for July Renewals
July 1, 2024 for October Renewals

Instructions and Help

This form is a **worksheet only**. It is intended to help gather information prior to submitting the on-line Employer Data Sheet. **It is not mandatory that you complete this worksheet if you feel comfortable going straight to the on-line Employer Data Sheet.** Submit the on-line Employer Data Sheet by the due date to avoid a delay in group set-up. Use the contact information above if you have questions.

Step 1 – Help for Group

A group must have a separate Group ID, assigned by DHRM-TLC, for each Federal Employer Identification Number (FEIN) included in the group. Separate Group IDs with the same FEIN are also permitted. One of the Group IDs must be primary for submitting a renewal Data Sheet. Unless otherwise approved by DHRM-TLC, the Group ID with most participants is primary.

Step 2 – Help for Classifications

A selection for each Classification and its billing method is required. Some selections are mandatory, some are optional, and some are conditional.

- Full-time Employees is a mandatory classification.
- Part-time Employees is an optional classification. **(When adding coverage for this optional classification, you will be required to submit a board resolution and your rates are subject to change. Contact TLC if you need additional guidance.)**
- Elected Officials is an optional classification. If you offer coverage to Elected Officials, make your selection based on the premium cost-sharing. When the Elected Official receives the same employer (ER) contribution as a full-time employee, select Elected Officials with full-time premium. When the Elected Official receives the same employer (ER) contribution as a part-time employee, select Elected Officials with part-time premium. **(When adding coverage for this optional classification, you will be required to submit a board resolution and your rates are subject to change. Contact TLC if you need additional guidance.)**
- Long-Term Disability (LTD) Employees is not a classification offered by TLC. (This classification will always default to "No".)
- Extended Coverage/COBRA Qualified Beneficiaries – Regular and Extended Coverage/COBRA Qualified Beneficiaries – Disability are mandatory classifications. You must select the Direct Bill Subscriber option. When a COBRA participant is approved for an additional 11 months due to disability, the classification changes from Regular to Disability and the premium amount increases.
- Early Retirees is an optional classification. If offered, you are required to select a billing option. (When adding coverage for this optional classification, you will be required to submit a board resolution. Note, they are considered part of your group for enrollment and claim purposes. Contact TLC if you need additional guidance.)
- Medicare Retirees is a conditional classification. If offered, you are required to select a billing option. If you choose to offer coverage to this classification, you must also offer coverage to Early Retirees. (When adding coverage for this

optional classification, you will be required to submit a board resolution. Note, they are considered part of your group for enrollment and claim purposes. Contact TLC if you need additional guidance.)

- Split Contract Dependents of Retirees is a conditional classification. If you choose to offer coverage to Medicare Retirees, you must also offer coverage to this classification. A split contract occurs when an Early Retiree with covered dependents has someone become eligible for Medicare.
- Survivors of Employees are an optional classification. If you choose to offer coverage to this classification, the survivors remain covered at the same employee premium for one extra month. When elected the survivor coverage is concurrent with the first month of Extended Coverage/COBRA.
- Retiree Survivors – not eligible for Medicare is a conditional classification. It is optional if you also offer coverage to Early Retirees.
- Retiree Survivors – eligible for Medicare is a conditional classification. It is optional if you also offer coverage to Medicare Retirees.

Optional Billing Methods are available for some Classifications:

- Group Bill means you receive a bill for this classification.
- Direct Bill Subscriber means subscribers in this classification receive a bill and pay the insurance company rather than pay you. Automatic drafts are available to the subscriber from the insurance company.
- Third-Party Administrator (TPA) means you will receive a bill for this classification.

Step 3 – Help for Election Rules

- Initial Enrollment as an Employee Election Request: Make your selection based on your group's new hire eligibility. rules. To be compliant with the Affordable Care Act (ACA), a group cannot have more than a 60-day waiting period.
- Qualifying Mid-Year Event (QME) Election Change Request: Make your selection based on your group's pre-tax (section 125) plan document for qualifying mid-year event changes. If you do not have a pre-tax document, Rule 1 applies.
- If your election rules do not follow any of the choices offered, please contact TLC for guidance.

Step 4 – Help for Participation

The Total Group Participation Count determines how many plan choices are permitted.

- Groups with 14 or less eligible employees may offer one plan.
- Groups with 15-99 eligible employees may offer up to two plans.
- Groups with 100 or more eligible employees may offer up to four plans.

The Total Group Participation Percentage determines the minimum employer contribution for each plan selected.

- When the participation percentage is 75% or greater, the minimum employer contribution is 80% of the Self Only premium. (May be different for High Deductible plan. See Step 6.)
- When the participation percentage is less than 75%, the minimum employer contribution is 80% of Self Only plus 20% of the dependent cost for the dependent tiers.

Step 5 – Help for Plans

Plan choices are available based on Classifications and Total Group Participation Counts. Select a plan or select "None" for each plan choice. The Regional HMO Plans are limited based on your group's eligibility, but you still have to select "None." if it is not offered.

- Groups with 14 or less eligible employees may select one plan: A Key Advantage plan, a High Deductible plan, or a

Regional HMO plan.

- Groups with 15-99 eligible employees may choose up to two plans: Two Key Advantage plans, a Key Advantage plan and a High Deductible plan, a Key Advantage plan and a Regional HMO plan, or a High Deductible plan and a Regional HMO plan.
- Groups with 100 or more eligible employees may choose up to four plans: Two Key Advantage plans, a High Deductible Plan, and a Regional HMO Plan.
- Groups who offer coverage to Medicare Retirees must choose one Medicare supplement plan. Option 1 is a grandfathered Medicare supplement plan – only available to groups who wish to continue the selection.

Step 6 – Help for Premiums

The Total Group Participation Percentage determines the minimum employer contribution required. Employers must contribute a minimum of 80% of the cost of Self Only coverage plus 20% of the cost of dependent coverage. When the participation percentage is 75% or greater, the employer is not required to contribute to the cost of dependent coverage.

The minimum employer contribution required for part-time employees is 50% of the employer contribution for full-time employees.

For Key Advantage, High Deductible and the Regional HMO plans, if the employer contribution is more than the minimum, that contribution then becomes the minimum for the dependent tiers.

If the High Deductible Plan is offered, the minimum employer contribution is 80% of the cost of Self Only coverage plus 20% of the cost of dependent coverage. If the participation percentage is 75% or greater and the employer funds a HSA/HRA, the 20% dependent contribution requirement is waived.

Premium Averaging is an option to employers offering multiple plans (excluding the High Deductible Plan). Employers may choose to determine one minimum premium contribution requirement for all plans except the High Deductible plan. Premium averaging will be determined by using the average Self Only Comprehensive dental premium for all included plans. **Once the average premium has been determined, the minimum employer contribution is applied to all applicable plans.**

Groups selecting plans with both comprehensive and preventive dental options must offer both options and enter employer (ER) contributions for each option.

Step 7 – Help for ACA Reporting

DHRM will file Affordable Care Act (ACA) employer reports on behalf of groups that:

1. Participate with TLC for the full calendar year.
2. Sign an ACA Designated Government Entity Reporting Agreement, and
3. Submit an annual ACA Employer Reporting Certification.

The ACA employer reports are filed by FEIN. Group IDs using the same employer FEIN must be combined and submitted to the IRS together.

This section is pre-populated based on the status of your group's most recent ACA filing. We will update this section each year based on your annual reporting status.

Step 8 – Open Enrollment

TLC requires an Open Enrollment period. The Open Enrollment dates are designated by DHRM.

- July renewals must hold Open Enrollment between May 1 and May 15.
- October renewals must hold Open Enrollment between August 1 and August 15.

Remember, all Open Enrollment forms must be signed and dated during your Open Enrollment Period, or they will not be processed.

Step 9 – Contact Information

A mailing address, a shipping address, and contacts are required for each Group ID. Updates can be requested at any time by sending a TLC Group Data Change form to DHRM-TLC. Contacts receive communications from DHRM-TLC and are granted access to on-line TLC applications and group reports posted to Cardinal HCM. You are encouraged to have at least two, but may have up to four, different contacts in the event one is not available.

Step 10 – Certification

Please review carefully. Please be sure all sections on the form are complete. Please return the completed datasheet to your Anthem Account Manager by the required deadline to ensure timely processing.

2024-25 New Group Employer Data Sheet

The Local Choice Program
Phone: 804-317-7216
Email: **michelle.rozzell@dhrm.virginia.gov**

Step 1 – Group

1. Enter the group name:

   Group Name:

2. Check one. Enter the begin date for a new group.

   Existing Group New Group: Begins _____ / / _____ (MM/DD/YYYY)

3. Check one:

Government Group	School Group	Government & School Group	Grandfathered Government & School Group

4. Check one:

July Renewal:	Begins:	Ends	October Renewal:	Begins:	Ends

5. A group must have a separate group ID, assigned by DHRM, for each Federal Employer Identification Number (FEIN) included in the group and one of the group IDs must be primary. Separate group IDs with the same FEIN are also permitted.

   Check one:

   - o This group has one FEIN and one group ID.
   - o This group has one FEIN and more than one group ID.
   - o This group has more than one FEIN and more than one group ID.

6. Enter the Group ID assigned by DHRM, the FEIN, and check 'yes' or 'no' for primary. Only one group ID may be primary. The primary group submits the Employer Data Sheet on behalf of all group IDs.

Group ID: 999-999-999 Text	FEIN: 99-9999999	Primary Group ID? Yes No
		Yes No
		Yes No
		Yes No
		Yes No

Each FEIN may have different employer cost-sharing, Open Enrollment dates, and contacts. A grandfathered Government & School group may also have different classifications and billing methods. Attach separate pages when there are differences between group IDs.

Group Name: _____

Step 2 - Classifications

7. Check 'yes' or 'no' for each enrollee category to be offered coverage and the billing method where applicable.

Enrollee Category	Offer Coverage?	Billing Method
Full-time Employees:	Yes No	Group Bill
Part-time Employees:	Yes No	Group Bill
Elected Officials with full-time premium:	Yes No	Group Bill
Elected Officials with part-time premium:	Yes No	Group Bill
Extended Coverage/COBRA Qualified Beneficiaries – Regular:	Yes No	Direct Bill Subscriber
Extended Coverage/COBRA Qualified Beneficiaries – Disability:	Yes No	Billed as COBRA - Regular
Early Retirees – not eligible for Medicare:	Yes No	Group Bill Direct Bill Subscriber Third-Party Administrator (TPA)
Medicare Retirees – eligible for Medicare:	Yes No	Group Bill Direct Bill Subscriber Third-Party Administrator (TPA)
Split Contract Dependents of Retirees	Yes No	Billed as Early Retiree when dependent is not eligible for Medicare. Billed as Medicare Retiree when dependent is eligible for Medicare
Survivors of Employees (includes Elected Officials if applicable)	Yes No	One extra month on Group Bill
Retiree Survivors – not eligible for Medicare:	Yes No	Billed as Early Retiree
Retiree Survivors – eligible for Medicare:	Yes No	Billed as Medicare Retiree

Step 3 – Election Rules

8. Check one and enter the number of days if you check Rule 2.

Initial Enrollment as an Employee Election Request:			
Rule 1: Number of days in waiting period:	0	Number of days allowed to make the enrollment election request:	30
Rule 2: Number of days (1-60) in waiting period:		Number of days (1-60) allowed to make the enrollment election request:	

9. Check one and enter the number of days if you check Rule 2.

Qualifying Mid-Year Event (QME) Election Change Request:		
Rule 1: Number of days allowed to make the election change request:	60	
Rule 2: Number of days (1-59) allowed to make the election change request:		

Group Name: _____

Step 4 - Participation

10. Enter the counts and sum the totals for each group ID.

Primary Group ID:	Enrolled Count	Waived Count	Eligible Count (Enrolled + Waived)
Full-time Employees:			
Part-time Employees:			
Elected Officials with full-time premium:			
Elected Officials with part-time premium:			
Total for this Group ID:			
Additional Group ID:	Enrolled Count	Waived Count	Eligible Count (Enrolled + Waived)
Full-time Employees:			
Part-time Employees:			
Elected Officials with full-time premium:			
Elected Officials with part-time premium:			
Total for this Group ID:			
Additional Group ID:	Enrolled Count	Waived Count	Eligible Count (Enrolled + Waived)
Full-time Employees:			
Part-time Employees:			
Elected Officials with full-time premium:			
Elected Officials with part-time premium:			
Total for this Group ID:			
Additional Group ID:	Enrolled Count	Waived Count	Eligible Count (Enrolled + Waived)
Full-time Employees:			
Part-time Employees:			
Elected Officials with full-time premium:			
Elected Officials with part-time premium:			
Total for this Group ID:			
Additional Group ID:	Enrolled Count	Waived Count	Eligible Count (Enrolled + Waived)
Full-time Employees:			
Part-time Employees:			
Elected Officials with full-time premium:			
Elected Officials with part-time premium:			
Total for this Group ID:			

11. Enter the total group counts and calculate the total group Participation Percentage.

	Enrolled Count	Waived Count	Eligible Count (Enrolled + Waived)
Total Participation Counts: (sum of all group IDs)			
Total Participation Percentage: (Divide Enrolled Count by Eligible Count and **round down**)			%

Group Name: _____

Step 5 – Plans & Step 6 – Premiums

12. Plan selections apply to all group IDs. Employer Contribution Amounts may vary by Group ID. Check one:
    - ○ ER Contribution Amounts apply to all group IDs.
    - ○ ER Contribution Amounts apply to Group ID:

13. For each plan choice, check a plan selection. Then, for each plan selection, enter the total premium amounts from the renewal sheet, and the full-time employer and enrollee contribution amounts. If you offer part-time coverage, also enter the part-time contribution amounts.

Premium averaging used? Yes No

	Self Only	Self + One	Self + Family
Key Advantage Plan Choice 1:	KA Expanded KA 250 KA 500 KA 1000 None		
+ comprehensive dental –Total:	$	$	$
Full-time ER:	$	$	$
EE:	$	$	$
Part-time ER:	$	$	$
EE:	$	$	$
+ preventive dental – Total:	$	$	$
Full-time ER:	$	$	$
EE:	$	$	$
Part-time ER:	$	$	$
EE:	$	$	$
Key Advantage Plan Choice 2:	KA Expanded KA 250 KA 500 KA 1000 None		
+ comprehensive dental –Total:	$	$	$
Full-time ER:	$	$	$
EE:	$	$	$
Part-time ER:	$	$	$
EE:	$	$	$
+ preventive dental – Total:	$	$	$
Full-time ER:	$	$	$
EE:	$	$	$
Part-time ER:	$	$	$
EE:	$	$	$
High Deductible Plan Choice:	HDP with employer HSA/HRA funding HDP without employer HSA/HRA funding None		
+ comprehensive dental –Total:	$	$	$
Full-time ER:	$	$	$
EE:	$	$	$
Part-time ER:	$	$	$
EE:	$	$	$
+ preventive dental – Total:	$	$	$
Full-time ER:	$	$	$
EE:	$	$	$
Part-time ER:	$	$	$
EE:	$	$	$
Regional HMO Choice:	Kaiser HMO Sentara Health Plans None		
Total:	$	$	$
Full-time ER:	$	$	$
EE:	$	$	$
Part-time ER:	$	$	$
EE:	$	$	$
Medicare Plan Choice:	Advantage 65 Advantage 65 + Dental/Vision Option 1 None		
	$	NA	NA

Step 7 – ACA Reporting

14. Unless an employer opts-out, DHRM will file ACA reports on their behalf when the group has been with TLC for the full calendar year.

Step 8 – New Group Enrollment

15. Please Provide the date that the enrollment will be sent to DHRM:

Step 9 – Contact Information

17. Existing groups are encouraged to review. **If updates are needed, please submit a Group Data Change form.**

Mailing Address:				
Street or PO Box:				Suite:
City:			State:	Zip+4:
Shipping Address: This is the physical location.		☐ Shipping Address same as Mailing Address		
Street or PO Box:				Suite:
City:			State:	Zip+4:
Benefits Administrator: This person handles eligibility and enrollment.				
First Name:	Middle Initial:	Last Name:		Suffix:
ID or SSN:		Date of Birth:		
Email:				
Phone: ( ) -	Ext:		Fax: ( ) -	
Benefits Executive: This person authorizes the renewal.				
First Name:	Middle Initial:	Last Name:		Suffix:
ID or SSN:		Date of Birth:		
Email:				
Phone: ( ) -	Ext:		Fax: ( ) -	
Billing Administrator: This person receives and handles inquires about billing.				
First Name:	Middle Initial:	Last Name:		Suffix:
ID or SSN:		Date of Birth:		
Email:				
Phone: ( ) -	Ext:		Fax: ( ) -	
Billing Executive: This person authorizes premium payments.				
First Name:	Middle Initial:	Last Name:		Suffix:
ID or SSN:		Date of Birth:		
Email:				
Phone: ( ) -	Ext:		Fax: ( ) -	

Step 10 – Certification

18. Enter information about the person authorizing this Employer Data Sheet, the person submitting it, and check 'yes' or 'no' to certify.

Authorized By: _____

Title: Phone: ( ) - Ext:

Submitted By: Phone: ( ) - Ext:

We certify that the information on this form is true, correct, and complete to the best of our knowledge: Yes No

The Local Choice
Health Benefits Program

Renewal Forms

MATERIALS ORDERING FORMS

Online Material Ordering.

To order enrollment packages, benefit summaries and forms:

- Go to the materials ordering portal at tlcorders.com. Register a user account on the portal. If you already have a user account, enter your username and password then select "Login".
- Select one of the following tabs to order materials
  - Enrollment Packages (see addendum for additional ordering instructions)
  - Benefit Summaries
  - Brochures/Forms
  - All Products TLC
- Enrollment Packages:
  1. Select "Order Now" under the appropriate Enrollment Packages tab.
  2. Enter the number of enrollment packages needed in the Quantity field.
  3. ***Enter only a "1" next to the plan or plans your group offers***.
  4. Add to Cart, or to add additional materials to your order, select "Continue Shopping" in the lower left.
  5. Once you have ordered all of the materials, select "Proceed to Checkout".
  6. Your shipping information will be populated into the form from your user account. ***Enter your group name in the Company field***, select "Save" and then "Continue".
     If you need the items shipped to another address, complete the form, select "Save" and then "Continue".
     Confirm your shipping information then select "Continue".
  7. Confirm the items in your order and "Place My Order"
  8. You will:
     - be directed to a confirmation screen of your order.
     - receive an email confirming your order that will include a link back to the order confirmation screen.
     - receive a shipping confirmation email with tracking information on the date your order ships.
- Benefit Summaries*, Brochures/Forms or All Products TLC.
  - Enter the quantity needed for each, select "Order Now" and follow steps 4 – 8 above.

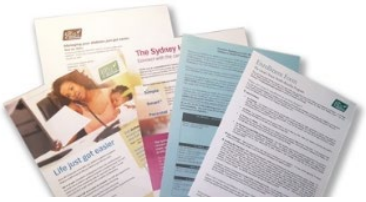
*If you need extra summaries in addition to your enrollment packages.

For questions about materials ordered, call or email Janet Browning at janet.browning@anthem.com or (804) 354-3904.

7/12/2023

Addendum

Enrollment Packages for The Local Choice



1.) Enter total quantity of Enrollment Packages needed.

Job Name: ANTH TLC KIT Enroll Pa

Quantity:

2023-24 Key Advantage w/Expanded Benefit	A10633	Enter "1" or "0": 0
2023-24 KA 250 Benefits	A10632	Enter "1" or "0": 0
2023-24 KA 500 Benefits	A10631	Enter "1" or "0": 0
2023-24 KA 1000 Benefits	A10630	Enter "1" or "0": 0
2023-24 TLC HDHP Benefit	A10634	Enter "1" or "0": 0

One benefit summary of each plan selected will be included in each enrollment package. Enter **only** a "1" **next to the benefit summaries to include.**

---

* Company:

Anthem - TLC

Please update the Company field with your group name.
"Anthem-TLC" is the default until you update this field.

Once you save your address to your Address Book, your information will be saved for future orders unless you choose to send to another address.

☑ Save to My Address Book

Delta Dental of Virginia
4818 Starkey Road
Roanoke, VA 24018
888.335.8296

Date: _____

GROUP REQUEST FORM

Group Name: The Local Choice

Group Number: 047000000 & 048000000 Telephone Number: _____

Group Administrator: _____

Group Address: _____

_____

Mail to (If Different from Above): _____

_____

Quantity Needed

☐ _____ Benefits Brochure

Delta Dental of Virginia Use Only

Date Received: _____

Date Completed: _____

Sign off: _____

Method Sent: Next Day Air ____ 2nd Day Air ____ UPS Ground ____ Regular Mail ___

Please send request to:

Delta Dental of Virginia

Attn: Marketing Administration

4818 Starkey Road, Roanoke, VA 24018

Fax to 540-774-7574

Email to MktgAdmin@deltadentalva.com

If you have questions or need additional information please contact Allison Gaines at:

804.915.2690 or allison.gaines@deltadentalva.com

Sentara® Health Plans

COVA Materials Order Form

This form is for Commonwealth of Virginia Benefit Administrators with employees who are covered under the Sentara Health Plans HMO plan. Please allow ten business days for delivery of materials. To submit requests, please email this form to: covamaterials@sentara.com.

Name:		**Telephone:**		**Date:**	
Agency Number:		**Agency Name:**			
Shipping Address*:					
Special Shipping Notes:					

Orders cannot be delivered to P.O. Box addresses

Consider going green. Information is available for benefit administrators, members, and all employees at our dedicated website: sentarahealthplans.com/cova.

Item	Quantity	Description of Document
Sentara Health Plans Benefits Brochure		Multi-page document describing overview of plan design and additional features
Disease Management Program Flyer		Summarizes the Sentara Health Plans Disease Management Program
5 in 5 EAP Orientation Flyer		Summarizes Employee Assistance Program benefits
Partners in Pregnancy Flyer		Details the Sentara Health Plans pregnancy program
Bariatric Surgery Flyer		Provides details on the Sentara Health Plans bariatric surgery benefit
Out-of-Area Dependent Form		Necessary form needed to cover out-of-area dependents
Dominion National Dental Brochure		Information about the dental benefits included in the Sentara Health Plans offering
Vision Summary of Benefits and Discount Flyer		Information about the vision benefits included in the Sentara Health Plans offering
All documents are available at sentarahealthplans.com/cova. A password is not needed.		

The Local Choice Health Benefits Program

Comparison of Benefits

The LOCAL CHOICE

2024 Comparison Of Statewide Plans

Effective July 1, 2024 or October 1, 2024

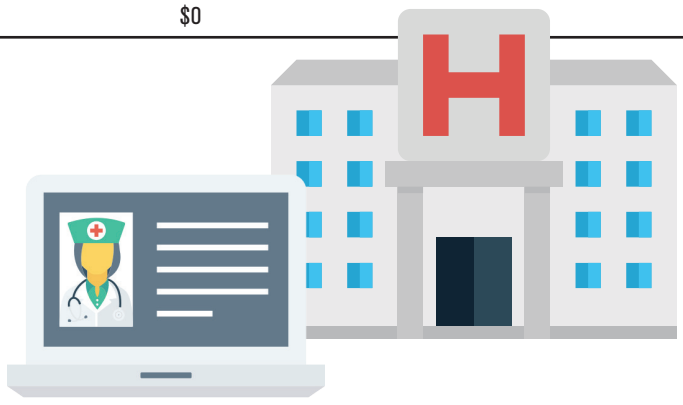
The Local Choice 2024 Comparison of Statewide Plans

	Key Advantage Expanded			Key Advantage 250		
Plan Year Deductible (Key Advantage: Applies to Certain Medical Services as Indicated on Chart) (HDHP: Applies to Medical, Behavioral Health, and Prescription Drug Services)	**In-Network:** One Person $100 **Out-of-Network:** $200	Two People *See Family* *See Family*	Family $200 $400	**In-Network:** One Person $250 **Out-of-Network:** $500	Two People *See Family* *See Family*	Family $500 $1,000
Plan Year Out-of-pocket Expense Limit	**In-Network:** One Person $2,000 **Out-of-Network:** $3,000	Two People *See Family* *See Family*	Family $4,000 $6,000	**In-Network:** One Person $3,000 **Out-of-Network:** $5,000	Two People *See Family* *See Family*	Family $6,000 $10,000
Out-of-Network Benefits	Yes. Once you meet the out-of-network deductible, you pay 30% coinsurance for medical and behavioral health services. Copayments do not apply to medical and behavioral health services. Copayments and coinsurance for routine vision, outpatient prescription drugs and dental services will still apply.			Yes. Once you meet the out-of-network deductible, you pay 30% coinsurance for medical and behavioral health services. Copayments do not apply to medical and behavioral health services. Copayments and coinsurance for routine vision, outpatient prescription drugs and dental services will still apply.		
Medical Care When Traveling (BlueCard)	Included			Included		
Lifetime Maximum	Unlimited			Unlimited		
Covered Services	**In-Network You Pay**			**In-Network You Pay**		
Ambulance Travel	20% coinsurance after deductible			20% coinsurance after deductible		
Autism Spectrum Disorder	Copayment/coinsurance determined by service received			Copayment/coinsurance determined by service received		
Behavioral Health and EAP *Inpatient treatment* • Facility Services • Professional Provider Services *Outpatient Professional Provider Visits*	 $300 copayment per stay $0 $15 copayment			 $400 copayment per stay $0 $20 copayment		
Employee Assistance Program (EAP) 4 visits per issue (per plan year)	$0			$0		
Dental Care **Preventive Dental Option** *(diagnostic and preventive services only for lower premium)*	$0			$0		
Comprehensive Dental Option *(for higher premium)* Dental Plan Year Deductible Plan Year Maximum (Except Orthodontics) • Preventive Dental Care • Primary Dental Care • Major Dental Care • Orthodontic Services (Includes Adult Ortho)	 *One Person* $25 $1,500 $0 20% coinsurance after dental deductible 50% coinsurance after dental deductible 50% coinsurance, no dental deductible, with $1,500 lifetime maximum	*Two People* $50	*Family* $75	 *One Person* $25 $1,500 $0 20% coinsurance after dental deductible 50% coinsurance after dental deductible 50% coinsurance, no dental deductible, with $1,500 lifetime maximum	*Two People* $50	*Family* $75

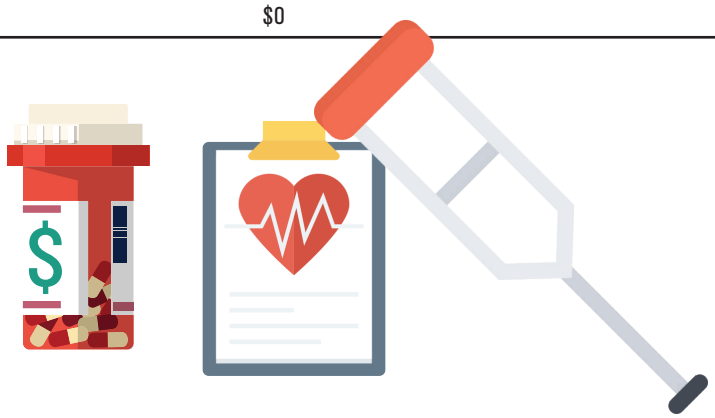
Key Advantage 500			Key Advantage 1000			High Deductible Health Plan		
In-Network:			**In-Network:**					
One Person	Two People	Family	One Person	Two People	Family	One Person	Two People	Family
$500	*See Family*	$1,000	$1,000	*See Family*	$2,000	$3,200	See Family	$6,400
Out-of-Network:			**Out-of-Network:**			Deductible is combined for In-Network and Out-of-Network services.		
$1,000	*See Family*	$2,000	$2,000	*See Family*	$4,000			
In-Network:			**In-Network:**			**In-Network:**		
One Person	Two People	Family	One Person	Two People	Family	One Person	Two People	Family
$4,000	*See Family*	$8,000	$5,000	*See Family*	$10,000	$5,000	See Family	$10,000
Out-of-Network:			**Out-of-Network:**			**Out-of-Network:**		
$7,000	*See Family*	$14,000	$9,000	*See Family*	$18,000	$10,000	See Family	$20,000
Yes. Once you meet the out-of-network deductible, you pay 30% coinsurance for medical and behavioral health services. Copayments do not apply to medical and behavioral health services. Copayments and coinsurance for routine vision, outpatient prescription drugs and dental services will still apply.			Yes. Once you meet the out-of-network deductible, you pay 30% coinsurance for medical and behavioral health services. Copayments do not apply to medical and behavioral health services. Copayments and coinsurance for routine vision, outpatient prescription drugs and dental services will still apply.			Yes. Once you meet the combined deductible you pay 40% coinsurance for medical, behavioral health and prescription drug services from Out-of-Network providers.		
Included			Included			Included		
Unlimited			Unlimited			Unlimited		
In-Network You Pay			**In-Network You Pay**			**In-Network You Pay**		
20% coinsurance after deductible			20% coinsurance after deductible			20% coinsurance after deductible		
Copayment/coinsurance determined by service received			Copayment/coinsurance determined by service received			20% coinsurance after deductible		
20% coinsurance after deductible			20% coinsurance after deductible			20% coinsurance after deductible		
$0			$0			20% coinsurance after deductible		
$25 copayment			$25 copayment			20% coinsurance after deductible		
$0			$0			$0		
$0			$0			$0		
One Person	*Two People*	*Family*	*One Person*	*Two People*	*Family*	*One Person*	*Two People*	*Family*
$25	$50	$75	$25	$50	$75	$25	$50	$75
$1,500			$1,500			$1,500		
$0			$0			$0		
20% coinsurance after dental deductible			20% coinsurance after dental deductible			20% coinsurance after dental deductible		
50% coinsurance after dental deductible			50% coinsurance after dental deductible			50% coinsurance after dental deductible		
50% coinsurance, no dental deductible, with $1,500 lifetime maximum			50% coinsurance, no dental deductible, with $1,500 lifetime maximum			50% coinsurance, no dental deductible, with $1,500 lifetime maximum		

The Local Choice 2024 Comparison of Statewide Plans (continued)

Covered Services	Key Advantage Expanded In-Network You Pay	Key Advantage 250 In-Network You Pay
Diabetic Education	$0	$0
Diabetic Equipment	20% coinsurance after deductible	20% coinsurance after deductible
Diabetic Supplies - See Outpatient Prescription Drugs		
Diagnostic Tests and X-rays (for specific conditions or diseases at a doctor's office, emergency room or outpatient hospital department)	20% coinsurance, no deductible	20% coinsurance after deductible
Doctor Visits – on an Outpatient Basis *Primary Care Physicians* *Specialty Care Providers*	 $15 copayment $25 copayment	 $20 copayment $35 copayment
Early Intervention Services	Copayment/coinsurance determined by service received	Copayment/coinsurance determined by service received
Emergency Room Visits *Facility Services* *Professional Provider Services* - Primary Care Physicians - Specialty Care Providers *Diagnostic Tests and X-rays*	 $250 copayment per visit (waived if admitted to hospital) $15 copayment $25 copayment 20% coinsurance, no deductible	 $350 copayment per visit (waived if admitted to hospital) $20 copayment $35 copayment 20% coinsurance after deductible
Home Health Services (90 visit plan year limit per member)	$0	$0
Home Private Duty Nurse's Services	20% coinsurance after deductible	20% coinsurance after deductible
Hospice Care Services	$0	$0
Hospital Services *Inpatient Treatment* • Facility Services • Professional Provider Services - Primary Care Physicians - Specialty Care Providers *Outpatient Treatment* • Facility Services • Professional Provider Services - Primary Care Physicians - Specialty Care Providers *Diagnostic Tests and X-Rays*	 $300 copayment per stay $0 $0 $100 copayment $15 copayment $25 copayment 20% coinsurance, no deductible	 $400 copayment per stay $0 $0 $150 copayment $20 copayment $35 copayment 20% coinsurance after deductible
Virtual Care through Sydney Health app • LiveHealth Online • Symptom Checker • Text Chat or Video Visit with Medical Provider • Virtual Wellness/ Preventive Visit	 $0 no cost $0 $0	 $0 no cost $0 $0



Key Advantage 500 In-Network You Pay	Key Advantage 1000 In-Network You Pay	High Deductible Health Plan In-Network You Pay
$0	$0	20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
$25 copayment $40 copayment	$25 copayment $40 copayment	20% coinsurance after deductible 20% coinsurance after deductible
Copayment/coinsurance determined by service received	Copayment/coinsurance determined by service received	20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
$25 copayment $40 copayment 20% coinsurance after deductible	$25 copayment $40 copayment 20% coinsurance after deductible	20% coinsurance after deductible 20% coinsurance after deductible 20% coinsurance after deductible
$0	$0	20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
$0	$0	20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
$0 $0	$0 $0	20% coinsurance after deductible 20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
$25 copayment $40 copayment 20% coinsurance after deductible	$25 copayment $40 copayment 20% coinsurance after deductible	20% coinsurance after deductible 20% coinsurance after deductible 20% coinsurance after deductible
$0 no cost $0 $0	$0 no cost $0 $0	Determined by services received no cost $39 or 20% coinsurance after deductible $99 or 20% coinsurance after deductible



The Local Choice 2024 Comparison of Statewide Plans (continued)

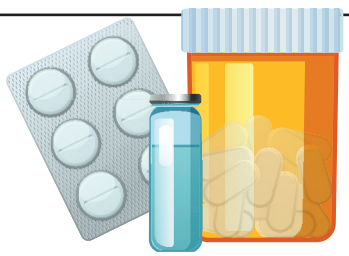
Covered Services	Key Advantage Expanded In-Network You Pay	Key Advantage 250 In-Network You Pay
Maternity		
Professional Provider Services (Prenatal & Postnatal Care)		
– Primary Care Physicians	$15 copayment	$20 copayment
– Specialty Care Providers	$25 copayment	$35 copayment
	If your doctor submits one bill for delivery, prenatal and postnatal care services, there is no copayment required for physician care. If your doctor bills for these services separately, your payment responsibility will be determined by the services received.	
Delivery		
– Primary Care Physicians	$0	$0
– Specialty Care Providers	$0	$0
Hospital Services for Delivery (Delivery Room, Anesthesia, Routine Nursing Care for Newborn)	$300 copayment per stay*	$400 copayment per stay*
Outpatient Diagnostic Tests	20% coinsurance, no deductible	20% coinsurance after deductible
Medical Equipment, Appliances, Formulas, Prosthetics and Supplies	20% coinsurance after deductible	20% coinsurance after deductible
Outpatient Prescription Drugs - Mandatory Generic		
*Retail up to 34-day supply**	Tier 1 – $10 copayment	Tier 1 – $10 copayment
*You may purchase up to a 90-day supply at a retail pharmacy by paying multiple copayments, or the coinsurance after the deductible	Tier 2 – $30 copayment Tier 3 – $45 copayment Tier 4 - $55 copayment	Tier 2 – $30 copayment Tier 3 – $45 copayment Tier 4 - $55 copayment
Home Delivery Services (Mail Order) Covered Drugs for up to a 90-Day Supply	Tier 1 – $20 copayment Tier 2 – $60 copayment Tier 3 – $90 copayment Tier 4 - $110 copayment	Tier 1 – $20 copayment Tier 2 – $60 copayment Tier 3 – $90 copayment Tier 4 - $110 copayment
Diabetic Supplies	20% coinsurance, no deductible	20% coinsurance, no deductible
Prescription Insulin Drugs to Treat Diabetes	34-day supply not to exceed $50 90-day supply not to exceed $150	34-day supply not to exceed $50 90-day supply not to exceed $150
Routine vision - Blue View Vision Network (Once Every Plan Year)		
Routine Eye Exam	$25 copayment	$35 copayment
Standard Eyeglass Lenses (in Lieu of Contact Lenses)	$20 copayment**	$20 copayment**
Eyeglass Frames	Up to $100 retail allowance***	Up to $100 retail allowance***
Contact Lenses (In Lieu of Eyeglass Lenses)		
• Elective	Up to $100 retail allowance	Up to $100 retail allowance
• Non-Elective	Covered in full	Covered in full
Upgrade Eyeglass Lenses (Available for Additional Cost)		
• UV Coating, Tints, Standard Scratch-Resistant	$15	$15
• Standard Polycarbonate (Adult)	$40	$40
• Standard Progressive	$65	$65
• Standard Anti-Reflective	$45	$45
• Other Add-Ons	20% off retail	20% off retail
Shots – Allergy & Therapeutic Injections (At Doctor's Office, Emergency Room or Outpatient Hospital Department)	20% coinsurance, no deductible	20% coinsurance after deductible

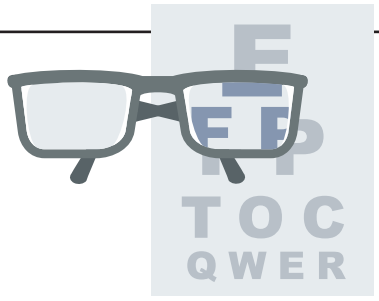
**This plan will waive the hospital copayment if the member enrolls in the maternity management pre-natal program within the first 16 weeks of pregnancy, has a dental cleaning during pregnancy and satisfactorily completes the program.*

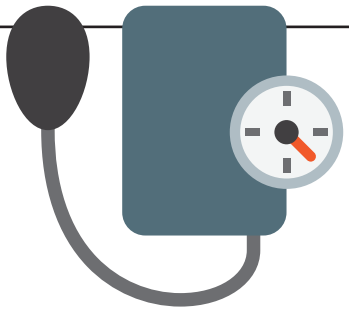
***Polycarbonate lenses included at no additional cost for children under 19 years old.*

****You may select a frame greater than the covered allowance and receive a 20% discount for any additional cost over the allowance.*

Key Advantage 500 In-Network You Pay	Key Advantage 1000 In-Network You Pay	High Deductible Health Plan In-Network You Pay
$25 copayment $40 copayment If your doctor submits one bill for delivery, prenatal and postnatal care services, there is no copayment required for physician care. If your doctor bills for these services separately, your payment responsibility will be determined by the services received.	$25 copayment $40 copayment	20% coinsurance after deductible 20% coinsurance after deductible
$0 $0	$0 $0	20% coinsurance after deductible 20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
Tier 1 – $10 copayment Tier 2 – $30 copayment Tier 3 – $45 copayment Tier 4 - $55 copayment	Tier 1 – $10 copayment Tier 2 – $30 copayment Tier 3 – $45 copayment Tier 4 - $55 copayment	20% coinsurance after deductible
Tier 1 – $20 copayment Tier 2 – $60 copayment Tier 3 – $90 copayment Tier 4 - $110 copayment	Tier 1 – $20 copayment Tier 2 – $60 copayment Tier 3 – $90 copayment Tier 4 - $110 copayment	20% coinsurance after deductible
20% coinsurance, no deductible	20% coinsurance, no deductible	20% coinsurance after deductible
34-day supply not to exceed $50 90-day supply not to exceed $150	34-day supply not to exceed $50 90-day supply not to exceed $150	34-day supply not to exceed $50 90-day supply not to exceed $150
$40 copayment $20 copayment** Up to $100 retail allowance***	$40 copayment $20 copayment** Up to $100 retail allowance***	$15 copayment $20 copayment** Up to $100 retail allowance***
Up to $100 retail allowance Covered in full	Up to $100 retail allowance Covered in full	Up to $100 retail allowance Covered in full
$15 $40 $65 $45 20% off retail	$15 $40 $65 $45 20% off retail	$15 $40 $65 $45 20% off retail
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible



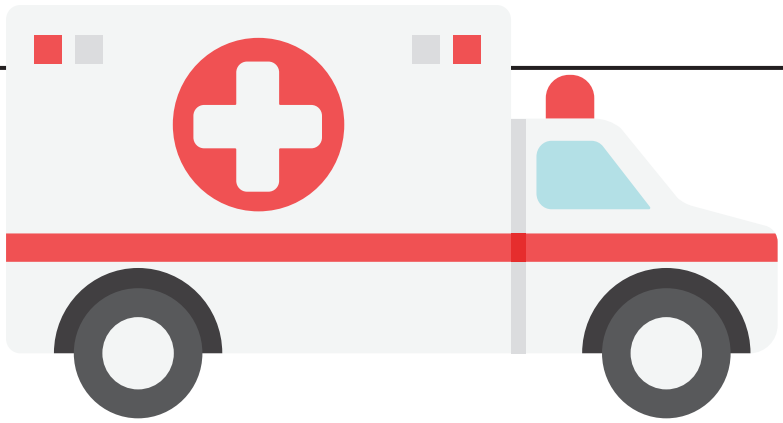




The Local Choice 2024 Comparison of Statewide Plans (continued)

Covered Services	Key Advantage Expanded In-Network You Pay	Key Advantage 250 In-Network You Pay
Skilled Nursing Facility Stays (180-Day Per Stay Limit Per Member)		
Facility Services	$0	$0
Professional Provider Services	$0	$0
Spinal Manipulations and Other Manual Medical Interventions (30 Visits Per Plan Year Limit Per Member)		
Primary Care Physicians	$15 copayment	$20 copayment
Specialty Care Providers	$25 copayment	$35 copayment
Surgery – See Hospital Services		
Therapy Services *Infusion Services, Cardiac Rehabilitation Therapy, Chemotherapy, Radiation Therapy, Respiratory Therapy, Occupational Therapy, Physical Therapy, and Speech Therapy*		
Facility Services	20% coinsurance after deductible	20% coinsurance after deductible
Professional Provider Services		
– Primary Care Physicians	20% coinsurance after deductible	20% coinsurance after deductible
– Specialty Care Providers	20% coinsurance after deductible	20% coinsurance after deductible
Wellness services *Well Child (Office Visits at Specified Intervals Through Age 6)* – Primary Care Physicians; – Specialty Care Providers; – Immunizations and Screening Tests	No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible
Routine Wellness – Age 7 & Older • Annual Check-Up Visit (One Per Plan Year) – Primary Care Physicians – Specialty Care Providers – Immunizations, Lab and X-Ray Services	No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible
• Routine Screenings, Immunizations, Lab and X-Ray Services (Outside of Annual Check-Up Visit)	No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible
Preventive Care (One of Each Per Plan Year) • Gynecological Exam • Pap Test • Mammography Screening • Prostate Exam (Digital Rectal Exam) • Prostate Specific Antigen Test • Colorectal Cancer Screenings	No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible

Key Advantage 500 In-Network You Pay	Key Advantage 1000 In-Network You Pay	High Deductible Health Plan In-Network You Pay
$0	$0	20% coinsurance after deductible
$0	$0	20% coinsurance after deductible
$25 copayment $40 copayment	$25 copayment $40 copayment	20% coinsurance after deductible 20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
20% coinsurance after deductible 20% coinsurance after deductible	20% coinsurance after deductible 20% coinsurance after deductible	20% coinsurance after deductible 20% coinsurance after deductible
No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible
No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible
No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible
No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible



Health & Wellness Programs

Be your healthy best! The TLC plans include access to a host of health and wellness programs to help you manage your health issues.

- **ConditionCare:** Take advantage of free and confidential support to manage these conditions:
  - Asthma
  - Heart failure
  - Diabetes
  - Hypertension
  - Coronary artery disease (CAD)
  - Chronic obstructive pulmonary disease (COPD)

  You may receive a call from ConditionCare if your claims indicate you or an enrolled family member may be dealing with one or more of these conditions. While you're encouraged to enroll and take advantage of help from registered nurses and other healthcare professionals, you may also opt out of the program when they call.
- **Future Moms:** Enroll and receive pre- and post-natal support. Access a nurse coach and other maternity support specially designed to help women have healthy pregnancies and healthy babies.
- **MyHealth Advantage:** Receive personalized health-related suggestions, tips, and reminders via mail or email to alert you of potential health risks, care gaps or cost-saving opportunities.
- **24/7 NurseLine & Audio Health Library:** Sometimes you need health questions answered right away – even in the middle of the night. Call 24/7 NurseLine (800-337-4770) to speak with a nurse. Or use the Audio Health Library if you want to learn about a health topic on your own. Your call is always free and completely confidential.
- **CommonHealth** is the employee wellness program for The Local Choice. The main objective of CommonHealth is to promote wellness in the workplace. Yearly programs cover a variety of health and wellness subjects and are presented in a variety of formats - including onsite programs and video presentations that make it easy to participate. Not only are the programs educational and fun, they help you stay fit and healthy. For more information, visit **www.commonhealth.virginia.gov/tlc**.

See more information on Health & Wellness programs at **www.anthem.com/tlc**.

Virtual Care Options through Sydney Health

Life is busy. When you need care and are short on time, you have many options for quick and convenient virtual care through the Sydney Health app. Whether you prefer to use medical text chat or have a video visit, Sydney Health is the gateway that connects you to the virtual care options included in your benefits. Use your smart-phone to access virtual care solutions for all your physical and behavioral health needs, any hour of any day.

Services include:

- Comprehensive primary care, coordinated by a care team
- Wellness visits
- Preventive care and lab screenings
- 24/7 Urgent or sick care for common medical conditions like the flu, colds, allergies, pink eye, sinus infections, and more
- New prescriptions and refills
- Behavioral Health providers including therapists or psychologists, psychiatrists or EAP counselors
- Care for on-going conditions like diabetes, hypertension, and asthma
- Access to specialty care such as lactation consultants, dermatologists, sleep specialists, and allergists

Log in to the Sydney Health app, and access the **Care Center** to view all the options available to you.

Note: Some options require a secondary app. You will be prompted to download the app during the account setup process.

Employee Assistance Program (EAP)

Your EAP gives you, your covered dependents and members of your household **up to four free confidential counseling sessions per issue** each plan year.

Turn to your EAP for information and resources about:

- Emotional well-being
- Addiction and recovery
- Work and career
- Childcare and parenting
- Helping aging parents
- Financial issues (including free credit monitoring and identity theft recovery)
- Legal concerns
- Smoking cessation

We're here for you – in many languages

The law requires us to include a message in all of these different languages. Curious what they say? Here's the English version: "You have the right to get help in your language for free. Just call the Member Services number on your ID card." Visually impaired? You can also ask for other formats of this document.

Spanish
Usted tiene derecho a recibir ayuda en su idioma en forma gratuita. Simplemente llame al número de Servicios para Miembros que figura en su tarjeta de identificación.

Chinese
您有權免費獲得透過您使用的語言提供的幫助。請撥打您的 ID 卡片上的會員服務電話號碼。若您是視障人士，還可索取本文件的其他格式版本。

Vietnamese
Quý vị có quyền nhận miễn phí trợ giúp bằng ngôn ngữ của mình. Chỉ cần gọi số Dịch vụ dành cho thành viên trên thẻ ID của quý vị. Bị khiếm thị? Quý vị cũng có thể hỏi xin định dạng khác của tài liệu này."

Korean
귀하는 자국어로 무료지원을 받을 권리가 있습니다. ID 카드에 있는 멤버 서비스번호로 연락하십시오.

Tagalog
May karapatan ka na makakuha ng tulong sa iyong wika nang libre. Tawagan lamang ang numero ng Member Services sa iyong ID card. May kapansanan ka ba sa paningin? Maaari ka ring humiling ng iba pang format ng dokumentong ito.

Russian
Вы имеете право на получение бесплатной помощи на вашем языке. Просто позвоните по номеру обслуживания клиентов, указанному на вашей идентификационной карте. Пациенты с нарушением зрения могут заказать документ в другом формате.

Armenian
Դուք իրավունք ունեք ստանալ անվճար օգնություն ձեր լեզվով: Պարզապես զանգահարեք Անդամների սպասարկման կենտրոն, որի հեռախոսահամարը նշված է ձեր ID քարտի վրա:

Farsi
"شما این حق را دارید تا به صورت رایگان به زبان مادری تان کمک دریافت کنید. کافی است با شماره خدمات اعضا (Member Services) درج شده روی کارت شناسایی خود تماس بگیرید." دچار اختلال بینایی هستید؟ می توانید این سند را به فرمت های دیگری نیز درخواست دهید.

French
Vous pouvez obtenir gratuitement de l'aide dans votre langue. Il vous suffit d'appeler le numéro réservé aux membres qui figure sur votre carte d'identification. Si vous êtes malvoyant, vous pouvez également demander à obtenir ce document sous d'autres formats.

Arabic
لك الحق في الحصول على مساعدة بلغتك مجانًا. ما عليك سوى الاتصال برقم خدمة الأعضاء الموجود على بطاقة الهوية. هل أنت ضعيف البصر؟ يمكنك طلب أشكال أخرى من هذا المستند.

Japanese
お客様の言語で無償サポートを受けることができます。IDカードに記載されているメンバーサービス番号までご連絡ください。

Haitian
Se dwa ou pou w jwenn èd nan lang ou gratis. Annik rele nimewo Sèvis Manm ki sou kat ID ou a. Èske ou gen pwoblèm pou wè? Ou ka mande dokiman sa a nan lòt fòma tou.

Italian
Ricevere assistenza nella tua lingua è un tuo diritto. Chiama il numero dei Servizi per i membri riportato sul tuo tesserino. Sei ipovedente? È possibile richiedere questo documento anche in formati diversi

Polish
Masz prawo do uzyskania darmowej pomocy udzielonej w Twoim języku. Wystarczy zadzwonić na numer działu pomocy znajdujący się na Twojej karcie identyfikacyjnej.

Punjabi
ਆਪਣੀ ਭਾਸ਼ਾ iਵੱਚ ਮੁਫ਼ਤ iਵੱਚ ਮਦਦ ਹਾiਸਲ ਕਰਨ ਦਾ ਿਅਧਕਾਰ ਹੈ। ਬਸ ਆਪਣy ਆਈਡੀ ਕਾਰਡ ਤੇ iਦੱਤੇ ਸਿਰਵਸ ਨੰਬਰ ਤੇ ਕਾਲ ਕਰੋ। ਨਜ਼ਰ ਕਮਜ਼ੋਰ ਹੈ? ਤੁਸ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੇ ਹੋਰ ਰੂਪਾਂਤਰ ਮੰਗ ਸਕਦੇ ਹੋ।

TTY/TTD:711

It's important we treat you fairly

We follow federal civil rights laws in our health programs and activities. By calling Member Services, our members can get free in-language support, and free aids and services if you have a disability. We don't discriminate, exclude people, or treat them differently on the basis of race, color, national origin, sex, age or disability. For people whose primary language isn't English, we offer free language assistance services through interpreters and other written languages. Interested in these services? Call the Member Services number on your ID card for help (TTY/TTD: 711). If you think we failed in any of these areas, you can mail a complaint to: Compliance Coordinator, P.O. Box 27401, Mail Drop VA2002-N160, Richmond, VA 23279, or directly to the U.S. Department of Health and Human Services, Office for Civil Rights at 200 Independence Avenue, SW; Room 509F, HHH Building; Washington, D.C. 20201. You can also call 1-800- 368-1019 (TDD: 1-800-537-7697) or visit https://ocrportal.hhs.gov/ocr/portal/lobby.jsf

Quick Access to Your Plan

Anthem.com/tlc

Your dedicated website for health benefits documents, no log in needed

- Download your health benefits summary and member handbook
- Find care
- Learn about your Employee Assistance Program (EAP)

Anthem.com

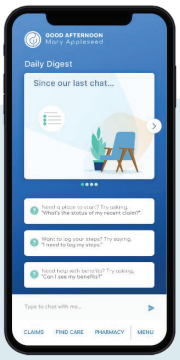
Log in to your confidential and secure account

- View your claims
- Download your ID card
- Find care
- Refill prescriptions online
- Compare costs for hundreds of medical procedures

thelocalchoice.virginia.gov

This is your resource for forms, Cardinal information and member notifications.

Sydney Health mobile app



Download on the App Store

GET IT ON Google Play

Log in using your anthem.com username and password to:

- View your ID card
- See all your medical and pharmacy benefits in one place
- Use the chatbot to get answers and resources quickly
- Connect easily to care
- Track your health goals and fitness

Explore a comprehensive and personalized view of your company's benefit offerings, view and pay your Anthem bill, and get the latest news **through EmployerAccess**.

Getting started

- Identify the main administration contact or *Site Administrator* for your business. They will register for EmployerAccess and be responsible for adding additional users.
- Register at **employer.anthem.com/eea**.
- You will receive an email to complete the registration process.
- Once you're registered, download the EmployerAccess app for benefits management, news and alerts on the go.

The LOCAL CHOICE

SBCs are available on the web (**www.thelocalchoice.virginia.gov**) and the website is now included on the back of the benefit summary booklets. Subsequently, members will no longer receive postcards with the web address to SBCs. Please remember to order Open Enrollment Packets (which include Benefit Summaries and other member materials) for Open Enrollment. Order lead time is typically 10 business days.

Language Access Services - (TTY/TDD: 711)
(Spanish) - Tiene el derecho de obtener esta información y ayuda en su idioma en forma gratuita. Llame al número de Servicios para Miembros que figura en su tarjeta de identificación para obtener ayuda.
(Korean) - 귀하에게는 무료로 이 정보를 얻고 귀하의 언어로 도움을 받을 권리가 있습니다. 도움을 얻으려면 귀하의 ID 카드에 있는 회원 서비스 번호로 전화하십시오
The Commonwealth of Virginia complies with applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, or sex. Sydney Health is offered through an arrangement with Carelon Digital Platforms, a separate company offering mobile application services on behalf of your health plan. ©2020-2022 The Virtual Primary Care experience is offered through an arrangement with Hydrogen Health.
©2019 Anthem Inc. Anthem Blue Cross and Blue Shield is the trade name of Anthem Health Plans of Virginia, Inc. Serving all of Virginia except for the City of Fairfax, the Town of Vienna, and the area east of State Route 123. Independent licensee of the Blue Cross and Blue Shield Association. Anthem is a registered trademark of Anthem Insurance Companies, Inc.

A10720 (11/2023)

The Local Choice Health Benefits Program

Regional Benefit Plan Summaries

(if offered in your area)

Sentara® Health Plans

The Local Choice Benefits Summary

Sentara Health Plans Vantage HMO Plan

For the following effective dates:
July 1, 2024 – June 30, 2025
and October 1, 2024 – September 30, 2025

v.0124

Sentara®
Health Plans

About

The Local Choice: Benefits Summary

Sentara Health Plans
Sentara Health Plans, a local health plan headquartered in Virginia, is proud to serve The Local Choice (TLC) employers. Sentara Health Plans offers a comprehensive benefit plan that includes dental, vision, and hearing.

Sentara Health Plans offers a regional HMO to Commonwealth of Virginia (COVA) employees and The Local Choice (TLC) employers. With the open-access style HMO plan, members are not required to select a primary care physician (PCP) and they do not need referrals for specialist care. Sentara Health Plans encourages, but does not require a PCP relationship. PCPs can help members with routine medical care and provide guidance when seeking specialist care within the broad Sentara Health Plans network. **Our quality provider network for commercial plans features approximately 50,000[1] providers including specialists, primary care physicians, and hospitals across Virginia, North Carolina, and surrounding areas.**

The plan also includes preventive care covered in full, out-of-area coverage for eligible dependent children, dental and vision benefits, emergency travel assistance, Employee Assistance Program (EAP) services, and more[2]. In order to enroll in the plan, members must be eligible for coverage as defined by their employer. They must live or work in the greater Hampton Roads or Eastern Shore regions, which includes:

Accomack, Chesapeake, City of Franklin, Gloucester, Hampton, Isle of Wight, James City, Mathews, Newport News, Norfolk, Northampton, Poquoson, Portsmouth, Southampton, Suffolk, Surry, Virginia Beach, Williamsburg, and York.

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Plan Features At a Glance	2
Sentara Health Plans Benefits	3
Health Plan Extras	5
Contact Information	6

The Local Choice
The Local Choice (TLC) is a unique health benefits program managed by the Commonwealth of Virginia Department of Human Resource Management (DHRM). TLC employer groups with employees who live or work in the greater Hampton Roads or Eastern Shore regions can offer Sentara Health Plans to eligible employees. TLC employees should check with their employer to see if Sentara Health Plans is an option available to them. This guide is an overview of the Sentara Health Plans benefits available for TLC groups. For a complete description of benefits, exclusions and limitations please see the Sentara Health Plans Evidence of Coverage available at **sentarahealthplans.com/cova**.

[1]Sentara Health Plans Provider Database, available at sentarahealthplans.com/find-doctors-drugs-and-facilities
[2]Certain preventive care services and medications for individuals covered by a plan through Sentara Health Plans are available at no charge through an in-network physician or pharmacy. An office visit copayment may be charged to health plan members for some services.

Plan Features At a Glance

Plan Features At A Glance	
All-in-one easy-to-use plan	Comprehensive benefits include medical and prescription drug benefits through Sentara HealthPlans, dental benefits through Dominion National, and vision benefits through VSP Vision Care. EAP services through Sentara Health Plans are also included.
A network focused on quality and access	Members may receive services with any participating provider in the Sentara Health Plans Vantage network throughout Virginia and northeastern North Carolina. The network includes major hospitals in Hampton Roads and approximately 50,000 participating providers. This plan includes lower copayments for primary and specialist care when members seek care through the Sentara Quality Care Network (SQCN) as well as credentialed, in-network doctors within Riverside Health System and Tidewater Physicians Multispecialty Group (TPMG).
Focused on affordability	Low annual deductible (which may not apply for most services) and copayments for many frequently used services
Improving health everyday	Health and wellness programs and services, caring disease management nurses, and a special incentive program for those managing certain chronic diseases
Out-of-Area Dependent Program	Access to a national network of providers outside of the Sentara Health Plans service area through PHCS/ Multiplan at the in-network benefit level for eligible covered dependents
More plan extras	Wellness services, Partners in Pregnancy, emergency travel assistance, and member discounts on health and wellness products and services
Member Services – Virginians serving Virginians	Dedicated local member services team

Sentara Health Plans Benefits

The following is an abbreviated summary of the benefits. For a complete listing of all benefits, refer to the Evidence of Coverage found at sentarahealthplans.com/cova under *Plan Documents*.

Medical and Pharmacy	Description	Medical and Pharmacy
Deductible	Per plan year	$200 individual $400 family
Maximum Out of Pocket (MOOP)	This is the most you would pay in the plan year	$2,000 individual $4,000 family
Office Visits	PCP or Specialist visits copayments Tier 1: Sentara Quality Network (SQCN), Riverside affiliated physicians and Tidewater Physicians Multispecialty Group (TPMG) - refer to **sentarahealthplans.com/cova** for full listing	PCP Tier 1: $10 PCP Tier 2: $30 Specialist Tier 1: $20 Specialist Tier 2: $50 MDLIVE: $0
Preventive Care	Includes routine wellness visits, well-baby care, well-woman care	Covered at 100%
Therapy	Combined 30 visit limit for both Physical Therapy (PT) and Occupational Therapy (OT); 30 visit limit for Speech Therapy (ST)	Per visit PT: $30 copayment OT: $30 copayment ST: $30 copayment
Outpatient Services	Outpatient diagnostics, labs, X-Rays (OP Diagnostics) Outpatient surgery (OP Surgery)	OP Diagnostics: 20% after deductible OP Surgery: $200
Inpatient Services	Services rendered at an inpatient facility	$500 per inpatient stay
Emergency Services	Includes physician and ancillary services provided in an Emergency Department	$200 copayment (waived if admitted)
Behavioral Health	Inpatient (IP), Outpatient Office (Office); Outpatient Facility (Facility)	IP: $500 copayment Office: $20 copayment Facility: $200 copayment MDLIVE: $0 copayment
Chiropractic Care	Includes examination, re-examination, manipulation, conjunctive therapy, radiology, one chiropractic appliance and lab tests	$35 copayment
Pharmacy	Formulary based on 4 tiers: Preferred Generic, Preferred Brand and Other Generic, Non-Preferred Brand, Specialty Drugs	Retail: $15/$30/$45/$55 Mail Order: $30/$60/$90/* **90-day mail order on Tier 4 specialty drugs not available*

Note: This is a brief summary of benefits. For a complete description of the benefits, exclusions, limitations, and other plan information, please refer to the Sentara Health Plans Evidence of Coverage.

Sentara Health Plans Benefits

The following is an abbreviated summary of the benefits. For a complete listing of all benefits, refer to the Evidence of Coverage found at sentarahealthplans.com/cova under *Plan Documents*.

Dental Benefits	Description	Benefit
General Features	Deductible and benefit maximum	$50 individual; $150 family $2,000 Annual Benefit Maximum
Diagnostic/Preventive	Cleanings, X-rays, fluoride	Covered at 100%
Basic Services	Fillings, root canals, extractions, periodontics	20% after deductible
Major	Crowns, bridges, dentures, implants	50% after deductible
Orthodontia	For children and adults	50% with lifetime maximum of $2,000

Contracted with Dominion National

Vision Benefits	Description	Benefit
Exam	Exam and dilation as needed	$15 copayment
Glasses	Frames lenses and lens options	Frame allowance and discount; with many lens options at a copayment
Contact Lenses	Conventional or disposable	Lens allowance and discount

Contracted with VSP Vision Care

Employee Assistance Program	Description	Benefit
Help with life's challenges	Short-term, solution focused counseling for all members of household	Up to four counseling sessions at no cost to member

Provided through Sentara Health Plans

Visit **sentarahealthplans.com/cova** to view important plan documents and resources!

Note: This is a brief summary of benefits. For a complete description of the benefits, exclusions, limitations, and other plan information, please refer to the Sentara Health Plans Evidence of Coverage.

Sentara Health Plans Benefits

Making the Most of Your Benefits

Medical and Pharmacy

Sentara Health Plans offers TLC groups an integrated, comprehensive benefit plan. Members enjoy the convenience of one member ID card, low deductibles, predictable copayments, and the freedom to seek specialist care without a referral. The broad medical network in greater Hampton Roads includes all major hospital systems, and the pharmacy network includes major retail chains and local pharmacies.

Save with Lower Copayments

The unique benefit plan includes a lower copayment for primary care and specialist care when members seek care through a specific list of physicians. This list includes the Sentara Quality Care Network (SQCN) as well as credentialed, in-network doctors within Riverside Health System and Tidewater Physicians Multispecialty Group (TPMG). SQCN is a Clinically Integrated Network (CIN) that includes not only Sentara Medical Group, but also many other independent, top-quality providers in the greater Hampton Roads area. A current list of these physicians is found at **sentarahealthplans.com/cova**.

Disease Management Incentives

Members who are managing asthma/chronic obstructive pulmonary disease (COPD), diabetes, and hypertension may be eligible to earn financial incentives by participating in Sentara Health Plans disease management programs. Members can receive a waived medical deductible and have a waived copayment for prescription drug Tier 1 and Tier 2 medications for their condition. These programs offer support and guidance to better manage these conditions and include care plan development, provider coordination, and more.

Comprehensive Dental and Vision

Comprehensive benefits include dental benefits through Dominion National and vision benefits through VSP Vision Care. The plan is packaged together with one premium for medical, dental, and vision coverage.

MDLIVE®

The Plan includes our partnership with MDLIVE®, a national telehealth company, to expand access to quality, convenient healthcare by offering virtual appointments. With MDLIVE, members can speak with a board-certified doctor or licensed therapist at any time, from anywhere in the United States by video conference or phone.

After Hours and Online

Members also have access to after-hours health guidance through our 24/7 Nurse Advice Line as well as health and wellness tools through WebMD Health Services.

More Plan Extras

- the Partners in Pregnancy program
- bariatric surgery program
- health coaching and wellness programs
- discounts on health products and services
- personalized health assessment
- gym discounts
- emergency travel assistance
- the Sentara Health Plans mobile app

Take us with you anywhere
Members can take advantage of the Sentara Health Plans mobile app once they join the plan. The app can be downloaded from the App Store or Google Play. Members must register and sign in to the app to access secure plan information.

Safely and securely access important health information—at home, at the doctor, and even on the road.

Through the mobile app, members can:

- find doctors and urgent care centers
- securely view benefit information
- view and email member ID cards
- access claims information, including in-network plan expenses, deductibles, and balances
- view user profile and update email address
- access Sentara Health Plans contact information
- chat directly with an Sentara Health Plans representative
- receive important preventive care notifications

We Improve Health Every Day

Have questions?
For more information about Sentara Health Plans:
Call: **1-866-846-2682,**
8 a.m.–6 p.m., Monday to Friday
Email:
members@sentara.com
Online:
sentarahealthplans.com/cova

Sentara Health Plans is a trade name of Sentara Health Plans, Sentara Health Insurance Company, Sentara Health Administration, Inc., and Sentara Behavioral Health Services, Inc.

The Local Choice Health Benefits Program

Medicare Benefit Plan Summaries

(if coverage for eligible retirees offered)

Your Advantage 65 Benefits

Health Benefits Plan Administered by
Anthem Blue Cross and Blue Shield

Effective January 1, 2024 – December 31, 2024

The Local Choice is a unique health benefits program managed by the Commonwealth of Virginia Department of Human Resource Management (DHRM). The Advantage 65 plan may be offered to you if you are eligible for Medicare and to your Medicare-eligible family members by your group. Benefits are administered on a calendar year basis to coincide with your Medicare coverage. Changes in your monthly premium are effective July 1 (or October 1 for certain school groups) to coincide with your former employer's The Local Choice (TLC) health plan renewal.

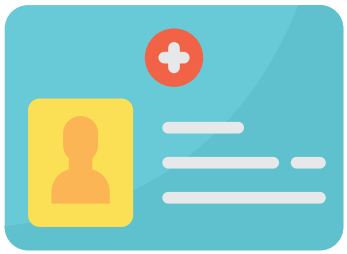
The Advantage 65 plan provides medical benefits that work with Medicare Part A and Part B. **It does not provide prescription drug coverage.**

This guide is only an overview. For a complete description of the benefits, exclusions, limitations, and reductions, please see the TLC Medicare Coordinating Plans Member Handbook.

Service Area

Wherever retirees live.

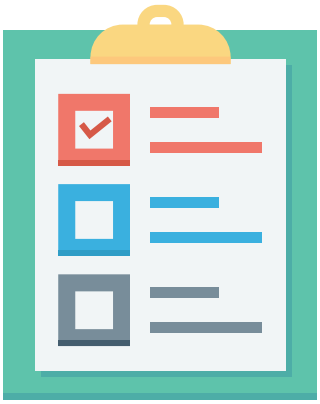
How The Plan Works



To receive full benefits you must be enrolled under both Part A and Part B of Medicare. Always show both your Medicare card and your Anthem identification card when you receive care.

Advantage 65 covers the Medicare Part A hospital deductible (after you pay $100) and copayment amounts, and the Part B coinsurance for Medicare-approved charges. It also covers out-of-country Major Medical services.

Choose Healthcare Providers Carefully



Physicians

Ask your doctor if he or she is a Medicare participating physician. A doctor who participates in Medicare agrees to:

- File claims on your behalf
- Accept Medicare's payment for covered services

This means your coinsurance is limited to a percentage of the Medicare-approved charge. Go to Medicare.gov for additional information about Medicare-participating physicians.

This brochure describes benefits based on Medicare-approved charges. Doctors who do not accept assignments may not charge you any more than 15% above what Medicare considers a reasonable fee. This applies to all doctors and all services.

Hospitals

Hospitals that participate in the Medicare program are covered. Admissions not approved by Medicare are not covered.

Advantage 65

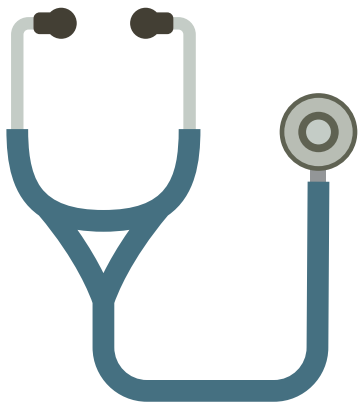
What The Plan Covers

		Plan Pays
PART A SERVICES		
Hospital Inpatient	■ Medicare Part A hospital deductible less $100 per benefit period, days 1-60	In full
	■ Medicare Part A daily hospital copayment amount, days 61-90	In full
	■ 100% of the allowable charge*, for eligible expenses for an additional 365 days.	In full
	■ Copayment amount for Medicare Lifetime Reserve Days (60 days available)	In full
Skilled Nursing Facility	■ Medicare Part A skilled nursing facility copayment, days 21-100 (Medicare covers days 1-20 in full.)	In full
	■ A daily amount equal to Medicare skilled nursing home copayment, days 101-180 (Medicare provides no coverage beyond 100 days.)	In full

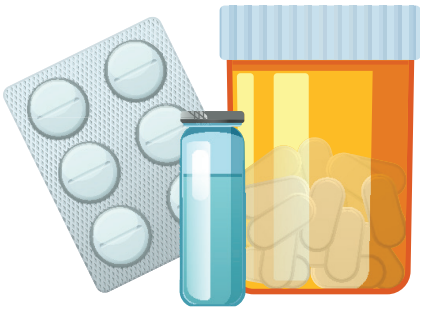
		Plan Pays
PART B SERVICES		
Physician And Other Services	■ Part B coinsurance of Medicare-approved charges for services such as: *(after you pay the Medicare Part B calendar year deductible)* • Doctor's care • Surgical services • Outpatient x-ray and lab services • Professional ambulance service	In full
AT HOME RECOVERY SERVICES	■ At-home recovery care for an illness or injury approved under a Medicare home health treatment plan. Benefits include: • Home visits up to the number approved by Medicare, not to exceed 7 visits per week (This benefit applies to home health services, certified by a physician, for personal care during the recovery period)	Up to $40 per visit (limited to $1,600 per calendar year)

		Plan Pays
OUT-OF-COUNTRY MAJOR MEDICAL SERVICES (after you pay $250 calendar year deductible)	■ Lifetime maximum	$250,000
	■ Annual restoration of lifetime maximum (limited to the amount of benefits used in any one year)	$2,000
Covered Services	■ Medically necessary services received in a foreign country	80% AC*
Out-Of-Pocket Expense Limit	■ In a calendar year when your out-of-pocket expenses for covered services reach $1,200, the plan pays 100% of the allowable charge for the rest of the calendar year.	

***Allowable Charge (AC)** — The term has two meanings, depending on whether the service is provided by a doctor (or other healthcare professional) or a hospital. For care by a doctor or other healthcare professional, the allowable charge is the lesser amount of your plan's allowance for that service, or the provider's charge for that service. For hospital services, the allowable charge is the amount of the negotiated compensation to the facility for the covered service or the facility's charge for that service, whichever is less. For complete information about the allowable charge, please see the Medicare Coordinating Plans Member Handbook.



Options For Prescription Drug Coverage—Medicare Part D



If you want prescription drug coverage, you must enroll in a separate Medicare Part D prescription drug plan.

Several Medicare Part D plan options are being offered. To determine what drug coverage option best meets your needs, consult the Medicare and You Handbook, call **1-800-MEDICARE (1-800-633-4227)** or visit the Medicare Web site at **www.medicare.gov**.

We're here for you – in many languages

The law requires us to include a message in all of these different languages. Curious what they say? Here's the English version: "You have the right to get help in your language for free. Just call the Member Services number on your ID card." Visually impaired? You can also ask for other formats of this document.

Spanish
Usted tiene derecho a recibir ayuda en su idioma en forma gratuita. Simplemente llame al número de Servicios para Miembros que figura en su tarjeta de identificación.

Chinese
您有權免費獲得透過您使用的語言提供的幫助。請撥打您的 ID 卡片上的會員服務電話號碼。若您是視障人士，還可索取本文件的其他格式版本。

Vietnamese
Quý vị có quyền nhận miễn phí trợ giúp bằng ngôn ngữ của mình. Chỉ cần gọi số Dịch vụ dành cho thành viên trên thẻ ID của quý vị. Bị khiếm thị? Quý vị cũng có thể hỏi xin định dạng khác của tài liệu này."

Korean
귀하는 자국어로 무료지원을 받을 권리가 있습니다. ID 카드에 있는 멤버 서비스번호로 연락하십시오.

Tagalog
May karapatan ka na makakuha ng tulong sa iyong wika nang libre. Tawagan lamang ang numero ng Member Services sa iyong ID card. May kapansanan ka ba sa paningin? Maaari ka ring humiling ng iba pang format ng dokumentong ito.

Russian
Вы имеете право на получение бесплатной помощи на вашем языке. Просто позвоните по номеру обслуживания клиентов, указанному на вашей идентификационной карте. Пациенты с нарушением зрения могут заказать документ в другом формате.

Armenian
Դուք իրավունք ունեք ստանալ անվճար օգնություն ձեր լեզվով: Պարզապես զանգահարեք Անդամների սպասարկման կենտրոն, որի հեռախոսահամարը նշված է ձեր ID քարտի վրա:

Farsi
"شما این حق را دارید تا به صورت رایگان به زبان مادری تان کمک دریافت کنید. کافی است با شماره خدمات اعضا (Member Services) درج شده روی کارت شناسایی خود تماس بگیرید." دچار اختلال بینایی هستید؟ می توانید این سند را به فرمت های دیگری نیز درخواست دهید.

French
Vous pouvez obtenir gratuitement de l'aide dans votre langue. Il vous suffit d'appeler le numéro réservé aux membres qui figure sur votre carte d'identification. Si vous êtes malvoyant, vous pouvez également demander à obtenir ce document sous d'autres formats.

Arabic
لك الحق في الحصول على مساعدة بلغتك مجانًا. ما عليك سوى الاتصال برقم خدمة الأعضاء الموجود على بطاقة الهوية. هل أنت ضعيف البصر؟ يمكنك طلب أشكال أخرى من هذا المستند.

Japanese
お客様の言語で無償サポートを受けることができます。IDカードに記載されているメンバーサービス番号までご連絡ください。

Haitian
Se dwa ou pou w jwenn èd nan lang ou gratis. Annik rele nimewo Sèvis Manm ki sou kat ID ou a. Èske ou gen pwoblèm pou wè? Ou ka mande dokiman sa a nan lòt fòma tou.

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Polish
Masz prawo do uzyskania darmowej pomocy udzielonej w Twoim języku. Wystarczy zadzwonić na numer działu pomocy znajdujący się na Twojej karcie identyfikacyjnej.

Punjabi
ਆਪਣੀ ਭਾਸ਼ਾ iਵੱਚ ਮੁਫ਼ਤ iਵੱਚ ਮਦਦ ਹਾiਸਲ ਕਰਨ ਦਾ ਿਅਧਕਾਰ ਹੈ। ਬਸ ਆਪਣey ਆਈਡੀ ਕਾਰਡ ਤੇ iਦੱਤੇ ਸਿਰਵਸ ਨੰਬਰ ਤੇ ਕਾਲ ਕਰੋ। ਨਜ਼ਰ ਕਮਜ਼ੋਰ ਹੈ? ਤੁਸ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੇ ਹੋਰ ਰੂਪਾਂਤਰ ਮੰਗ ਸਕਦੇ ਹੋ।

TTY/TTD:711

It's important we treat you fairly

We follow federal civil rights laws in our health programs and activities. By calling Member Services, our members can get free in-language support, and free aids and services if you have a disability. We don't discriminate, exclude people, or treat them differently on the basis of race, color, national origin, sex, age or disability. For people whose primary language isn't English, we offer free language assistance services through interpreters and other written languages. Interested in these services? Call the Member Services number on your ID card for help (TTY/TDD: 711). If you think we failed in any of these areas, you can mail a complaint to: Compliance Coordinator, P.O. Box 27401, Mail Drop VA2002-N160, Richmond, VA 23279, or directly to the U.S. Department of Health and Human Services, Office for Civil Rights at 200 Independence Avenue, SW; Room 509F, HHH Building; Washington, D.C. 20201. You can also call 1-800- 368-1019 (TDD: 1-800-537-7697) or visit https://ocrportal.hhs.gov/ocr/portal/lobby.jsf

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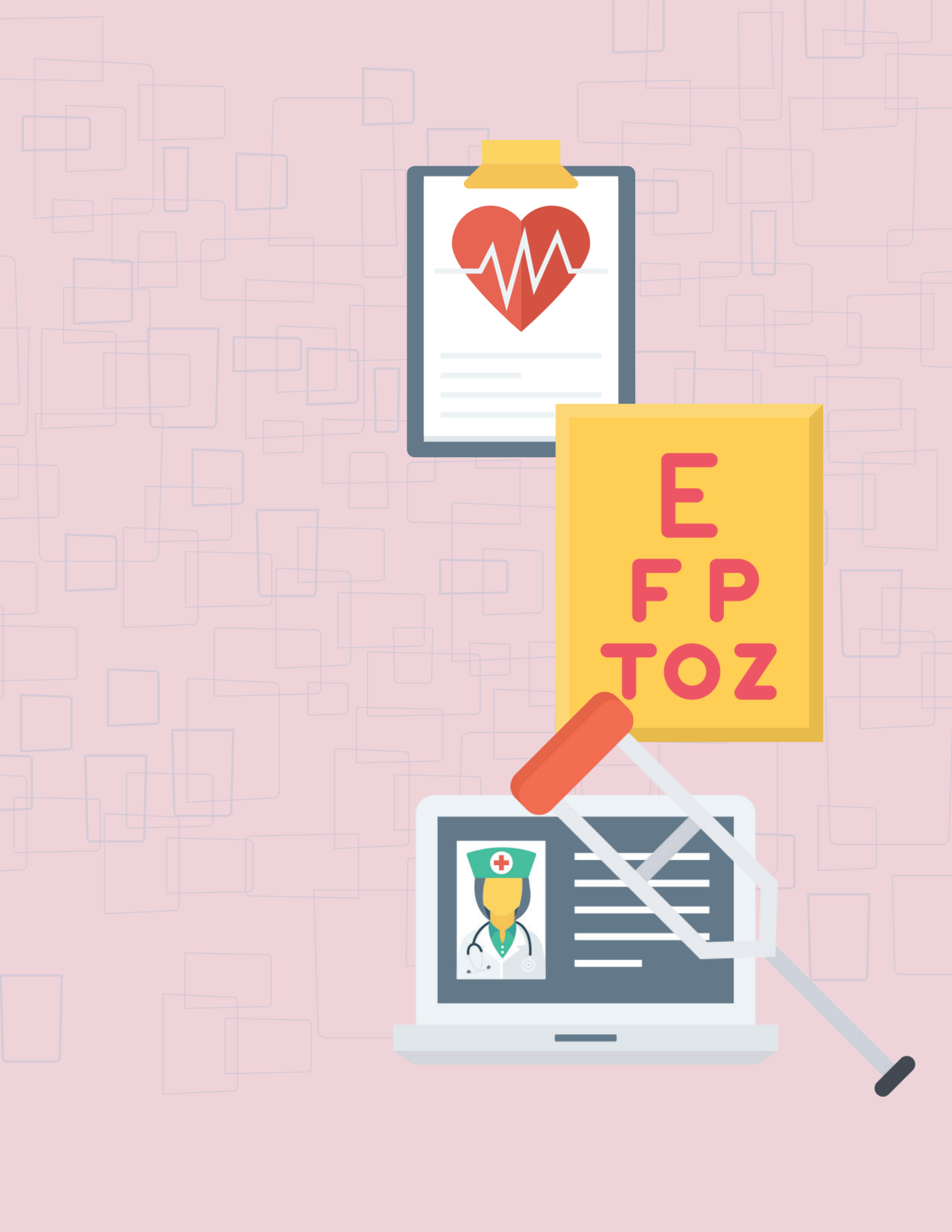
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If You Need Assistance

Anthem Blue Cross and Blue Shield	**Medical and Routine Vision Care** **1-800-552-2682** Monday through Friday 8:00 a.m. – 6:00 p.m. On the Web at **www.anthem.com/tlc** **Dental Care** **1-855-648-1411** Monday - Friday 8:00 a.m. - 9:00 p.m. On the Web at **www.anthem.com/tlc**
The Local Choice	**The Local Choice Health Benefits Program** **Commonwealth of Virginia** Department of Human Resource Management 101 North 14th Street – 13th Floor Richmond, VA 23219 On the Web at **www.thelocalchoice.virginia.gov**
Medicare	**1-800-MEDICARE** (1-800-633-4227) On the Web at **www.medicare.gov**

Language Access Services - (TTY/TDD: 711)
(Spanish) - Tiene el derecho de obtener esta información y ayuda en su idioma en forma gratuita. Llame al número de Servicios para Miembros que figura en su tarjeta de identificación para obtener ayuda.
(Korean) - 귀하에게는 무료로 이 정보를 얻고 귀하의 언어로 도움을 받을 권리가 있습니다. 도움을 얻으려면 귀하의 ID 카드에 있는 회원 서비스 번호로 전화하십시오
The Commonwealth of Virginia complies with applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, or sex.
Anthem Blue Cross and Blue Shield is the trade name of Anthem Health Plans of Virginia, Inc. Serving all of Virginia except for the City of Fairfax, the Town of Vienna, and the area east of State Route 123.
Independent licensee of the Blue Cross and Blue Shield Association. Anthem is a registered trademark of Anthem Insurance Companies, Inc.

Your Advantage 65 Dental/Vision Benefits

Medical, Dental and Vision administered by
Anthem Blue Cross and Blue Shield

Effective January 1, 2024 – December 31, 2024

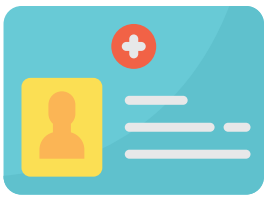
The Local Choice is a unique health benefits program managed by the Commonwealth of Virginia Department of Human Resource Management (DHRM). The Advantage 65 with Dental/Vision plan may be offered to you if you are eligible for Medicare and to your Medicare-eligible family members by your group. Benefits are administered on a calendar year basis to coincide with your Medicare coverage. Changes in your monthly premium are effective July 1 (or October 1 for certain school groups) to coincide with your former employer's The Local Choice (TLC) health plan renewal.

The Advantage 65 with Dental/Vision plan provides medical benefits that work with Medicare Part A and Part B. **It does not provide prescription drug coverage.**

This guide is only an overview. For a complete description of the benefits, exclusions, limitations, and reductions, please see the TLC Medicare Coordinating Plans Member Handbook.

Service Area

Wherever retirees live.

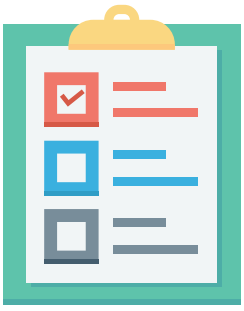


Medical Benefits

To receive full benefits you must be enrolled under both Part A and Part B of Medicare. Always show both your Medicare card and your Anthem identification card when you receive care.

Advantage 65 covers the Medicare Part A hospital deductible (after you pay $100) and copayment amounts, and the Part B coinsurance for Medicare-approved charges. It also covers out-of-country Major Medical services.

Choose Healthcare Providers Carefully



Physicians

Ask your doctor if he or she is a Medicare participating physician. A doctor who participates in Medicare agrees to:

- File claims on your behalf
- Accept Medicare's payment for covered services

This means your coinsurance is limited to a percentage of the Medicare-approved charge. Go to **Medicare.gov** for additional information about Medicare-participating physicians.

This brochure describes benefits based on Medicare-approved charges. Doctors who do not accept assignments may not charge you any more than 15% above what Medicare considers a reasonable fee. This applies to all doctors and all services.

Hospitals

Hospitals that participate in the Medicare program are covered. Admissions not approved by Medicare are not covered.

Advantage 65

What The Plan Covers

		Plan Pays
PART A SERVICES		
Hospital Inpatient	■ Medicare Part A hospital deductible less $100 per benefit period, days 1-60	In full
	■ Medicare Part A daily hospital copayment amount, days 61-90	In full
	■ 100% of the allowable charge*, for eligible expenses for an additional 365 days.	In full
	■ Copayment amount for Medicare Lifetime Reserve Days (60 days available)	In full
Skilled Nursing Facility	■ Medicare Part A skilled nursing facility copayment, days 21-100 (Medicare covers days 1-20 in full.)	In full
	■ A daily amount equal to Medicare skilled nursing home copayment, days 101-180 (Medicare provides no coverage beyond 100 days.)	In full

		Plan Pays
PART B SERVICES		
Physician And Other Services (after you pay the Medicare Part B calendar year deductible)	■ Part B coinsurance of Medicare-approved charges for services such as: • Doctor's care • Surgical services • Outpatient x-ray and lab services • Professional ambulance service	In full
AT HOME RECOVERY SERVICES	■ At-home recovery care for an illness or injury approved under a Medicare home health treatment plan. Benefits include: • Home visits up to the number approved by Medicare, not to exceed 7 visits per week (This benefit applies to home health services, certified by a physician, for personal care during the recovery period)	Up to $40 per visit (limited to $1,600 per calendar year)

		Plan Pays
OUT-OF-COUNTRY MAJOR MEDICAL SERVICES (after you pay $250 calendar year deductible)	■ Lifetime maximum	$250,000
	■ Annual restoration of lifetime maximum (limited to the amount of benefits used in any one year)	$2,000
Covered Services	■ Medically necessary services received in a foreign country	80% AC*
Out-Of-Pocket Expense Limit	■ In a calendar year when your out-of-pocket expenses for covered services reach $1,200, the plan pays 100% of the allowable charge for the rest of the calendar year.	

*__Allowable Charge (AC)__ – *The term has two meanings, depending on whether the service is provided by a doctor (or other healthcare professional) or a hospital. For care by a doctor or other healthcare professional, the allowable charge is the lesser amount of your plan's allowance for that service, or the provider's charge for that service. For hospital services, the allowable charge is the amount of the negotiated compensation to the facility for the covered service or the facility's charge for that service, whichever is less. For complete information about the allowable charge, please see the Medicare Coordinating Plans Member Handbook.*

Dental/Vision Benefits

Dental Benefits

The plan pays up to $1,500 per member per calendar year. It also pays 100% of the allowable charge for diagnostic and preventive services, such as oral examinations and dental x-rays. It pays 80% of the allowable charge for basic services, such as fillings, re-cementing of crowns, inlays and bridges, or repair of removable dentures. The remaining 20% is your responsibility. The plan also pays 5% for major services such as crowns, **dentures**, and implants.

When you need services, simply present your plan identification card to your dentist. If you go to an Anthem Dental Complete network dentist, you will be responsible only for your coinsurance. If services are provided by a non-network dentist, you pay your coinsurance, plus the difference, if any, between the plan's allowable charge for a covered service and the dentist's charge. Network dentists are listed on the Web at **www.anthem.com/tlc**, or call Anthem Dental Complete at **1-855-648-1411** to determine if a dentist is in the network.

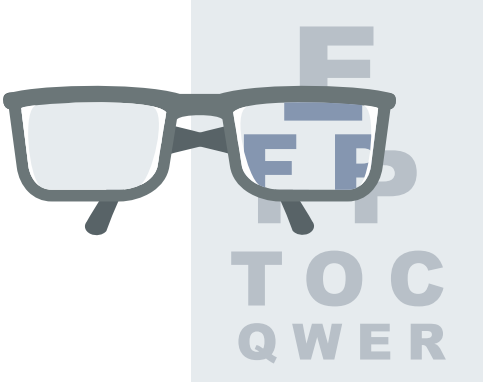
Plan Pays $1,500 Maximum Per Person Per Calendar Year		**In-Network You Pay**
Diagnostic And Preventive Services	Twice-a-year visits to the dentist for oral examinations, x-rays, and cleanings	$0
Basic Dental Care	Fillings, oral surgery, periodontal services, scaling, repair of dentures, root canals and other endodontic services, and recementing of existing crowns and bridges	20% AC**
Major Dental Care	Crowns (single crowns, inlays and onlays), prosthodontics (partial or complete dentures and fixed bridges) and dental implants.	95% AC**
Out-Of-Network Care	For services by a non-network dentist, you pay the applicable coinsurance plus any amounts above the allowable charge.	

**__Allowable Charge (AC)__ — *The allowable charge is the lesser amount of the Anthem Dental Complete plan allowance for that covered service, or the provider's submitted charge for that covered service. Participating Anthem Dental Complete dentists have agreed to accept Anthem's payment, plus any required coinsurance (if applicable) as payment in full for covered benefits..*

Routine Vision Benefits

Your routine vision benefits are through the Anthem Blue View Vision network. Available once per calendar year, your vision benefits include a routine eye exam, eyewear and special eye accessory discounts. You may receive services from any ophthalmologist, optometrist, optician and/or retail location in the Anthem Blue View Vision network.

To locate an Anthem Blue View Vision provider, select Find A Doctor at **www.anthem.com/tlc**, or contact Member Services at **800-552-2682** for assistance. To receive vision services, simply present your Anthem identification card to your Blue View Vision provider when you receive your eye exam or purchase covered eyewear. Your Blue View Vision provider will verify eligibility and file your claims.



While some vision benefits are also covered out-of-network, you will receive the most value when you choose a Blue View Vision provider. If you use an out-of-network provider, your benefits will be covered at a lower payment level. You will need to pay for covered services and purchases at the time of your visit and send an out-of-network claim form to Blue View Vision. The claim form is available at **anthem.com/tlc** under Forms.

Certain non-routine vision care such as eye surgery may be covered under your primary medical coverage under your Medicare plan. Refer to your Medicare and You Handbook or contact Medicare for more information.

Vision Benefits Highlights

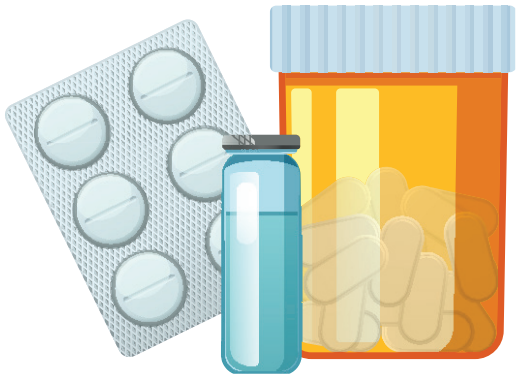
Routine vision care services		In-Network You Pay
Routine eye exam (once per calendar year)		$20 copayment
Eyeglass frames Once per calendar year you may select any eyeglass frame[1] and receive the following allowance toward the purchase price:		$100 allowance then 20% off remaining balance
Standard Eyeglass Lenses (instead of contact lenses) *Polycarbonate lenses included for children under 19 years old.* *Once per calendar year you may receive any one of the following lenses:*		
■ Standard plastic single vision lenses (1 pair)		$20 copay; then covered in full
■ Standard plastic bifocal lenses (1 pair)		$20 copay; then covered in full
■ Standard plastic trifocal lenses (1 pair)		$20 copay; then covered in full
■ Standard progressive lenses (1 pair)		$85 copay; then covered in full
Retinal Imaging At member's option can be performed at time of eye exam		Not more than $39
Upgrade Eyeglass Lenses (available for additional cost) When receiving services from a Blue View Vision provider, you may choose to upgrade your new eyeglass lenses at a discounted cost. Eyeglass lenses copayment applies, plus the cost for the upgrade.	*Lens options* ■ UV coating ■ Tint (solid and gradient) ■ Standard scratch resistance ■ Standard polycarbonate ■ Standard anti-reflective coating ■ Other add-ons and services	*Member cost for upgrades* $15 $15 $15 $40 $45 20% off retail price
Contact lenses Prefer contact lenses over glasses? You may choose to receive contact lenses instead of eyeglasses (frames and lenses) and receive an allowance toward the cost of a supply of contact lenses once per calendar year.	*Lens options* ■ Elective conventional lenses[2] ■ Elective disposable lenses[2] ■ Non-elective contact lenses[2]	 $100 allowance then 15% off the remaining balance $100 allowance (no additional discount) Covered in full

[1] *Discount is not available on certain frame brands in which the manufacturer imposes a no-discount policy.*
[2] *Elective contact lenses are in lieu of eyeglass lenses. Non-elective lenses are covered when glasses are not an option for vision correction.*

Options For Prescription Drug Coverage—Medicare Part D

If you want prescription drug coverage, you must enroll in a separate Medicare Part D prescription drug plan.

Several Medicare Part D plan options are being offered. To determine what drug coverage option best meets your needs, consult the Medicare and You Handbook, call **1-800-MEDICARE (1-800-633-4227)** or visit the Medicare Web site at **www.medicare.gov**.



We're here for you – in many languages

The law requires us to include a message in all of these different languages. Curious what they say? Here's the English version: "You have the right to get help in your language for free. Just call the Member Services number on your ID card." Visually impaired? You can also ask for other formats of this document.

Spanish
Usted tiene derecho a recibir ayuda en su idioma en forma gratuita. Simplemente llame al número de Servicios para Miembros que figura en su tarjeta de identificación.

Chinese
您有權免費獲得透過您使用的語言提供的幫助。請撥打您的 ID 卡片上的會員服務電話號碼。若您是視障人士，還可索取本文件的其他格式版本。

Vietnamese
Quý vị có quyền nhận miễn phí trợ giúp bằng ngôn ngữ của mình. Chỉ cần gọi số Dịch vụ dành cho thành viên trên thẻ ID của quý vị. Bị khiếm thị? Quý vị cũng có thể hỏi xin định dạng khác của tài liệu này."

Korean
귀하는 자국어로 무료지원을 받을 권리가 있습니다. ID 카드에 있는 멤버 서비스번호로 연락하십시오.

Tagalog
May karapatan ka na makakuha ng tulong sa iyong wika nang libre. Tawagan lamang ang numero ng Member Services sa iyong ID card. May kapansanan ka ba sa paningin? Maaari ka ring humiling ng iba pang format ng dokumentong ito.

Russian
Вы имеете право на получение бесплатной помощи на вашем языке. Просто позвоните по номеру обслуживания клиентов, указанному на вашей идентификационной карте. Пациенты с нарушением зрения могут заказать документ в другом формате.

Armenian
Դուք իրավունք ունեք ստանալ անվճար օգնություն ձեր լեզվով: Պարզապես զանգահարեք Անդամների սպասարկման կենտրոն, որի հեռախոսահամարը նշված է ձեր ID քարտի վրա:

Farsi
"شما این حق را دارید تا به صورت رایگان به زبان مادری تان کمک دریافت کنید. کافی است با شماره خدمات اعضا (Member Services) درج شده روی کارت شناسایی خود تماس بگیرید." دچار اختلال بینایی هستید؟ می توانید این سند را به فرمت های دیگری نیز درخواست دهید.

French
Vous pouvez obtenir gratuitement de l'aide dans votre langue. Il vous suffit d'appeler le numéro réservé aux membres qui figure sur votre carte d'identification. Si vous êtes malvoyant, vous pouvez également demander à obtenir ce document sous d'autres formats.

Arabic
لك الحق في الحصول على مساعدة بلغتك مجانًا. ما عليك سوى الاتصال برقم خدمة الأعضاء الموجود على بطاقة الهوية. هل أنت ضعيف البصر؟ يمكنك طلب أشكال أخرى من هذا المستند.

Japanese
お客様の言語で無償サポートを受けることができます。IDカードに記載されているメンバーサービス番号までご連絡ください。

Haitian
Se dwa ou pou w jwenn èd nan lang ou gratis. Annik rele nimewo Sèvis Manm ki sou kat ID ou a. Èske ou gen pwoblèm pou wè? Ou ka mande dokiman sa a nan lòt fòma tou.

Italian
Ricevere assistenza nella tua lingua è un tuo diritto. Chiama il numero dei Servizi per i membri riportato sul tuo tesserino. Sei ipovedente? È possibile richiedere questo documento anche in formati diversi

Polish
Masz prawo do uzyskania darmowej pomocy udzielonej w Twoim języku. Wystarczy zadzwonić na numer działu pomocy znajdujący się na Twojej karcie identyfikacyjnej.

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Medicare	**1-800-MEDICARE** (1-800-633-4227) On the Web at **www.medicare.gov**

Language Access Services - (TTY/TDD: 711)
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A10718 (11/2023)

The Local Choice Health Benefits Program

Additional Information

The Local Choice Health Benefits Program

Additional Information

LANGUAGE ASSISTANCE

2024-25 Language Assistance Statement

State Health Benefits Program

Virginia Department of HUMAN RESOURCE MANAGEMENT

The Commonwealth of Virginia's State and Local Health Benefits Programs (the "Health Plan") complies with applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, or sex. Our Nondiscrimination Notice lists the services available and how to file a complaint if you feel that the Health Plan has failed to provide these services or discriminated in another way.

ATTENTION: If you need help in the language you speak, language assistance services are available to you free of charge. Send your request for language assistance to appeals@dhrm.virginia.gov or fax to 804-786-0356.

Spanish:
ATENCIÓN: Si necesita ayuda en el idioma que habla, servicios de asistencia lingüística están a su disposición de forma gratuita. Envíe su solicitud de asistencia lenguaje para appeals@dhrm.virginia.gov~~V o por fax al 804-786-0356.

Korean:
주의 : 당신이 말하는 언어로 도움이 필요한 경우, 언어 지원 서비스를 무료로 당신에게 사용할 수 있습니다. 804-786-0356에 언어 appeals@dhrm.virginia.gov~~V하는 지원이나 팩스에 대한 요청을 보냅니다.

Vietnamese:
Chú ý: Nếu bạn cần giúp đỡ trong ngôn ngữ bạn nói, các dịch vụ hỗ trợ ngôn ngữ có sẵn cho bạn miễn phí. Gửi yêu cầu để được hỗ trợ ngôn ngữ đến appeals@dhrm.virginia.gov~~V hoặc fax 804-786-0356.

Chinese:
注意：如果你需要在你講的語言幫助，語言協助服務提供給您免費。發送您的語言協助 appeals@dhrm.virginia.gov~~V或傳真至804-786-0356請求。

Arabic:
تنبيه: إذا كنت بحاجة إلى مساعدة باللغة التي تتحدثها، فإن خدمات المساعدة اللغوية متوفرة لك مجانًا.
أرسل طلبك للحصول على المساعدة اللغوية عبر البريد الإلكتروني إلى appeals@dhrm.virginia.gov أو عبر الفاكس إلى 804-786-0356.

Persian:
توجه: اگر شما نیاز به کمک در زبان شما صحبت می کنند، خدمات کمک زبان در دسترس شما هستند رایگان می باشد. ارسال درخواست خود را برای کمک به زبان appeals@dhrm.virginia.gov~~V.0356-786-804 یا فکس به

Amharic:
አዳምጥ: አንተ የሚናገሩት ቋንቋ እርዳታ የሚፈልጉ ከሆነ ,የ ቋንቋ እርዳታ አገ ልግሎቶች ከክፍያ ነፃ ለእርስዎ የሚ ኙ ና ቸው. 804-786-0356 ቋንቋ appeals@dhrm.virginia.gov~~V እርዳታ ወይም በ ፋክስ ጥያ ቄዎን ይላ ኩ.

Urdu:
توجہ فرمائیں: اگر آپ کو اپنی بولی جانے والی زبان میں مدد درکار ہے تو زبان میں مدد کی خدمات آپ کے لیے بالکل مفت دستیاب ہیں۔
زبان میں مدد کے لیے اپنی درخواستیں appeals@dhrm.virginia.gov پر بھیجیں یا 804-786-0356 پر فیکس کریں۔

French:
ATTENTION: Si vous avez besoin d'aide dans la langue que vous parlez, les services d'assistance linguistique sont à votre disposition gratuitement. Envoyez votre demande d'assistance linguistique pour appeals@dhrm.virginia.gov~~V ou par télécopieur au 804-786-0356.

Russian:
ВНИМАНИЕ: Если вам нужна помощь на языке вы говорите, переводческие услуги доступны бесплатно. Отправьте запрос о помощи языка к appeals@dhrm.virginia.gov~~HEAD=pobj~~V или по факсу 804-786-0356.

Hindi:
ध्यान दें: यदि आपको उस भाषा के लिए मदद की ज़रूरत है, जिस भाषा में आप बात करते हैं, तो आपके लिए भाषा सहायता सेवाएं निशुल्क में उपलब्ध हैं। भाषा की सहायता के लिए अपना अनुरोध appeals@dhrm.virginia.gov पर या फ़ैकस के लएि 804-786-0356 पर भेजें।

German:
ACHTUNG: Wenn Sie in der Sprache sprechen Sie Hilfe benötigen, die Sprache Hilfeleistungen zur Verfügung stehen Ihnen kostenlos zur Verfügung. Senden Sie Ihre Anfrage für sprachliche Unterstützung zu appeals@dhrm.virginia.gov~~V oder Fax an 804-786-0356.

Bengali:
দৃষ্টি আকর্ষণ: আপনি ভাষা আপনি কথা বলতে সাহায্য প্রয়োজন হয়, তাহলে ভাষা সহায়তা সেবা নিখরচা আপনার জন্য উপলব্ধ. appeals@dhrm.virginia.gov~~V অথবা ফ্যাক্স ভাষা সহায়তা 804-786-0356 করার জন্য আপনার অনুরোধ পাঠান.

Bassa:
Dè ɖɛ nìà kɛ dyéɖé gbo: Ɔ jŭ m̀ [Ɓàsɔ́ɔ̀-wùɖù-po-nyɔ̀] jŭ ní, nìí, à wuɖu kà kò ɖò po-poɔ̀bɛ́ìn m̀ ké gbo kpáa. Đá 804-786-0356.

Igo (Igbo):
Ntị: Ọ bụrụ na ị chọrọ enyemaka na asụsụ ị na-asụ, asụsụ aka ọrụ dị ka ị n'efu. Send gị arịrịọ maka asụsụ aka appeals@dhrm.virginia.gov~~V ma ọ bụ faksị ka 804-786-0356.

Yoruba:
Akiyesi: Ti o ba nilo iranlọwọ ninu ede ti o sọrọ, ede iranlowo iṣẹ ni o wa wa si o free ti idiyele. Fi ìbéèrè rẹ fun ede iranlowo to appeals@dhrm.virginia.gov tabi Faksi to 804-786-0356.

Filipino (Tagalog):
Pansin: Kung kailangan mo ng tulong sa wikang nagsasalita ka, serbisyo ng tulong sa wika ay magagamit sa iyo nang walang bayad. Ipadala ang iyong kahilingan para sa tulong sa wika upang appeals@dhrm.virginia.gov~~V o fax sa 804-786-0356.

The Local Choice Health Benefits Program

Additional Information

ADVERSE EXPERIENCE ADJUSTMENT (AEA)

TLC Procedures for Determining Adverse Experience Adjustment (AEA)

Sections 1VAC55-20-160 D and 1VAC55-20-300 of the Virginia Administrative Code, the regulations under which TLC operates, provide for a potential AEA to withdrawing employers. This adjustment requires any withdrawing employer to contribute their pro rata share of any operating loss experienced during prior plan years. Although the regulations permit a multi-year review of profits and losses, it is the policy of the Department of Human Resource Management (DHRM) to confine any applicable AEA to the experience of the last plan year during which the employer was a member.

The following illustrations have been prepared to assist our members in understanding how an Adverse Experience Adjustment (AEA) would be calculated.

The basis for determining any AEA will be (1) the amount of the program's loss for the most recent plan year, (2) the experience of the employer, and (3) the proportion of the employer's enrollment to the enrollment for the entire category. Employers are divided into three categories.

1. Employers with 1 to 99 enrollees (Pooled)
2. Employers with 100 to 499 enrollees (Blended)
3. Employers with 500+ enrollees (Experience Rated)

A statement of income and expenses is prepared for each category based upon its experience. (The third category is comprised of experience rated employers. Each group is responsible for their own claims, whether or not the entire category of experience rated employers sustains a loss.)

EMPLOYERS WITH FEWER THAN 500 ENROLLEES (CATEGORIES 1 & 2)
The first step in the adjustment process is to determine the total number of contract units (C/Us) for each category for the past plan year. A contract unit is determined by the following factors applied to the type of membership times the number of month's participation for each enrollee: an employee only contract has one C/U; an employee plus one contract has 1.85 C/Us; a family contract has 2.7 C/Us. Therefore, the number of contracts by each membership type is accumulated, and the total contract units for that category is computed based on the stated factors as follows:

Type of Membership	Total Contracts	C/U Factor	Total C/Us
Employee only x 12 =	4,500	1.0	4,500
Employee + One x 12 =	2,200	1.85	4,070
Family x 12 =	3,300	2.7	8,910
Total	**10,000**		**17,480**

The next step is to determine the total number of contract units for the withdrawing employer during the plan year using the same method illustrated above. The withdrawing employer's pro rata share of the contract units is then applied to the category's loss to determine the adverse experience adjustment for the withdrawing employer. The following example illustrates an adverse experience calculation for employers in categories 1 and 2.

EXAMPLE *:
ASSUMPTIONS: Loss for the category is $1,000,000. Total category contract units equal 17,480. The terminating employer had 1,878 C/Us during the review year.

1. Employer's C/Us divided by category's C/Us equals employer's pro rata share.
2. Employer's share times the category's loss equals the employer's Adverse Experience Adjustment.

CALCULATIONS: 1,878 / 17,480 = 10.74% X $1,000,000 = $107,437

In the example, the employer would have an Adverse Experience Adjustment of $107,437 at the time of termination. The terminating employer would be notified of this amount within 6 months of termination, and the employer would be required to pay the adjustment in up to 12 equal installments beginning 30 days after the notification by the Department.

It is possible that one category could experience a loss, subjecting employers in that category to an Adverse Experience Adjustment, while another category could operate at a surplus and require no Adverse Experience Adjustment to a terminating group.

EMPLOYERS WITH OVER 500 ENROLLEES (CATEGORY 3)
The maximum Adverse Experience Adjustment which would be due from each terminating employer in this category would be that employer's loss during the immediate past plan year based upon the employer's plan(s) expenses and its pro rata share of the program overhead. Prior years' performance during which the employer was experience rated would be taken into consideration, if favorable to the employer, but the AEA would never exceed the last plan year's loss.

An employer in this category withdrawing at the end of a year in which they did not have a loss would not be assessed an AEA. Another employer that withdrew with a $100,000 loss during the last plan year would be subject to a maximum AEA of the $100,000 loss paid in equal installments over a 12-month period. An illustration follows:

SAMPLE ILLUSTRATION * ANY CATEGORY 3 EMPLOYER
THE LOCAL CHOICE HEALTH CARE PROGRAM
Operating Statement
July 1, 2022 through June 30, 2023

INCOME:	$1,519,543
EXPENSES:	
Incurred Claims	$1,417,129
Contractor Administration	128,107
Pooled Capitation (Rx, Dental and MISA)	55,290
Program Overhead	19,017
Total Expenses	$1,619,543
GAIN OR (LOSS)	($100,000)

If this employer had withdrawn on June 30, 2023, the maximum Adverse Experience Adjustment (AEA) would have been the operating loss of $100,000. However, prior year's accumulated gains could be applied to reduce any current year loss.

Likewise, if an employer withdraws from the program and the review analysis reflects a gain for the immediate past plan year, there would be no AEA, even if their accumulated experience was a loss.

* Examples are for illustration only and have no bearing on the actual experience of a pool/category or individual group.

The Local Choice Health Benefits Program

Additional Information

GASB MEMO

400 Atrium Drive
5th Floor South
Somerset, NJ 08873

t +1.609.331.6034
f +1.312.381.9111
elizabeth.hanson@aon.com

October 26, 2023

Michelle Rozzell
Program Manager, The Local Choice
Department of Human Resource Management
101 N. 14th St., 13th Floor
Richmond, VA 23219

RE: GASB Liability Information

The Local Choice (TLC) program is a self-funded health benefit program, administered by the Commonwealth of Virginia that allows local Virginia municipalities, schools and political subdivisions to benefit from the Commonwealth's purchasing power. From an employer's perspective, TLC works like an insured arrangement in which each TLC group pays the Commonwealth on a fixed per contract per month basis for the health care program that they choose. If the TLC group has more than one benefit option, they have different rates for each option. This fixed payment represents the full cost to the group during the plan year in return for reimbursement of all covered expenses, claims and administrative cost for the group.

Annually, each TLC group is presented with a renewal rate for the next coverage year and may either agree to the new fixed rate or leave the program. New groups can enter the program at any time by agreeing to the proposed fixed rate. There is no settlement from the group or refund to the group if expenses are more or less than the fixed contract payment. A settlement is only applied if a group terminates coverage while the pool in which they participated is in a deficit position or in the case of groups over 300 employees, if their plan experiences a deficit. This settlement for terminating groups is known as an Adverse Experience Adjustment.

The rates charged for TLC are developed based on competitive industry practices for prospective premium development for groups of similar size. For example, the rates for groups under 499 are developed on a prospective basis using a community rating by class methodology. Community rates are developed for each group size block of business. (The three block sizes are 1-99, 100-499, and 500+ enrolled employees.) These community rates are then blended based on a size specific medical claim credibility factor with group specific claims experience. The rates for groups over 500 are 100% prospectively experience rated. Rates for outpatient prescription drug and dental are pooled for all TLC groups regardless of size.

For groups with Retirees Not Eligible for Medicare, the group is either charged separate active employee and Stand-Alone Retiree Not Eligible for Medicare rates or rates are blended with active employee rates. All groups under 100 lives are charged a blended rate to include Early Retirees, if applicable. Groups over 100 lives may choose either a blended rate or Stand-Alone rates. Stand-Alone Retiree Not Eligible for Medicare rates are two (2) times the active rate. The Retiree Not Eligible for Medicare loading represents the additional morbidity costs of the Retirees Not Eligible for Medicare in the population covered.

The Commonwealth maintains a separate health insurance fund for TLC in which premiums are deposited and from which claims and administrative costs are paid. The program administrator's goal is to pay claims and maintain an adequate balance in the fund to cover required IBNP reserves, other liabilities and a contingency margin. Any fund deficits are the responsibility of the Commonwealth and may not be charged to a TLC group that remains in the plan.

Since a TLC group's only liability is the fixed fee paid to the Commonwealth for coverage, it is our opinion that these prospectively rated groups should not use actual group claims experience in the development of GASB liability but should use the actual rate charged in the development of their claim cost assumption.

Sincerely,

Elizabeth Hanson, F.S.A., M.A.A.A.
AAA Number: 17280
Consulting Actuary

Karen Fischer, F.S.A, M.A.A.A.
AAA Number: 35224
Consulting Actuary

The Local Choice
Health Benefits Program

Additional Information

ANTHEM EMPLOYER PORTAL

Anthem

Reimagining benefit management

EmployerAccess is your one-stop destination for news and plan administration

Every day we strive to create solutions that simplify care, increase value, and improve outcomes through our people, tools, and innovation. Our EmployerAccess online tool and mobile app is part of that commitment — a customized administrative site for everything you need to manage and maximize your organization's Anthem Blue Shield and Blue Cross plans.

With EmployerAccess, you or your site administrator have:

A **secure digital solution** to view enrollment, plan details, and pay your premium bill.

An interactive, personalized dashboard to quickly navigate to your tasks, the latest news, or your transaction history.

Support tools, including a digital assistant, frequently asked questions, and a self-guided tour to help first-time users.

EmployerAccess gives you control of your company-sponsored health plan. From one simple and secure website, you can:

- **View enrollments:** See your current coverage, as well as information about coverage you haven't purchased yet.
- **Simplify administration:** Find tools and resources that make managing and administering your retiree health plan easier.
- **Manage payments:** Pay your bill online and view transaction history.
- **Keep in touch:** Use the Message Center to securely communicate with your account manager and receive plan updates.
- **Stay up to date:** Go to the News Center to find the latest news and plan updates.

How to visit EmployerAccess

- Register or sign in at **employer.anthem.com**.
- Bookmark the link for future ease.
- Download the EmployerAccess app for benefits management, news, and alerts on the go.

Users registering for the first time should identify the main administration contact or **Site Administrator** – the person responsible for adding any additional users. The Site Administrator will need their plan's group/case number, tax ID, and business ZIP code to register.

Your group/case number is a 6-digit alphanumeric number that begins with a "T". Email Julie.Hollins@anthem.com if you need help locating it.

Explore EmployerAccess today

We are here to help. If you have questions or need assistance with EmployerAccess, you can chat with a digital assistant or visit the frequently asked questions in the Tools and Resources section.

Anthem®

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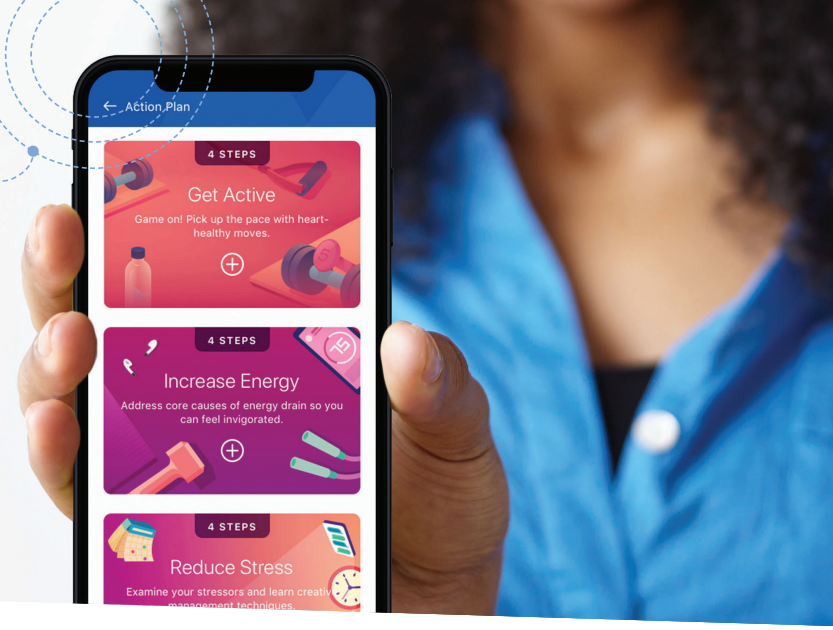
The Local Choice
Health Benefits Program

Additional Information

SYDNEY HEALTH APP

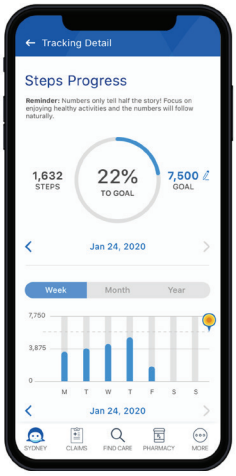
Discover a powerful and more personalized health app

View all your benefits and access wellness tools to improve your overall health with the Sydney Health℠ app



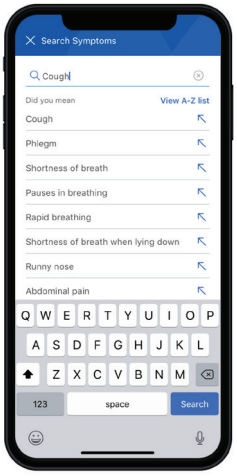
The Sydney Health mobile app works **with you** by guiding you to better overall health — and **for you** by bringing your benefits and health information together in one convenient place. Sydney Health has everything you need to know about your benefits, so you can make the most of them while taking care of your health.

Working with you



- Reminding you about important preventive care needs*
- Planning and tracking your health goals, fitness, and rewards
- Guiding you with insights based on your history and changing health needs
- Empowering you with personalized tools to find doctors, hospitals, labs, and other health care providers in your plan and compare costs.*
- Helping you manage prescriptions and save money by comparing pharmacy costs and locating coupons

Working for you



- Giving you instant access to your medical, dental and vision benefits and claims*
- Storing your member ID card so you can show, email, or fax it right from your phone
- Providing answers quickly through real-time live chat with an Anthem representative
- Connecting you to virtual care options for primary, urgent or specialty care

Simplify your healthcare by downloading Sydney Health today

Download on the App Store

ANDROID APP ON Google play

Anthem

The Local Choice

* Based on your plan enrollment.

Sydney Health is offered through an arrangement with Carelon Digital Platforms, a separate company offering mobile application services on behalf of your health plan ©2020-2022.

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A10723 11/23

The Local Choice Health Benefits Program

Additional Information

DIRECT BILL MEMO

Anthem

Payment process for direct bill members

If you are a direct bill member, please remember to send your payments in promptly. This ensures that your monthly premium is processed correctly and on time. Please remember to double check the address where you are currently sending your payments to.

Payment by Mail

If you pay by mail, the address is listed on the payment coupons included on the first page of your monthly billing statements.

- If you have a coupon, mail it with your check to the address shown on the payment coupon.
- If you do not have a payment coupon or your bank submits your payment, include your member ID number on the check and mail it to:

  Anthem Blue Cross and Blue Shield
  P.O. Box 5283
  Carol Stream, IL 60197-5283

- Only send payments and supporting documents to this address.
- Anthem does not accept overnight delivery of payments. Sending payments by an overnight delivery service will delay processing of your payment.

Bank Bill-pay Process

If you manage and pay your bills through your personal bank account, please send your payment to:

Anthem Blue Cross and Blue Shield
P.O. Box 5283
Carol Stream, IL 60197-5283

Online Payment

Direct bill members can sign into their account on anthem.com and pay their premiums directly online.

Go to **anthem.com > Login > Pay my bill** – *OR* – **anthem.com > Login > My Plan > Payment & Billing**.

Payment by Phone

If you pay by phone, please contact Anthem Member Services at **1-800-552-2682**.

For questions about your premium payments, contact Anthem Member Services at **1-800-552-2682**.

Ready for the convenience of electronic payments?

For those who are paying their monthly premium by mail or telephone, consider the convenience of our auto-bill pay option. With Automatic Bank Draft (EFT), premiums are electronically withdrawn from your bank account on the 1st of each month. Bank draft is an efficient way to ensure that your payments are made on time, and the service is free. Directions for Automatic Bank Draft sign up are on the reverse side.

Automatic Bank Drafts

Automated Bank Draft (EFT) allows you to have your monthly premium deducted electronically from your checking account – instead of mailing your payment each month. There are two ways to set up this service. The easiest is logging into anthem.com > Profile > Payments & Reimbursements. To sign up via mail, simply complete the form below, attach your voided check and return it to:

Anthem Blue Cross and Blue Shield
COVA Member Services
PO Box 27401
Richmond, VA 23279

The voided check must be from the account you want the automated draft payments to be withdrawn. The information on your check is necessary to process your authorization form. Please do not send a blank check or a cancelled check as they cannot be used to set up EFT. If signing up via mail, your account must be current in order to set up Automatic Bank Draft.

Questions? Call Anthem Member Services at **1-800-552-2682**.

Anthem Health Plans of Virginia
AUTOMATIC BANK DRAFT AUTHORIZATION: Checking Account

Applicant's Full Name _____
(The person whose premium you are paying)

Applicant's Address _____

City, State, Zip Code _____

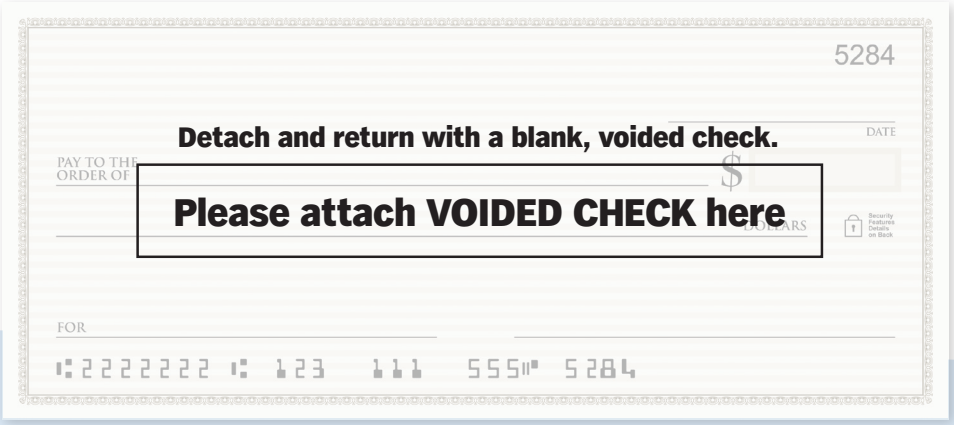
Applicant's Identification Number or Social Security Number _____

Full Name of Bank where you have checking account _____

Date for draft to occur: ☐ **1st** or ☐ **5th of the month.**

I authorize the above named bank (referred hereinafter as "you" and "your") to pay and charge to my account drafts drawn on my account by and payable to the order of Anthem Blue Cross and Blue Shield, Roanoke, VA, provided there are sufficient funds in my account to pay the same upon presentation. I agree that your rights in respect to such draft are the same as if it were a check drawn on you and signed personally by me. This authority is to remain in effect until revoked by me in writing and received by you. I agree that you shall be fully protected in honoring any such draft. I further agree that if such drafts are dishonored, whether with or without cause and whether intentionally or inadvertently, you shall be under no liability whatsoever even though such dishonor results in loss of this insurance. I understand I may be billed for monthly premiums until this draft becomes effective. I have attached a blank, voided check reflecting the account number as it appears on my bank records.

X _____ **Acct#** _____ **Date** ___/___/___
(Signature exactly as it appears on bank records)



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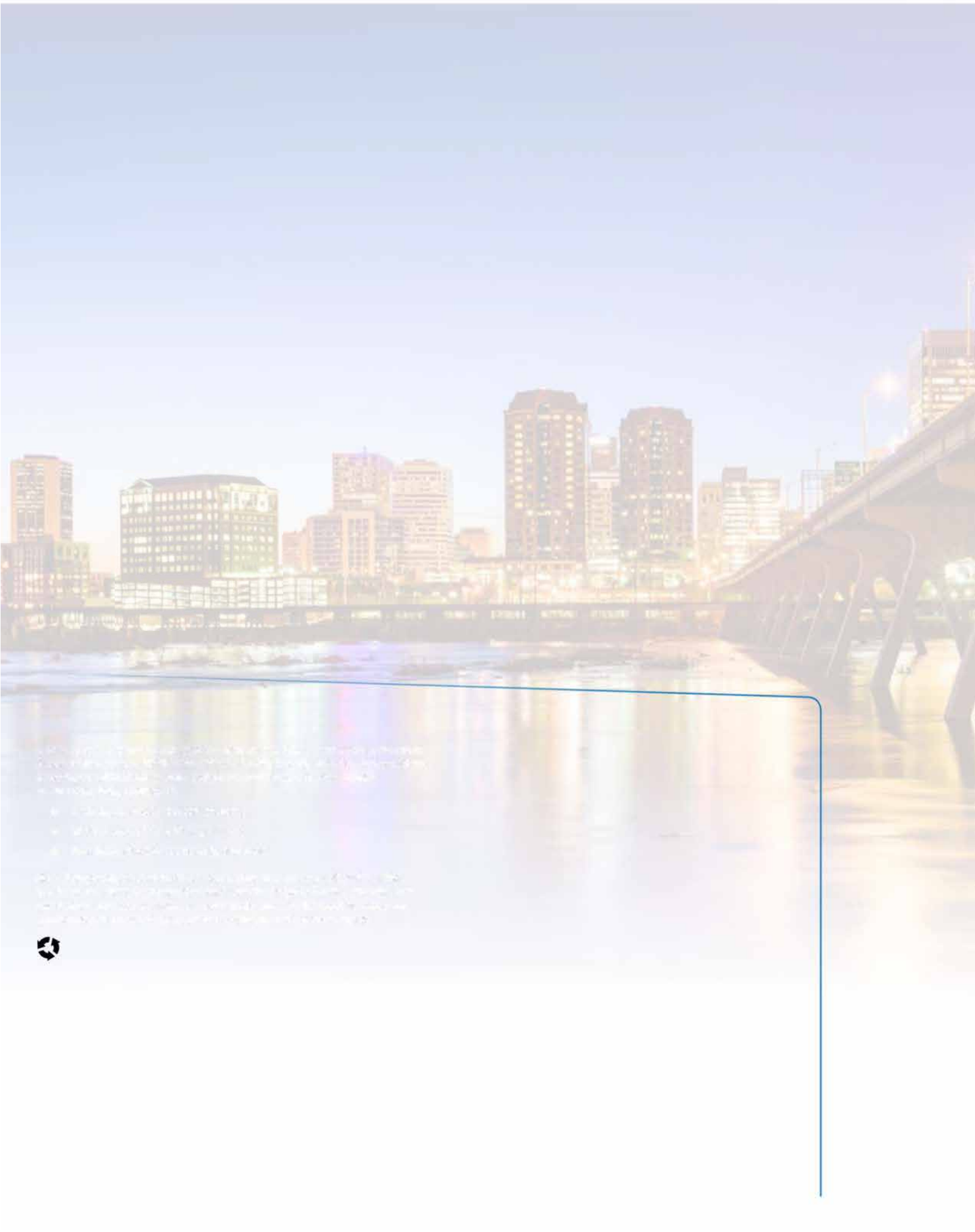
A10441 (10/2023)



ISSUE:

Discussion of County Public Schools